AGENDA

City of Gig Harbor Hearing Examiner
Virtual Hearing of Tuesday, March 21, 2023 at 1:30 PM

Due to public health concerns, 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

To speak during the hearing, press the Raise Hand button near the bottom of your Zoom window or press *9 on your phone. Comments are only allowed during designated portions of the hearing. Please refrain from "raising your hand" until the Hearing Examiner has announced that he has opened the public comment portion of the hearing. Your name or the last four 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. All speakers will have up to three minutes to speak.

If you wish to submit written public comment, please provide your comments to the Planning Division by **Monday, March 20, 2023, by 5:00 pm.** All written comments must be able to be read in 3 minutes or less to be included in the record and have the title: **FOR PUBLIC COMMENT** included. Send comments to: candrews@gigharborwa.gov. Written comments will be read during the appropriate agenda item.

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. **<u>DOMINICK (NICK) TARABOCHIA, 3707 ROSEDALE ST., GIG HARBOR, WA 98335:</u> TARABOCHIA NET SHED- UTILITY CONNECTION:** PL-SDP-21-0001, PL-SEPA-21-0001. The proposal would extend approximately 300 lineal feet of sewer and water service lines from Soundview Lane to an existing historic net shed located overwater I the Tacoma Narrows (Puget Sound). 115 lineal feet of service line will be trenched from the connection at Soundview Lane, with the remaining 185 lineal feet constructed on grade to the net shed. The site is located at 2788 Harborview Dr. Assessor's Parcel Number: 0221081064

III. Adjournment

GIG HARBOR
"THE MARITIME CITY"

DEVELOPMENT SERVICES

COMMUNITY DEVELOPMENT
DEPARTMENT PLANNING DIVISION
STAFF REPORT

TO: Hearing Examiner
FROM: Planning Staff, Robin Bolster-Grant
DATE: March 14, 2023
RE: PL-SDP-21-0001; PL-DR-21-0233; PL-SEPA-21-0001
Tarabochia Net Shed Water and Sewer Connection
Public Hearing Date: March 21, 2023

I. GENERAL INFORMATION

A. Owner/Applicant: Dominick Tarabochia
3707 Rosedale St.
Gig Harbor, WA 98335

B. Agent: Stephen Bridgeford
Contour Engineering, LLC
P.O. Box 949
Gig Harbor, WA 98335

II. APPLICANT'S REQUEST

The applicant proposes to extend sewer and water service from a water main on Soundview Drive to the existing historic Tarabochia net shed located overwater in the Tacoma Narrows (Puget Sound). The proposed service utilities are accessory to the existing net shed structure and will provide toilet facilities.

The proposed utility extension consists of approximately 120 feet of water and sewer service line constructed in-ground from the connection located in Soundview Lane. Only 64 feet of the in-ground

sewer and water service line are located within the shoreline jurisdiction. Another approximately 160 feet will be constructed on grade. Both service lines will be sleeved and insulated where on-grade or buried less than 2 feet. The sewer improvements will be made via a low-pressure system. Sewage will be pumped up grade to the City of Gig Harbor sewer system using a pump to be installed in the net shed.

The site requires connections to the City's water system, the City's wastewater system, ad provisions for compliance with stormwater concurrency.

All activities associated with the proposal will 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.

The utility extension will require an easement across the parcel located at 2854 Soundview Lane and will not create any new over water development. No other additions or changes to the existing net shed are proposed.

This request is encompassed in the shoreline substantial development permit (PL-SDP-21-0001 application. The Determination of Nonsignificance (DNS) issued in staff's processing of PL-SEPA-21-0001 has been included with this staff report as Exhibit P and is further described in Section VII of this report. The proposed site improvements are shown in the applicant's site plan, which is included as Exhibit B to this staff report.

III. SITE DESCRIPTION

A. Location: 2854 Soundview Lane and 2788 Harborview Drive. The project site is located at the end of Soundview Lane, approximately 250 feet east of the intersection with Soundview Drive.
Assessor's Parcel Numbers: 0221085024 and 0221081064

B. Site Area/Acreage: 1.17 acres (combined)

C. Existing Site Characteristics:

1. Topography: The topography slopes steeply downward from the end of the Soundview Lane cul-de-sac, approximately 116 feet to the east of the marine shoreline of Puget Sound where the existing net shed is located. Slopes in excess of 6% characterize the steepest portion of the site.

2. Vegetation: Upland vegetation at the top of the slope consists of fescue and narrowleaf plantain. Dominant vegetation along the steep slope down to the marine shoreline on the eastern

portion of the site includes bigleaf maple and bitter cherry saplings, red elderberry, western swordfern, trailing blackberry, and non-native invasive Himalayan blackberry.

3. **Wetlands and Critical Areas:** The site fronts Puget Sound, a critical fish and wildlife habitat area. Per the requirements of the GHMC, the applicant prepared a Habitat Assessment and Management Plan (Exhibit E) to address potential impacts to listed species under the Endangered Species Act (ESA) and associated habitat. The Habitat Assessment concluded that the measures incorporated into the proposed project would have either "no effect" or "not likely to adversely affect" to ESA-listed species or associated habitat. The Habitat Assessment and the No Net Loss of Ecological Functions Evaluation Form prepared by the applicant (Exhibit D,) also concluded that the proposed improvements would result in no net loss of ecological function associated with the site's shoreline environment. Each of these items has been reviewed by the City's third- party environmental consultant (Exhibit F) who has concurred with the applicant's findings, subject to adherence with all Best Management Practices proposed by the project applicant.

D. Zoning:

1. **Subject parcel:** Medium Density Residential (R-2)

2. **Adjacent zoning and current use:**
   - **a. North:** R-1 – Single Family Residence/Shoreline
   - **b. East:** Puget Sound (Tacoma Narrows)
   - **c. South:** R-2– Duplex/Shoreline
   - **d. West:** R-2– Single Family Residence

E. Utilities / Road Access: The site is accessed via either Soundview Lane to the west or a foot trail adjacent to the shoreline. Water and sewer are not currently provided to parcel 0221081064.

IV. APPLICABLE CODES AND POLICIES

A. Comprehensive Plan: The site is designated Residential Medium (RM) by the City's Comprehensive Plan. The purpose of this land use category is to serves as a buffer between high intensity commercial or higher density residential and lower intensity residential. The land use designation may include certain specified business, personal and professional services or businesses which would not significantly impact the character of residential neighborhoods. The intensity of the non-residential use should be compatible with the adjacent residential area.

B. Gig Harbor Municipal Code: The subject parcel is zoned Medium Residential (R-2). The following code chapters apply to this proposal:

a. 17.14 Land Use Matrix
b. 17.20 Medium-Density Residential
c. 17.96 Site Plans
d. 17.98 and 17.99 Design Standards and Review and Design Manual
e. 18.04 Environmental Review (SEPA)

C. Gig Harbor Shoreline Master Program: Development upon the shorelines of Gig Harbor is regulated by the City of Gig Harbor Shoreline Master Program (SMP) that was adopted on November 8, 2021 and became effective on January 28, 2022. The subject site is located within the "Low Intensity" Shoreline Environmental Designation. The following subsections of the SMP apply to this project:

Subsection 5.2.4 – Low Intensity Shoreline Environment Designation
Subsection 6.2 – No Net Loss of Ecological Function, Marine Shorelines Regulations, Vegetation Conservation Strip, and Critical Areas
Subsection 7.12 – Commercial Uses
Subsection 7.16 – Net sheds, historic
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:

The subject site is located within an area of existing residential development, with the primary parcel created through a short plat

amendment that combined two lower contiguous parcels. The combined lot forms a site that is generally rectangular in shape, and is approximately 120 feet wide (north to south) by 400 feet long (east to west).

The original net shed was constructed in 1907, with additions constructed in 1943 and 1961. The upland portion of the site is developed with a single-family dwelling, which was finaled in 2019.

The applicant submitted a pre-application permit in September 2018 to determine whether the project required a Shoreline Substantial Development Permit (SDP). The cost of the improvements required the SDP and the subject application was submitted on February 12, 2021.

VI. DESIGN REVIEW:

The Design Review process is outlined in Chapter 17.98 GHMC. The project will have no visible impact to surrounding properties, however the trenching and utility line locations have the potential to impact existing trees, including one potentially significant tree. A tree assessment was performed by a certified arborist (Exhibit G), which concluded that only one tree on the site meets the definition of a significant tree per Gig Harbor Municipal Code. The arborist concluded that there would be no conflicts with the utility installment and tree protection would not be required.

VII. ENVIRONMENTAL REVIEW

The City issued a Determination of Non-Significance (DNS) for the proposed action on February 27, 2023. The DNS and its adopted reference documents are collectively attached to this staff report as Exhibit P. The legal notice of the DNS was published in The Tacoma News Tribune newspaper and mailed to all property owners within 300 feet of the subject site on March 2, 2023

Three comments were received in response to the DNS publication; one comment was received from the Washington Department of Ecology, one comment was received from the Puyallup Tribe and one comment from the Squaxin Tribe. These three comments are included as Exhibit Q to this staff report. No appeals were timely filed on the threshold determination, and the DNS became final on March 20, 2023. Because the project incorporates several Best Management Practices and complies with all state and local regulations, no additional mitigation measures have been required. Staff has recommended conditions related to the content of the comments submitted in response to the DNS be adopted in the Hearing Examiner's decision; these conditions are also detailed in Section XI of this report.

VIII. PUBLIC NOTICE & INPUT:

The legal notice of the proposed action and scheduled hearing (Notice of Public Hearing, "NOPH") was published in The News Tribune, posted on the subject site, and mailed to all property owners within 300 feet of the subject site on March 7, 2023. As of the date of this report, two written

comments have been received in response to the public notice. The comments are included in Section O of this report. The Declarations of Mailing, Publishing, and Posting for the public hearing are attached to this staff report as Exhibit N.

A Notice of Application (NOA) was published in the Tacoma News Tribune, posted on the subject site, and mailed to owners of property within 300 feet of the site on April 1, 2021. The City received comments from the Department of Ecology, Department of Fish and Wildlife and representatives of the Puyallup and Squaxin Tribes in response to the NOA. Reponses are addressed in Section IX (Staff Analysis) below. The Declarations of Mailing, Publishing, and Posting are included with this staff report as Exhibit L.

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 “Residential Medium.”

The purpose of the Residential Medium land use designation is to provide for medium density single and duplex residential development. Residential Medium land use serves as a buffer between high intensity commercial or higher density residential and lower intensity residential. This designation may include certain specified business, personal and professional services or businesses which would not significantly impact the character of residential neighborhoods. The intensity of the non-residential use should be compatible with the adjacent residential area.

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. These goals are further supported in the Harbor Chapter of the comprehensive Plan, which promotes the development and enhancement of recreation, tourism, and marine industries along the waterfront as an economic asset in a manner that will enhance the public enjoyment of, and public access to, the bay.

The proposal would provide sewer and water service to an existing historic net shed, a water-dependent use. The proposed utility connection will allow the net shed to be improved with a toilet, and would be maintained in a manner that minimizes adverse impacts to shoreline functions and processes. Therefore, the proposal is generally consistent with the goals of this Plan.

2. **Gig Harbor Municipal Code (GHMC):**

   a. **17.14 Land Use Matrix**
   The land use matrix identified uses permitted in each zoning district within Gig Harbor. While the land use matrix does not explicitly list net sheds as a permitted or allowed us within the medium density residential zone district, the Tarabochia net shed has substantially existed in its current location for more than 100 years and the utility extension does not constitute enlargement or expansion of the net shed use.

   b. **17.20 Medium-Density Residential:**
   The R-2 District is intended to allow for a moderate density of land use that is greater than that permitted in an R-1 district, but less than is permitted in an R-3 district, where suitable facilities such as streets, water, sewer and storm drainage are available. An R-2 district provides a transition between a higher density residential district in order to preserve the primarily residential character of existing lower density residential areas.
   While the net shed continues to function as a commercial support operation for the fishing industry and not a residential function, the historic net sheds have cultural significance to the City of Gig Harbor and the extension of utility service to the net shed will allow the structure to continue to function by providing sanitary service.

   c. **17.98 & 17.99 Design Standards and Review and Design Manual**
   GHMC Chapter 17.98 sets forth the City Design Review process. Consistent with GHMC, Design approval is required for all outdoor proposals that require a building permit. For this project, the elements of the design manual that were reviewed concerned screening and any additional outdoor visual element, such as lighting. As stated, no changes to existing structures are contemplated under this application. GHMC 17.99.240 requires site development to be designed to reflect the natural conditions of the site, including topography and existing vegetation. While trenching will be required for a portion of the utility extension, the earthwork is not anticipated to exceed 100 cubic yards and a proposed condition of approval requires hand re-seeding of all disturbed areas and replanting any trees removed at a 2-to-1 ratio.

   d. **Critical Areas (18.08.020) –** Section 18.08.020 states, *Minimize or prevent siltation to the receiving waters of Gig Harbor Bay for the maintenance of marine water quality and the maintenance and preservation of marine fish and shellfish.*

3. **Gig Harbor Shoreline Master Program (GHSMP):**

   a. **Low Intensity (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 recreational uses and public access.*

b. 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 6.2.3.2(2) states, *The vegetation conservation strip requirement shall not apply to water-dependent uses as addressed in Table 6-1.*

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.*

c. Commercial Uses (SMP 7.12) – Section 7.12.1(A) states, *Give preference to water-dependent commercial uses, then to water-related and water-enjoyment commercial uses in shoreline locations.*

d. Historic Net Sheds (SMP 7.16)
Net sheds represent one of Gig Harbor's most notable and colorful industries: commercial fishing.

Subsection 7.16.1 states, *As an iconic form of development along the city's shoreline, the continued use of historic net sheds in support of commercial fishing should be the top priority for such structures.*

e. Staff Analysis - The proposed utility extension provides a mechanism for the iconic and culturally important Tarabochia net shed to continue to serve the commercial fishing industry, by providing basic sanitation services (a toilet and potable water). The utility extension does not expand, enlarge or otherwise impact the cultural or architectural significance of the net shed and any vegetation removal caused by the trenching activity will be restored. However, in response to concerns raised by two local tribal representatives, a condition of approval is proposed, which would require an archaeological monitor to be present during all trenching or other ground disturbing activities.

The applicant has submitted an analysis of its efforts to ensure no net loss of ecological function as a result of the proposed utility extension and has modified the location of the utility lines to avoid areas of identified instability and/or erosion associated with the steep topography. The applicant has analyzed the critical fish and wildlife species and habitat within regulated proximity to the subject site and has prepared a Habitat Management Plan to manage and protect against potential impacts to these species and habitats. No additional overwater improvements are proposed.

These analyses have been reviewed by the City's third-party environmental consultant who has concurred with the applicant's findings and conclusions and has found that the applicant's proposal will not result in a net loss of biological function near the site. Documentation related to the absence of environmental impact has been incorporated in the City's Determination of nonsignificance (DNS, see file no. PL-SEPA-21-0001) issued on February 27, 2023, which is included with this staff report as Exhibit Q.

The proposed utility extension includes a determination by the Public Works Department that adequate infrastructure capacity exists to serve the net shed with water and sewer service.

The proposed utility extension to an existing historic net shed is a permitted use of land in the site's Low Intensity Environment maintaining the net shed in accordance with the SMP provision establishing the importance of net shed protection.

Based on the preceding analysis, the subject request is consistent with the goals and policies of the SMP.

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

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 the 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, as has been previously discussed in this staff report. Therefore, the proposal is consistent with the applicable requirements of the WAC 173-27-150.

B. Engineering

The Public Works Department has reviewed the subject request and has found the 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 request to be generally consistent with the applicable provisions of the Code.

X. CONCLUSIONS:

Based on the submitted information, site inspection and the analysis contained above, staff concludes the following:

A. Shoreline Substantial Development Permit:

1. The proposed improvements are generally consistent with the policies and provisions of the Shoreline Management Act ("the Act").

2. As proposed and employing the Best Management Practices outlined in the project narrative, the proposal is generally consistent with the applicable goals and policies of the SMP.

3. The proposal is consistent with the requirements of WAC 173-27-150.

B. Design Review:

1. Based on the minimal degree of disturbance of natural site conditions, 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 approved, staff recommends the imposition of the following special conditions of approval:

Land Use Special Conditions:

1. The applicant shall obtain all necessary land use, civil, and building permits from the city prior to commencing construction on the site.

2. The applicant shall record applicable utility easements with the Pierce County auditor prior to approval of civil permits., generally consistent with the Draft Utility Easement Agreement submitted with the subject proposal (Exhibit J).

3. The applicant shall comply with the comments, as applicable, provided in response to the Notice of Application and/or Notice of Determination of Nonsignificance by the Department of Ecology, included as Exhibit Q to this decision.

4. An archaeological monitor shall be present during all trenching activity to protect against impacts to culturally significant artifacts or human remains.

5. The applicant shall implement Best Management Practices to ensure that the project's ecological impacts consistent with all representations set forth in the Non-Wetland, Shoreline and Fish and Wildlife Habitat Assessment and Habitat Management Plan (Exhibit E).

   Such practices include hand seeding any disturbed areas with native seed mix, and replacement of any trees inadvertently removed within 25 feet of the ordinary high water mark shall at a 2:1 ratio.

6. 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.

7. 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.

8. The applicant shall strictly adhere to all applicable recommendations set forth in the geotechnical report prepared by GeoResources dated March 18, 2019, revised September 29, 2021 (Exhibit X)

9. Applicant shall protect pumps or other mechanical equipment associated with the sewer and/or water lines against damage in the event of a flood event.

10. Applicant shall maintain any required replacement trees on the subject site.

11. The applicant shall adhere to all measures required by the Public Works Department.

Project Planner: Robin Bolster-Grant, Principal Planner

Date: March 14, 2023

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

Exhibit A:	Staff report, prepared by Robin Bolster-Grant, Principal Planner, for the Tarabochia Net Shed Utility Extension (PL-SDP-21-0001, et al), dated March 12, 2023
Exhibit B:	Site Plan, prepared by Contour Engineering LLC., stamped “Received” on July 7, 2022
Exhibit C:	Joint Aquatic Resources Permit (JARPA), date stamped on February 12, 2021
Exhibit D:	No Net Loss Shoreline Ecological Function Evaluation Form, date stamped February 12, 2021
Exhibit E:	Non-Wetland, Shoreline, and Fish and Wildlife Habitat Assessment and Habitat Management Plan, prepared by Soundview Consultants LLC, Revised September 27, 2021
Exhibit F:	Third-Party Review of Habitat Assessment and Management Plan, prepared by Grette Associates, dated May 18, 2021
Exhibit G:	Tree Assessment, prepared by Sound Urban Forestry, LLC, dated September 6, 2021
Exhibit H:	Geotechnical Engineering Report, prepared by GeoResources LLC, dated October 6, 2006.
Exhibit I:	Revised Geotechnical Engineering Report, prepared by GeoResources, dated March 18, 2019, revised September 29, 2021
Exhibit J:	Draft Utility Easement Agreement between Stephen and Suzanne Seher, et al. and Dominick J. Tarabochia, stamped “Received” on September 30, 2021.
Exhibit K:	Inadvertent Discovery Plan, marked “Received” September 30, 2021
Exhibit L:	Declarations of Mailing, Posting, and Publishing, Notice of Notice of Application (NOA)
Exhibit M:	Public comments received in response to NOA
Exhibit N:	Declarations of Mailing, Posting, and Publishing, Notice of Public Hearing (NOPH)
Exhibit O:	Determination of Nonsignificance (DNS), issued February 27, 2023, for SEPA file PL-SEPA-21-0001 and SEPA Checklist
Exhibit P:	Comments in response to the DNS notice

Duration of Permit: The Shoreline Substantial Development Permit addressed herein shall expire two (2) years from its effective date, 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 site plan review, nonconforming review, and design review permit addressed by this decision, shall expire three (3) years from the date of 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.

Administrative Appeal: There is no administrative appeal for this decision. Any appeal of this decision shall be in accordance with RCW 36.70C and RCW 90.58.140.

Property Tax Valuation: Affected property owners may request a change in property tax valuation notwithstanding any program of revaluation by contacting the Pierce County Assessor-Treasurer.

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, 3510Grandview Street, Gig Harbor, WA 98335. Please contact Robin Bolster-Grant, Principal Planner, at 253-853-7615 should you desire to review the file.

RECEIVED
By MThomas City of Gig Harbor at 3:28 pm, Jul 07, 2022

EXHIBIT B

SECTION 8, TOWNSHIP 21N, RANGE 02E, W.M.

TARABOCHIA NET SHED - SHORELINE SUBSTANTIAL DEVELOPMENT

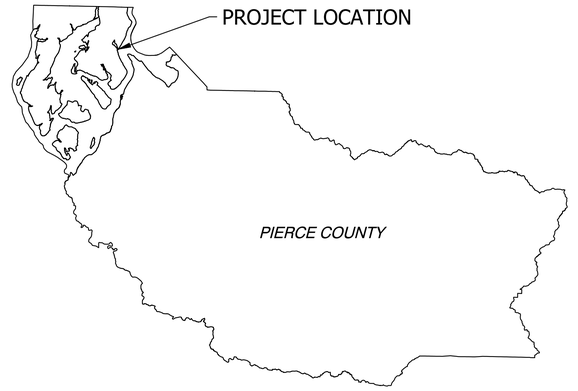
CITY PROJECT No. PL-SDP-21-0001
Firm's PROJECT No. 17-099

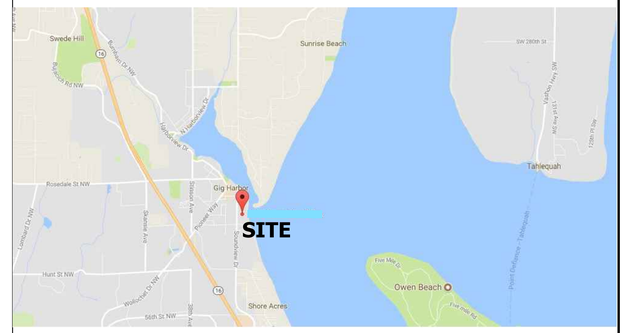
CONTOUR ENGINEERING • LLC
CIVIL ENGINEERS~SURVEYORS~LAND PLANNERS

CONTOUR ENGINEERING LLC

4706 97TH ST NW SUITE 100
GIG HARBOR, WA 98335
(253)857-5454

VICINITY MAP
SCALE: N.T.S.

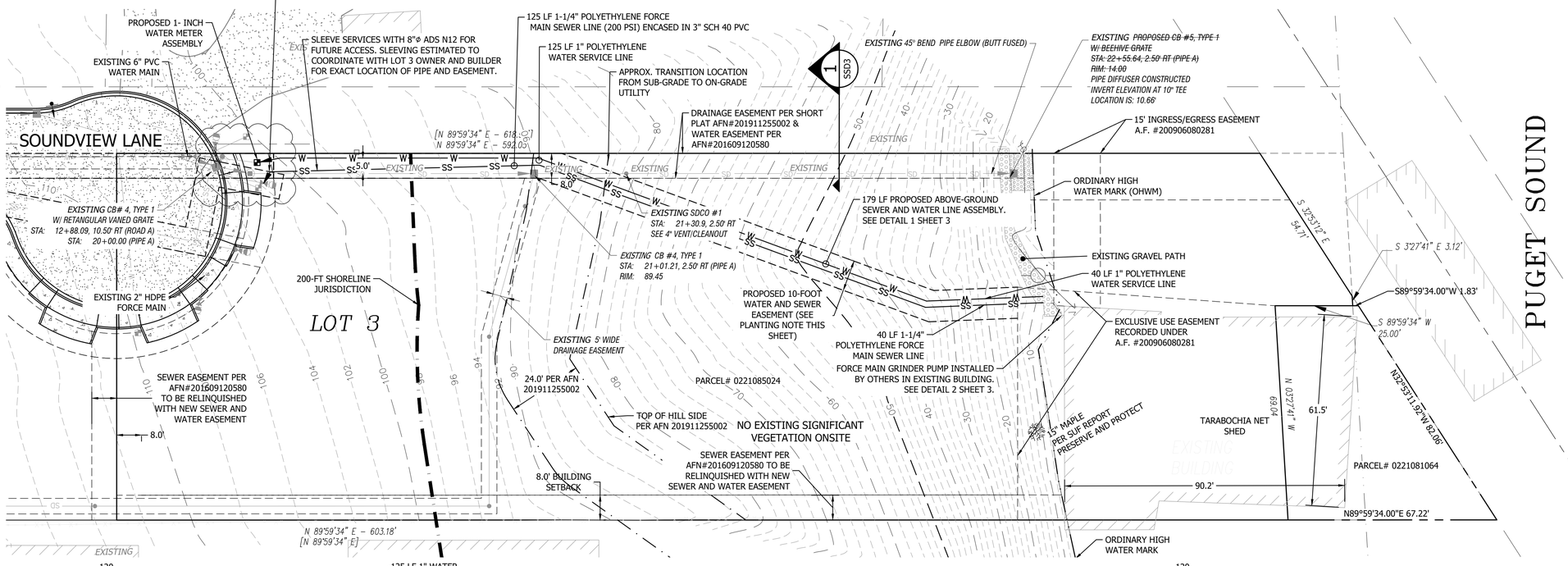


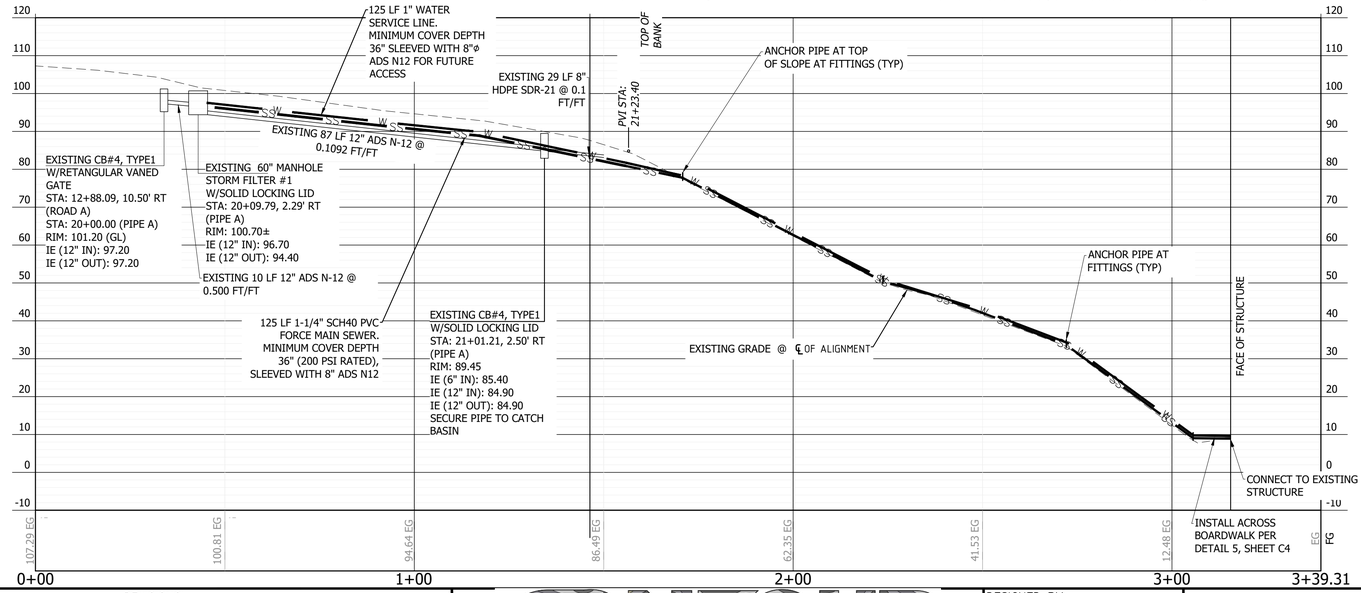


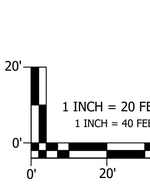
SHEET INDEX

SSD1 COVER SHEET
SSD2 WATER & SEWER PLAN AND PROFILE
SSD3 NOTES & DETAIL
SSD4 EXHIBIT - OUTER HARBOR PROXIMITY

IN A PORTION OF THE NW 1/4 OF SECTION 8, TOWNSHIP 21 NORTH, RANGE 2 EAST OF THE W.M.
CITY OF GIG HARBOR, PIERCE COUNTY WASHINGTON







DATUM

RAILROAD SPIKE IN UTILITY POLE SOUTH SIDE ROSEDALE ST. NW., 45 FEET WEST OF DRIVE TO RESIDENCE 4025 ROSEDALE ST. NW.
BM: P15-1 PIERCE COUNTY VERTICAL DATUM
NGVD29 ELEV: 161.24'

CONTOUR INTERVAL 2'

PROJECT DESCRIPTION

THIS SHORELINE SUBSTANTIAL DEVELOPMENT (SSD) PERMIT IS FOR SEWER & WATER SERVICE EXTENSION TO THE EXISTING TARABOCHIA NET SHED. THIS SSD IS NOT PROPOSING CHANGES TO THE EXISTING HISTORIC USE. SEWER AND WATER WILL BE EXTENDED TO THE NET SHED FROM SOUNDVIEW LANE. SOUNDVIEW LANE IS LOCATED TO THE WEST OF STRUCTURE AND ON TOP OF THE HILL SIDE. THE UTILITIES WILL BE EXTENDED TO THE PROPERTY VIA A COMBINATION OF SUB-GRADE AND ON-GRADE CONSTRUCTION TECHNIQUES. THE UTILITIES WILL BE LOCATED SUB-GRADE UNTIL THEY ARE BEYOND THE TOP OF SLOPE WHERE THE WILL BE PLACE ON-GRADE WITH ANCHORS TO PROVIDE NEGLIGIBLE IMPACTS TO THE SLOPE AND EXISTING VEGETATION.

PROPERTY DESCRIPTION

THE PROJECT SITE IS LOCATED ALONG THE PUGET SOUND OUTSIDE GIG HARBOR BAY. SITE TOPOGRAPHY SLOPES STEEPLY FROM WEST TO EAST DOWN TO THE PUGET SOUND. SLOPE GRADIENTS RANGE BETWEEN 35 AND 65%.

THE SITE UPLAND OF THE EXISTING NET SHED IS BEING DEVELOPED WITH A SINGLE-FAMILY RESIDENCE. THE SURROUNDING PROPERTIES ARE ALL DEVELOPED WILL RESIDENTIAL USES INCLUDING DETACHED AND ATTACHED SINGLE-FAMILY.

THE AREA WITHIN 1,000 FT OF THE PROPERTY IS GENERALLY DEVELOPED WITH RESIDENTIAL USES. INCLUDING A COMBINATION OF SINGLE-FAMILY ATTACHED AND DETACHED RESIDENCES. THERE ARE COMMERCIAL USES ABOUT 850 FT TO THE NORTHWEST OF THE SITE.

DOMINANT VEGETATION ALONG THE STEEP SLOPE DOWN TO THE MARINE SHORELINE ON THE EASTERN PORTION OF THE SITE INCLUDES BIG LEAF MAPLE AND BITTER CHERRY SAPLINGS, RED ELDERBERRY, WESTERN SWORD FERN, TRAILING BLACKBERRY, AND NON-NATIVE, INVASIVE HIMALAYAN BLACKBERRY. FROM SITE RECONNAISSANCE THERE IS NO EXISTING SIGNIFICANT VEGETATION ON SITE. VEGETATION UPSLOPE FROM THE NETSHED HAS BEEN CLEARED BY OTHERS TO PRESERVE A VIEWSHED. THE PORTION OF THE UTILITY EXTENSIONS THAT ARE SUB-GRADE ARE LOCATED IN AN AREA THAT WAS PREVIOUSLY CLEARED. THE ON-GRADE UTILITIES WILL BE CONSTRUCTED WILL MINIMAL IMPACT EITHER TO THE SLOPE AND FOLLOW MITIGATION PLAN OUTLINED IN THE HABITAT MANAGEMENT PLAN.

LEGAL DESCRIPTION:

BEGINNING 522' FEET NORTH OF THE SOUTHWEST CORNER OF LOT 3, IN SECTION 8, TOWNSHIP 21 NORTH,
RANGE,.2. EAST OF THE °W. M. IN PIERCE COUNTY, WASHINGTON;
THENCE EAST 650' FEET MORE. OR LESS, TO THE MEANDER LINE OF PUGET SOUND WHICH LAST POINTS
THE TRUE BEGINNING OF THIS DESCRIPTION;
THENCE WEST-25 FEET;
THENCE NORTH 4°WEST 69 FEET;
THENCE EAST 25 FEET, MORE OR LESS, TO THE MEANDER LINE OF PUGET SOUND;
THENCE SOUTH 4° EAST 69 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.

SITUATE IN THE CITY OF GIG HARBOR, COUNTY OF PIERCE, STATE OF WASHINGTON.

AND INCLUDING EASEMENTS OVER

LOT 3 CITY OF GIG HARBOR SHORT PLAT AMENDMENT RECORDED FEBRUARY 7, 2018 UNDER RECORDING NUMBER 201911255002, RECORDS OF PIERCE COUNTY AUDITOR, BEING AN AMENDMENT OF CITY OF GIG HARBOR SHORT PLAT RECORDED JANUARY 7TH, 2019, BEING AN AMENDMENT OF CITY OF GIG HARBOR SHORT PLAT RECORDED MARCH 22, 2016 UNDER RECORDING NUMBER 201603225003, RECORDS OF PIERCE COUNTY, WASHINGTON.

SITUATE IN THE CITY OF GIG HARBOR, COUNTY OF PIERCE, STATE OF WASHINGTON.

EARTHWORK NOTE

APPROXIMATELY 100 CUBIC YARDS OF CUT AND FILL IS ANTICIPATED FOR TRENCHING OF SEWER AND WATER UTILITIES. ANY IMPORTED MATERIALS WILL BE FOR PIPE BEDDING PER CIVIL PERMITS OR CITY STANDARDS. IT IS NOT ANTICIPATED THAT MATERIALS WILL BE EXPORTED.

EASEMENT PLANTING NOTE

THE 10-FT EASEMENT AREA WITHIN THE SHORELINE JURISDICTION TO THE CONNECTION POINT AT THE NETSHED IS SUBJECT TO THE REQUIREMENTS OF SMP 7.21.2(3). PER THE SMP ANY DISTURBANCE OF EXISTING VEGETATION FROM THE INSTALLATION OF THE ON-GRADE WATER AND SEWER UTILITY SHALL BE RESTORED/REPLANTED. FOR THE AREAS BETWEEN ELEVATION 90 AND 50 SEE NOTE 16 FROM THE SHORT PLAT ALTERATION RECORDED UNDER PIERCE COUNTY AFN 201911255002. NOTE 16 STATES THE OWNERS OF LOT 3 SHALL BE RESPONSIBLE FOR MAINTAINING THE SLOPED AREA ON THE LOWER EASTERN PORTION OF THE SITE IN A NATURAL CONDITION AND IN ACCORDANCE WITH THE APPROVED VEGETATION MAINTENANCE PLAN OF FILE WITH THE CITY OF GIG HARBOR THE MAINTENANCE AREA IS DESCRIBED AS THAT AREA BETWEEN THE 90-FOOT AND 50-FOOT CONTOURS. MARKERS DELINEATION THE 50-FOOT CONTOUR SHALL BE CLEARLY DISPLAYED AND MAINTAINED IN PERPETUITY.

FOR THE AREAS BELOW ELEVATION 50 TO THE CONNECTION POINT AT THE NET SHED SEE THE HABITAT MANAGEMENT PLAN FROM SOUNDVIEW CONSULTANTS ON FILE WITH THIS SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT. THE AREA OF THE EASEMENT ABOVE ELEVATION 90 BUT WITHIN THE SHORELINE JURISDICTION IS ALSO SUBJECT TO THESE LANDSCAPE REQUIREMENTS. LANDSCAPING IN THIS ARE WILL BE INSTALLED AND MAINTAINED BY THE PROPERTY OWNER FOR THE SINGLE-FAMILY RESIDENCE BEING CONSTRUCTED BY OTHERS ON THIS PARCEL.

VERIFICATION NOTE

ALL EXISTING UTILITIES IN THE CONSTRUCTION AREA SHALL BE IDENTIFIED AND VERIFIED FOR DEPTH AND LOCATION PRIOR TO ANY CONSTRUCTION ACTIVITIES SO TO IDENTIFY ANY POTENTIAL CONFLICTS WITH PROPOSED CONSTRUCTION. CONTACT PROJECT ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE IDENTIFIED.

PRIOR TO ANY CONSTRUCTION ACTIVITIES, VERIFY EXISTING TOPOGRAPHY IS CONSISTENT WITH WHAT IS SHOWN ON PLANS AND IF THERE ARE ANY POTENTIAL CONFLICTS WITH PROPOSED CONSTRUCTION ACTIVITIES. CONTACT PROJECT ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE IDENTIFIED.

SITE INFORMATION

PARCEL NUMBER: OVERWATER NETSHED PARCEL NO. 0221081064
PARCEL W/ NETSHED & UTILITY EASEMENT PARCEL NO. 0221085024

SITE ADDRESS: 2854 SOUNDVIEW LANE
GIG HARBOR, WA 98335
ZONING: RESIDENTIAL (R-1)
SITE AREA: THE SUBJECT PARCEL IS 3,240 SQ FT.
THE TOTAL EASEMENT AREA OVER PARCEL 0221085024 IS 9,162 SQ. FT.

SHORELINE DESIG.: LOW-INTENSITY
SHORELINE OF STATE: YES

CALL 811
AT LEAST 48 HOURS
BEFORE YOU DIG

REVISIONS

CONTOUR ENGINEERING • LLC
CIVIL ENGINEERS~SURVEYORS~LAND PLANNERS
PO Box 949 Gig Harbor, WA 98335
Phone: 253-857-5454 ~ Fax: 253-509-0044 ~ info@contourpllc.com

DESIGNED BY:	KJR
DRAWN BY:	KJR
CHECKED BY:	BMA
APPROVED BY:	BMA
SCALE:	AS NOTED
OTHER:	

TARABOCHIA NET SHED

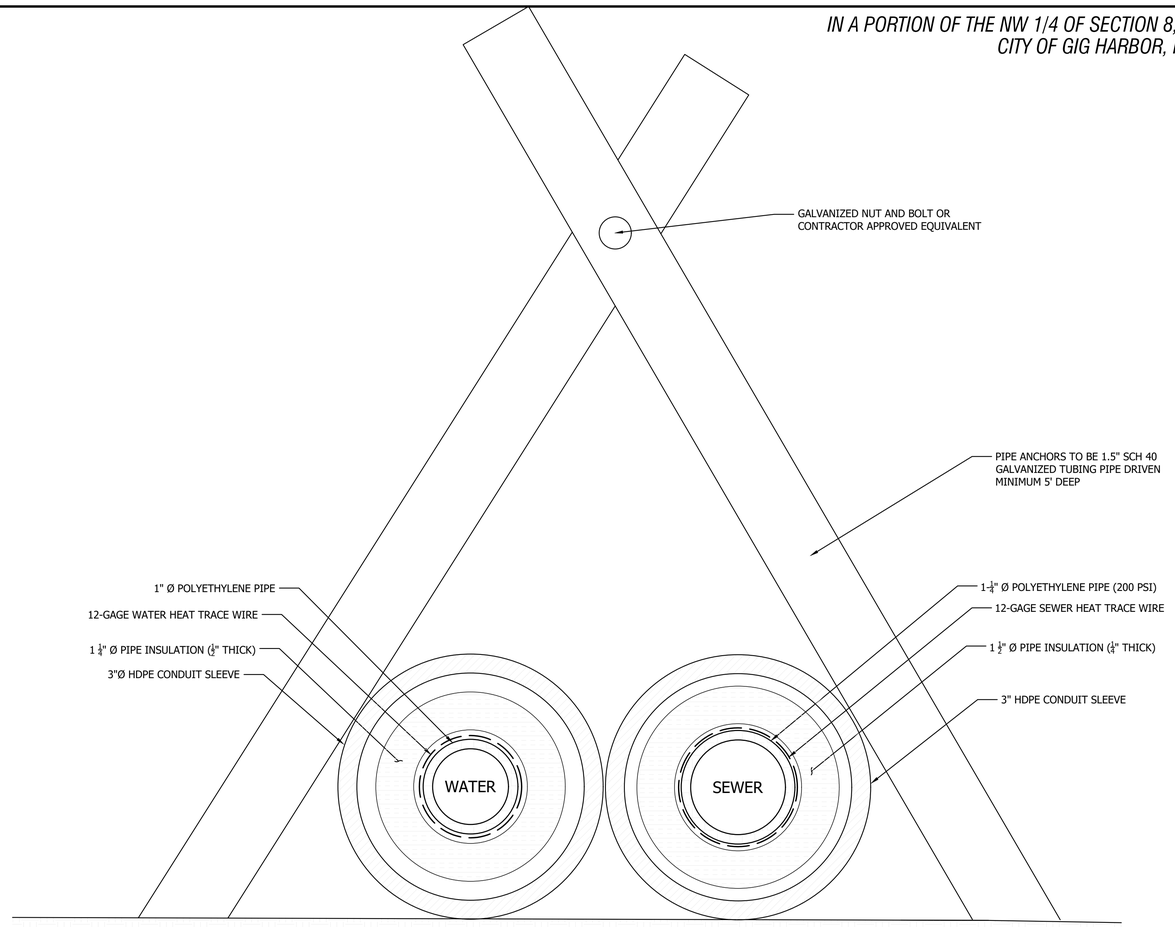
SHORELINE DEVELOPMENT

WATER & SEWER PLAN AND PROFILE

PERMIT NO. EN-18-0008
DRAWING NO. 17-099
SHEET 2 OF 4

BRETT M. ALLEN — STATE OF WASHINGTON — 37835 — REGISTERED PROFESSIONAL ENGINEER
07/06/2022

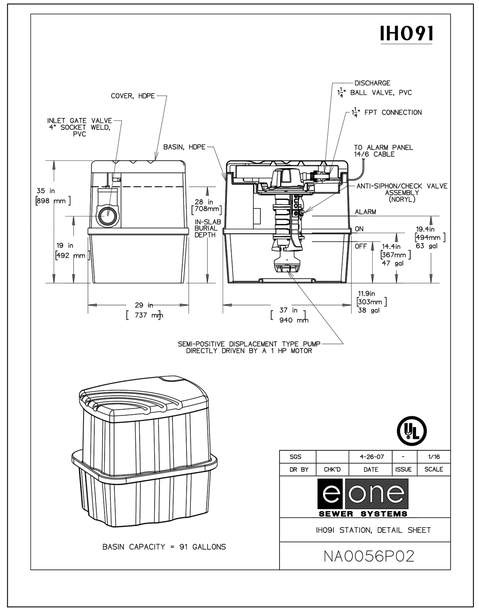
\\CONTOUR-SVR\SHARED\PROJECT FILES\17-099 TARABOCHIA NETSHED MAIN EXTENSION\DRAWINGS\17-099-C.DWG



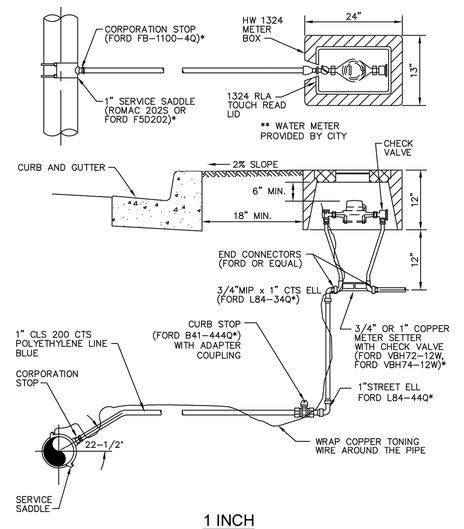
NOTES

1. HEAT TRACE WIRE AND PIPE INSULATION TO BE UTILIZED ANYWHERE PIPE BURED LESS THAN 2'.
2. HEAT TRACE WIRE TO BE POWERED FROM NET SHED.
3. PIPE SHOULD NOT BE WIRED OR CONNECTED TO STAKES
4. PRECISE DIMENSIONING OF PIPE COMPONENTS VARIES BY MANUFACTURER. CONTRACTOR SHALL VERIFY FIT AND COMPATIBILITY OF PIPE ASSEMBLY COMPONENTS PRIOR TO ORDERING BULK PRODUCT.

1 SEWER AND WATER PIPE ASSEMBLY CROSS SECTION
NOT TO SCALE



2 FORCE MAIN PUMP
NOT TO SCALE

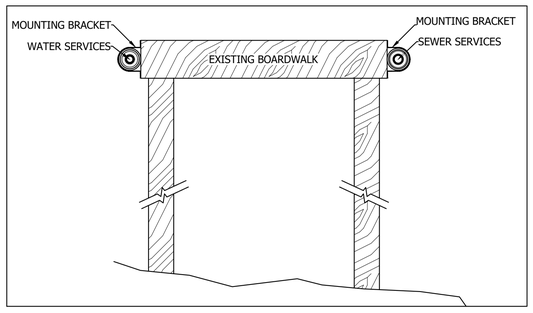


1 INCH
SERVICE CONNECTION

NOTES:
1. STAINLESS STEEL INSERTS REQUIRED FOR ALL COMPRESSION FITTINGS.
2. ALL SERVICE SADDLES SHALL HAVE RUBBER GASKET AND I.P. THREADS.

CITY OF GIG HARBOR ENGINEERING DIVISION
1 INCH SERVICE CONNECTION | DETAIL NO. 4-02
APPROVED FOR PUBLICATION
CITY ENGINEER _____ DATE MAY 16, 2016

3 1 INCH SERVICE CONNECTION
NOT TO SCALE



4 EXISTING BOARDWALK MOUNTING DETAIL
NOT TO SCALE

CALL 811 AT LEAST 48 HOURS BEFORE YOU DIG

VERIFICATION NOTE

ALL EXISTING UTILITIES IN THE CONSTRUCTION AREA SHALL BE IDENTIFIED AND VERIFIED FOR DEPTH AND LOCATION PRIOR TO ANY CONSTRUCTION ACTIVITIES SO TO IDENTIFY ANY POTENTIAL CONFLICTS WITH PROPOSED CONSTRUCTION. CONTACT PROJECT ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE IDENTIFIED.

PRIOR TO ANY CONSTRUCTION ACTIVITIES, VERIFY EXISTING TOPOGRAPHY IS CONSISTENT WITH WHAT IS SHOWN ON PLANS AND IF THERE ARE ANY POTENTIAL CONFLICTS WITH PROPOSED CONSTRUCTION ACTIVITIES. CONTACT PROJECT ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE IDENTIFIED.

REVISIONS

CONTOUR ENGINEERING • L L C
CIVIL ENGINEERS~SURVEYORS~LAND PLANNERS
PO Box 949 Gig Harbor, WA 98335
Phone: 253-857-5454 ~ Fax: 253-509-0044 ~ info@contourpllc.com

DESIGNED BY:	KJR
DRAWN BY:	KJR
CHECKED BY:	BMA
APPROVED BY:	BMA
SCALE:	AS NOTED
OTHER:	

TARABOCHIA NET SHED

SHORELINE DEVELOPMENT

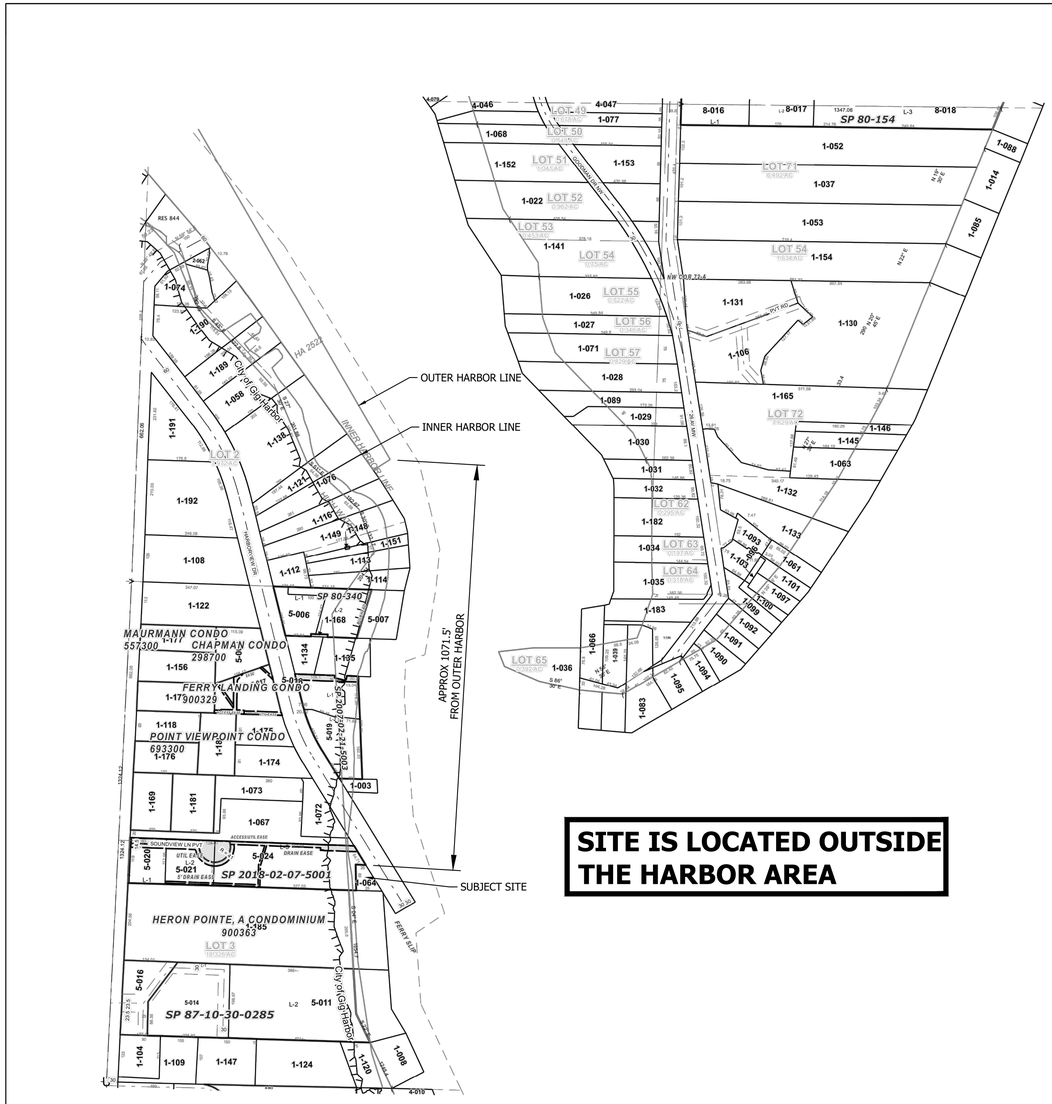
NOTES & DETAILS

PERMIT NO. EN-18-0008
DRAWING NO. 17-099
SHEET 3 OF 4

BRETT M. ALLEN — STATE OF WASHINGTON — 37870 — REGISTERED PROFESSIONAL ENGINEER
07/06/2022

\\CONTOUR-SVR\SHARED\PROJECT FILES\17-099 TARABOCHIA NETSHED MAIN EXTENSION\DRAWINGS\17-099-C.DWG

IN A PORTION OF THE NW 1/4 OF SECTION 8, TOWNSHIP 21 NORTH, RANGE 2 EAST OF THE W.M.
CITY OF GIG HARBOR, PIERCE COUNTY WASHINGTON

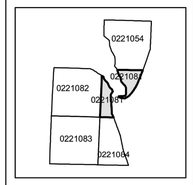


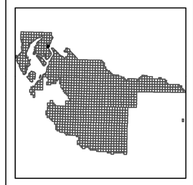
SITE IS LOCATED OUTSIDE THE HARBOR AREA

NE 1/4 SEC 8
T21N R2E W.M.

100 0 100 200
Scale 1" = 200'

Washington State Plane Feet, South Zone
Datum: NAD83-91





DATE OF PRODUCTION: 01/15/2019
MAP NUMBER:0221081

Pierce County
Assessor-Treasurer
2401 South 35th St, Rm 142
Tacoma, Washington 98409

The map features are approximate and are intended only to provide an indication of said feature. Additional areas that have not been mapped may be present. This is not a survey. Orthophotos and other data may not align. The County assumes no liability for variations ascertained by actual survey. ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. The County makes no warranty of fitness for a particular purpose.

Legend

- Railroad
- Monument Line
- Private Road
- Public ROW
- Hydrographic
- Encumbrance
- Condominium
- Large Lot
- Record of Survey
- Short Plat
- Plat
- PLSS Boundaries
- City Limits

CALL 811 AT LEAST 48 HOURS BEFORE YOU DIG

VERIFICATION NOTE

ALL EXISTING UTILITIES IN THE CONSTRUCTION AREA SHALL BE IDENTIFIED AND VERIFIED FOR DEPTH AND LOCATION PRIOR TO ANY CONSTRUCTION ACTIVITIES SO TO IDENTIFY ANY POTENTIAL CONFLICTS WITH PROPOSED CONSTRUCTION. CONTACT PROJECT ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE IDENTIFIED.

PRIOR TO ANY CONSTRUCTION ACTIVITIES, VERIFY EXISTING TOPOGRAPHY IS CONSISTENT WITH WHAT IS SHOWN ON PLANS AND IF THERE ARE ANY POTENTIAL CONFLICTS WITH PROPOSED CONSTRUCTION ACTIVITIES. CONTACT PROJECT ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE IDENTIFIED.

REVISIONS

CONTOUR ENGINEERING • LLC
CIVIL ENGINEERS~SURVEYORS~LAND PLANNERS
PO Box 949 Gig Harbor, WA 98335
Phone: 253-857-5454 ~ Fax: 253-509-0044 ~ info@contourpllc.com

DESIGNED BY:	KJR
DRAWN BY:	KJR
CHECKED BY:	BMA
APPROVED BY:	BMA
SCALE:	AS NOTED
OTHER:	

TARABOCHIA NET SHED

SHORELINE DEVELOPMENT

NOTES & DETAILS

PERMIT NO. EN-18-0008
DRAWING NO. 17-099
SHEET 4 OF 4

BRETT M. ALLEN — STATE OF WASHINGTON — 21965 — REGISTERED PROFESSIONAL ENGINEER
07/06/2022

\\CONTOUR-SVR\SHARED\PROJECT FILES\17-099 TARABOCHIA NETSHED MAIN EXTENSION\DRAWINGS\17-099-C.DWG

EXHIBIT C

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

US Army Corps of Engineers ®
Seattle District

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

AGENCY USE ONLY

Date received:

Agency reference #: _____

Tax Parcel #(s): _____

_____

Part 1–Project Identification

1. Project Name (A name for your project that you create. Examples: Smith's Dock or Seabrook Lane Development) [help]
Tarabochia Net Shed – Service Utility Connection

Part 2–Applicant

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

2a. Name (Last, First, Middle)			
Gates, Christine			
2b. Organization (If applicable)			
2c. Mailing Address (Street or PO Box)			
3707 Rosedale St			
2d. City, State, Zip			
Gig Harbor, WA 98335			
2e. Phone (1)	**2f.** Phone (2)	**2g.** Fax	**2h.** E-mail
243-514-2483			Gatescj51505@gmail.com

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

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

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

Part 3–Authorized Agent or Contact

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

3a. Name (Last, First, Middle)			
Bridgeford, Stephen, K.			
3b. Organization (If applicable)			
Contour Engineering LLC			
3c. Mailing Address (Street or PO Box)			
PO Box 949			
3d. City, State, Zip			
Gig Harbor, WA 98335			
3e. Phone (1)	**3f.** Phone (2)	**3g.** Fax	**3h.** E-mail
253-857-5454			Stephen.b@contourengineeringllc.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)			
Tarabochia Jr., Dominick, J			
4b. Organization (If applicable)			
4c. Mailing Address (Street or PO Box)			
8021 Shirley Ave			
4d. City, State, Zip			
Gig Harbor WA 98332			
4e. Phone (1)	**4f.** Phone (2)	**4g.** Fax	**4h.** E-mail
253-851-5721			ntar@centurytel.net

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]

2788 HARBORVIEW DR

5c. City, State, Zip (If the project is not in a city or town, provide the name of the nearest city or town.) [help]

Gig Harbor, WA 98335

5d. County [help]

Pierce

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

¼ Section	Section	Township	Range
NE	02	21	02

5f. Provide the latitude and longitude of the project location. [help]

- Example: 47.03922 N lat. / -122.89142 W long. (Use decimal degrees - NAD 83)

47.325111 N Lat / 122.576553 W long

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

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

0221081064, with easements for utilities, access, and use over 0221085024

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)
See attachment C		

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

Not applicable

5j. List all waterbodies (other than wetlands) on or adjacent to the project location. [help]

Puget Sound (Tacoma Narrows)

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 site at the top of the slope consists of fescue (*Shedonorous* sp.) and narrowleaf plantain (*Plantago lanceolata*). Dominant vegetation along the steep slope down to the marine shoreline on the eastern portion of the site includes bigleaf maple (*Acer macrophyllum*) and bitter cherry (*Prunus emarginata*) saplings, red elderberry (*Sambucus racemosa*), western swordfern (*Polystichum munitum*), trailing blackberry (*Rubus ursinus)*, and non-native, invasive Himalayan blackberry (*Rubusarmeniacus*). The topography onsite slopes steeply downward approximately 116 feet to the east to the marine shoreline of Puget Sound where the existing net shed is located. A kelp fringe bed was observed approximately 150 feet waterward from the OHW of the shoreline, outside of the project area.

5m. Describe how the property is currently used. [help]

The site is an existing Historic Working Net Shed and will continue to be maintained as a working net shed in its historic configuration.

5n. Describe how the adjacent properties are currently used. [help]

The property is located over water. The upland properties are single-family residential.

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

The site is a historic working net shed used and continues to be used as a working net shed as originally constructed. The current condition is fair per the Pierce County Assessor.

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

From westbound SR-16 take Exit 10 fro Olympic Dr. NW. Turn right on Olympic Dr. NW, continue onto Soundview Dr for 1.3 miles, and turn right onto Harborview Drive. The site is accessed by a footpath at the terminus of Harborview Dr.

Part 6–Project Description

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

The proposal is for the construction of sewer and water service lines for the Historic Tarabochia net shed. The service lines will be extended from the existing main upland of the net shed in Soundview Lane. Service lines will be installed underground outside the landslide and erosion hazard area and on grade within the erosion and landslide hazard areas.

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

The purpose of the project is to provide sanitary sewer and potable water for the continued operation of the historic net shed.

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

☒ Commercial ☐ Residential ☐ Institutional ☐ Transportation ☐ Recreational
☐ Maintenance ☐ Environmental Enhancement

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

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

☐ Other:

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

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

Approximately 120 feet of the water and sewer service lines will be constructed in-ground from the connection in Soundview Lane. Only 64 feet of the in-ground sewer and water service line are located within the shoreline jurisdiction. Another approximately 160 feet will be constructed on grade. Both service lines will be sleeved and insulated were on-grade or buried less than 2 feet.

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: Spr./Summer. 2021 End Date: Summer/ Fall 2021 ☐ See JARPA Attachment D

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

Between $15,000 – 20,000

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

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

☐ Yes ☒ No ☐ Don't know

Part 7–Wetlands: Impacts and Mitigation

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

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

☐ Not applicable

7b. Will the project impact wetlands? [help]

☐ Yes ☐ No ☐ Don't know

7c. Will the project impact wetland buffers? [help]

☐ Yes ☐ No ☐ Don't know

7d. Has a wetland delineation report been prepared? [help]

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

☐ Yes ☐ No

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

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

☐ Yes ☐ No ☐ Don't know

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

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

☐ Yes ☐ No ☐ Don't know

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

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

Activity (fill, drain, excavate, flood, etc.)	Wetland Name[1]	Wetland type and rating category[2]	Impact area (sq. ft. or Acres)	Duration of impact[3]	Proposed mitigation type[4]	Wetland mitigation area (sq. ft. or acres)

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

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

7i. For all filling activities identified in 7h, describe the source and nature of the fill material, the amount in cubic yards that will be used, and how and where it will be placed into the wetland. [help]
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 net shed is an existing structure and use. The sewer and water service lines are both accessory uses to the net shed. The use of BMPs, and reseeding of cleared areas will be implemented. A habitat management plan and impact assessment outline is in the attached Non-Wetland and Fish and Wildlife Habitat Assessment and Habitat Management Plan, Technical Memorandum, by Soundview Consultants LLC, and dated December 28, 2020
8b. Will your project impact a waterbody or the area around a waterbody? [help]
☒ Yes ☐ No

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

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

☐ Yes ☒ No ☐ Don't know

The project will have a minimal impact on the Tacoma Narrows. A mitigation plan and impact assessment is outlined in the attached Non-Wetland and Fish and Wildlife Habitat Assessment and Habitat Management Plan, Technical Memorandum, by Soundview Consultants LLC, and dated December 28, 2020

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]

Not applicable

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
Trench	Tacoma Narrows	129' from OHWM	2 weeks	N/A	60-65 LF

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

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

No fill material should be required.

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]

Trenching will be done with a combination of manual and small excavation equipment. Like an excavator or backhoe. Work done over the bank will be performed manually.

Part 9–Additional Information

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

9a. If you have already worked with any government agencies on this project, list them below. [help]

Agency Name	Contact Name	Phone	Most Recent Date of Contact
City of Gig Harbor	Carl de Simas	(253) 851-8136	October 2018

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

Not indicated on the Department of Ecology's Water Quality Atlas

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.

17110019 - 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 site has been and is currently a working historic net shed.

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

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

☐ Yes ☒ No

9l. Name each species listed under the federal Endangered Species Act that occurs in the vicinity of the project area or might be affected by the proposed work. [help]
According to the Non-Wetland and Fish and Wildlife Habitat Assessment and Habitat Management Plan, Technical Memorandum, by Soundview Consultants LLC, Protected species that are potentially associated with the Puget Sound include: Bocaccio rockfish (Sebastes paucispinis), Chinook salmon (Oncorhynchus tshawytscha), steelhead trout (Oncorhynchus mykiss), killer whale (Orcinus orca), bull trout (Salvelinus confluentus), and marbled murrelet (Brachyramphus marmoratus). The WDFW also identifies potential smelt spawning areas along the shoreline of the site, and the DNR identifies potential kelp fringe beds, which was confirmed during the site investigation but determined to be located greater than 150 feet waterward from the upland activities.
9m. Name each species or habitat on the Washington Department of Fish and Wildlife's Priority Habitats and Species List that might be affected by the proposed work. [help]
According to the Non-Wetland and Fish and Wildlife Habitat Assessment and Habitat Management Plan, Technical Memorandum, by Soundview Consultants LLC, Protected species that are potentially associated with the Puget Sound include: Bocaccio rockfish (Sebastes paucispinis), Chinook salmon (Oncorhynchus tshawytscha), steelhead trout (Oncorhynchus mykiss), killer whale (Orcinus orca), bull trout (Salvelinus confluentus), and marbled murrelet (Brachyramphus marmoratus). The WDFW also identifies potential smelt spawning areas along the shoreline of the site, and the DNR identifies potential kelp fringe beds, which was confirmed during the site investigation but determined to be located greater than 150 feet waterward from the upland activities.

Part 10–SEPA Compliance and Permits

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

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

10a. Compliance with the State Environmental Policy Act (SEPA). (Check all that apply.) [help] • For more information about SEPA, go to https://ecology.wa.gov/regulations-permits/SEPA-environmental-review.
☐ A copy of the SEPA determination or letter of exemption is included with this application.
☒ A SEPA determination is pending with City of Gig Harbor (lead agency). The expected decision date is unknown.
☐ 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

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:

☐ General Bridge Act Permit ☐ Private Aids to Navigation (for non-bridge projects)

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).

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. CG (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. CG (initial)

Christine Gates		1/29/2021
Applicant Printed Name	Applicant Signature	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.

STEPHEN BUCKLEY		1/29/2021
Authorized Agent Printed Name	Authorized Agent Signature	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.

Property Owner Printed Name	Property Owner Signature	Date

18 U.S.C §1001 provides that: Whoever, in any manner within the jurisdiction of any department or agency of the United States knowing 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

02/12/2021 12:21:10 PM

EXHIBIT D.

No Net Loss Shoreline Ecological Functions Evaluation Form

1. Please provide a complete project description:

   Stormwater and sanitary sewer conveyance with connection to the existing utilities near the Harborview right-of-way

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): Not applicable to Existing Overwater Net Shed
2. Proposed Shoreline Setback: Not applicable to Existing Net Shed
3. Parcel Width (linear feet shoreline frontage): 82 LF
4. Proposed Shoreline Setback Area (sq. ft.): Not applicable to Existing Net Shed
5. Number of existing accessory structures in setback area: None onsite
6. Number of accessory structures to be removed: N/A
7. Net increase/decrease in impervious coverage: No impervious will be added

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

1. Proposed Native Shrubs & Ground Cover: See included Habitat Management Plans for potential mitigation.
2. Proposed Lawn: Not applicable
3. Amount of Existing Lawn Removed: Not applicable
4. Amount of Existing Ornamental Shrubs Removed: Not applicable
5. Amount of Existing Invasive Species Removed: Not applicable
6. Amount of Aquatic Vegetation Removed: Not applicable
7. Amount of Aquatic Vegetation Added: Not applicable

Shoreline Stabilization (Linear Feet)

1. Hard Shoreline Stabilization Added (wood/concrete vertical bulkhead, rock bulkhead, or riprap): Not applicable
2. Hard Shoreline Stabilization Removed: Not applicable
3. Hard Shoreline Stabilization Repaired: Not applicable

Not applicable

4. Hard Shoreline Stabilization Altered (setback landward): Not applicable
5. Geotech Report Provided (yes/no): Yes
6. Needs Assessment Required (yes/no): No
7. Soft Shoreline Stabilization Added: Not applicable
8. Soft Shoreline Stabilization Removed: Not applicable
9. Soft Shoreline Stabilization that replaced hard stabilization structure: Not applicable
10. Soft Shoreline Stabilization Altered: Not applicable

Overwater Coverage

1. Change in height of overwater structure (pier/dock): Not applicable
2. Amount of grating (sq. ft.): Not applicable
3. Amount of solid boards (decking) removed: Not applicable
4. Total length: Not applicable
5. Total Width: Not applicable
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: Not applicable

RECEIVED
By C. ANDREWS at 4:42 pm, Sep 30, 2021

EXHIBIT E.

Soundview Consultants LLC
Environmental Assessment • Planning • Land Use Solutions
2907 Harborview Dr., Suite D, Gig Harbor, WA 98335
Phone: (253) 514-8952 Fax: (253) 514-8954

Technical Memorandum

To: **Nick Tarabochia** **File Number: 1943.0001**

From: **Matt DeCaro, Soundview Consultants LLC** **Revision Date: Sep. 27, 2021**
Kyla Caddey, Soundview Consultants LLC

Re: **Non-Wetland, Shoreline, and Fish and Wildlife Habitat Assessment and Habitat Management Plan**
Tarabochia Net Shed – 2788 Harborview Drive, Gig Harbor, Washington 98335

Dear Mr. Tarabochia,

Soundview Consultants LLC (SVC) conducted a wetland, shoreline, and fish and wildlife habitat assessment of an approximately 1.17-acre property located at 2788 Harborview Drive in the City of Gig Harbor, Washington (Figure 1). The property consists of two parcels situated in the Northeast ¼ of Section 8, Township 21 North, Range 2 East, W.M. (Pierce County Tax Parcel Numbers 0221085024 and 0221081064). This assessment was conducted to support the installation of new water and sanitary sewer utilities to an existing overwater net shed on the subject property. SVC investigated the site to evaluate if any potentially regulated wetlands, streams, or critical fish and wildlife habitat areas are located on or adjacent to the subject property. This Technical Memorandum documents the results of our assessment and provides a habitat management plan (HMP) in accordance with local requirements.

Figure 1. Subject Property Location.

Background Data

Prior to the site investigation, staff conducted background research using Pierce County Geographic Information System (GIS) data, Washington Department of Fish and Wildlife (WDFW) Priority Habitat and Species (PHS), forage fish, and SalmonScape mapping tools, U.S. Fish and Wildlife Service (USFWS) National Wetland Inventory (NWI), Washington State Department of Ecology (WSDOE) Coastal Atlas Map, and Washington Department of Natural Resources (DNR) water typing system (Attachment A). All determinations were made using observable vegetation, hydrology, and soils in conjunction with data from the U.S. Geological Survey (USGS) topographic maps, USFWS, local precipitation data, and various orthophotographic resources.

The USFWS NWI map (Attachment A1), WDFW PHS map (Attachment A2), and Pierce County stream and wetland inventory (Attachment A7) identify potential wetlands associated with the marine shoreline of southwest Puget Sound on the eastern portion of the subject property. The Pierce County stream and wetland inventory identifies an erroneously mapped stream within 300 feet of the site, on the opposite side of Soundview Drive. The DNR kelp inventory (Attachment A5) identifies kelp presence along the marine shoreline on the subject property. The WDFW PHS map (Attachment A2) and WDFW forage fish map (Attachment A10) also identify potential smelt spawning along the marine shoreline of the subject property. The WDFW SalmonScape map (Attachment A3), DNR stream typing map (Attachment A4), and DNR eelgrass inventory (Attachment A6) do not identify any streams, salmonid presence, or other priority species on or in the vicinity of the subject property. No other wetlands, streams, or critical fish and wildlife habitat areas are documented within 300 feet of the subject property.

The NRCS soil survey map (Attachment B9) identifies two soil series on the subject property: Harstine gravelly ashy sandy loam, 15 to 30 percent slopes (16D), and Xerochrepts, 45 to 70 percent slopes (47F), both of which are considered non-hydric soils (USDA, 2001).

Methods

A formal investigation was performed by a qualified SVC scientist on August 13, 2019. This investigation consisted of walk-through surveys of the subject property and any accessible areas within 300 feet of the subject property for potentially regulated wetlands, streams, and critical fish and wildlife habitat areas. A follow-up site investigation was performed by a qualified SVC scientist on December 9, 2020 to assess vegetation conditions on the onsite shoreline bluff.

Wetlands, streams, and select fish and wildlife habitats and species are regulated features per Gig Harbor Municipal Code (GHMC) 18.08 and subject to restricted uses/activities under the same title. Wetland presence/absence was determined in accordance with GHMC 18.08.040 and as outlined in the U.S. Army Corps of Engineers *Wetlands Delineation Manual* (Environmental Laboratory, 1987) and modified according to the guidelines established in the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region, Version 2.0* (USACE, 2010). Informal test pits were excavated throughout the subject property to confirm wetland absence.

Ordinary high water (OHW) mark determinations were made using Washington State Department of Ecology's (WSDOE's) method as detailed in *Determining the Ordinary High Water Mark for Shoreline Management Act Compliance in Washington State* (Anderson et. al., 2016) and the definitions established in the Shoreline Management Act under the Revised Code of Washington (RCW) 90.58.030(2)(b) and Washington Administrative Code (WAC) 173-22-030(11).

The fish and wildlife habitat assessment was conducted during the same site visit by a qualified fish and wildlife biologist. The experienced biologist made visual observations using stationary and walking survey methods for both aquatic and upland habitats noting any special habitat features or signs of fish and wildlife activity.

This scope of work excludes an evaluation of regulated flood hazard areas, aquifer recharge areas, and geotechnical critical areas such as landside and erosion hazard areas.

Results

The 1.17-acre subject property is located in an urban residential setting and is currently undeveloped and vegetated except for a net shed that exists waterward of OHW along the marine shoreline of southwest Puget Sound on the eastern portion of the site. Upland vegetation on the western portion of the site at the top of the slope consists of herbaceous species such as fescue (*Schedonorus* sp.) and narrowleaf plantain (*Plantago lanceolata*). Dominant vegetation along the steep slope down to the marine shoreline on the eastern portion of the site includes bigleaf maple (*Acer macrophyllum*) and bitter cherry (*Prunus emarginata*) saplings, red elderberry (*Sambucus racemosa*), western swordfern (*Polystichum munitum*), trailing blackberry (*Rubus ursinus)*, and non-native, invasive Himalayan blackberry (*Rubus armeniacus*). The topography onsite slopes steeply downward approximately 116 feet to the east to the marine shoreline of Puget Sound (Attachment A8) where the existing net shed is located. An existing stormwater utility parallels the northern property boundary.

The marine shoreline of Puget Sound is located along the eastern portion of the subject property. The OHW is located at the existing bulkhead that consists of pile, large woody debris, and large concrete blocks. A kelp fringe bed was observed approximately 150 feet waterward from the OHW of the shoreline, outside of the project area. Surf smelt are also documented along the shoreline of the subject property; SVC did not perform a formal forage fish survey, though suitable spawning substrate (sand, gravel, and shell fragments with adequate shading) does exist in the vicinity of the project area. No other potentially regulated wetlands and/or fish and wildlife habitat were observed on the subject property. Photographs of the site conditions are included in Attachment B.

Planned Project and Indirect Impacts

The project includes minor vegetation disturbance activities along the slope on the northern portion of the site down to the marine shoreline area for the installation of new 179-foot-long aboveground water and sanitary sewer utility lines that will connect to the existing net shed. A minor section of the utility lines (less than 10 linear feet) will be mounted on the existing overwater boardwalk. No in-water work is proposed. All project activities involving vegetation disturbance are anticipated to take place landward of the OHW. The marine shoreline of Puget Sound, a critical fish and wildlife habitat area, is located onsite near the project activities, so a HMP has been developed for this project below.

The utility line locations will minimize native plant disturbances to the extent possible. The site does contain an existing utility corridor that parallels the northern parcel line. Installation of the proposed water and sanitary sewer lines was initially planned for this previously disturbed corridor; however, City of Gig Harbor code requirements for landscaping prevent the use to the existing corridor for the proposed utilities. The utility lines will therefore be installed above ground using flexible piping anchored with stakes to avoid ground disturbance and removal of trees. The proposed alignment leads directly from existing main water and sewer lines at the top of slope down to the net shed, minimizing the length of piping near the shoreline by avoiding a path parallel to OHW. Overall, up to approximately 627 square feet (179 feet by 3.5 feet) of native and non-native shrubs along the slope

may be pruned and/or removed for the utility lines, primarily to allow for worker movement during installation. Pruning of existing vegetation will be preferentially used over shrub removal to clear the minimum path necessary for the above ground pipes. No impacts to trees are anticipated. One significant tree has been identified onsite and is located south of the proposed project area (Sound Urban Forestry, 2021). Should removal of a tree within 25 feet of OHW be required by unanticipated site conditions, then native trees will be planted at a 2:1 replacement ratio.

The existing utility corridor provides an example of the potential for native vegetation regrowth following temporary disturbance on the scale of the proposed project. No trees were removed from the clearing activities for the existing utility corridor, and many areas still have overhead vegetation covering the utility lines. The follow-up site investigation on December 9, 2020 observed new native vegetative cover encroaching over the area previously cleared for the conduit pipes. New vegetative cover consisted of sword ferns, beaked hazelnut, and bigleaf maple sprouts on previously cut saplings. A photograph of this regrowth is included in Attachment B.

Shoreline Regulatory Considerations

The subject property shoreline and shorelands within 200 feet of OHW are regulated by the Gig Harbor Shoreline Master Program (GHSMP). The GHSMP Shoreline Environment Designations map identifies the subject property shoreline as a Low Intensity environment. The purpose of the Low Intensity environment 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. The GHSMP 6.2.3.2(1) establishes a vegetation conservation strip, an "undisturbed area of native vegetation," along marine shorelines. The vegetation conservation strip for the subject property located in the Low Intensity – Tacoma Narrows South environment is the greater of 75 feet from OHW or 50 feet from the top of the bluff. Per the GHSMP 6.2.3.2(2) the vegetation conservation strip shall not apply to water-dependent uses. The purpose of the proposed project is to provide basic sanitary functions within the existing overwater net shed by installing water and sewer lines. The net shed is used for water-dependent activities, and the vegetation conservation strip does likely not apply to the installation of utilities to support use of this structure.

Habitat Management Plan

Puget Sound is a critical fish and wildlife habitat area regulated under the GHSMP 6.2.5.23. Per the GHSMP 6.2.5.23(4)(c), a HMP is required when a critical fish and wildlife habitat area occurs onsite. Effect determinations are provided for ESA-listed species and critical habitat in compliance with GHSMP 6.2.5.28. The HMP requirements are outlined below:

A. Analysis and discussion on the project's effects on critical fish and wildlife habitat;

Table 1. Effect Determination Summary.

Species Name	Common Name	Federal Listing Status	Determination of Effect[1]	Determination of Effect on Critical Habitat
Brachyramphus marmoratus	Marbled Murrelet	Threatened	No Effect	No Effect
Megaptera novaeangliae	Humpback Whale	Endangered	No Effect	No Effect
Orcinus orca	Killer Whale	Endangered	No Effect	No Effect
Oncorhynchus tshawytscha	Puget Sound Chinook Salmon	Threatened	No Effect	No Effect
Oncorhynchus mykiss	Puget Sound Steelhead Trout	Threatened	No Effect	No Effect
Orcinus orca	Southern Resident Killer Whale	Endangered	No Effect	No Effect
Salvelinus confluentus	Bull Trout	Threatened	No Effect	No Effect
Sebastes paucispinis	Bocaccio Rockfish	Threatened	No Effect	No Effect
Sebastes ruberrimus	Yelloweye Rockfish	Threatened	No Effect	No Effect

The marine shoreline of Puget Sound is located downslope adjacent to the proposed utility line installation activities. Protected species that are potentially associated with the Puget Sound include: yelloweye rockfish, bocaccio rockfish, chinook salmon, steelhead trout, killer whale, humpback whale, bull trout, and marbled murrelet. The WDFW also identifies potential surf smelt spawning areas along the shoreline of the site, and the DNR identifies potential kelp fringe beds, which was confirmed during the site investigation but determined to be located greater than 150 feet waterward from the upland activities.

The only impacts that are proposed to occur within 300 feet of Puget Sound are minor vegetation impacts upland of the OHW line. The water and sanitary sewer lines will be mounted to the existing boardwalk and connect directly to the northwest corner of the net shed. All direct impacts to aquatic species and critical habitats will be avoided.

The minor shrub vegetation pruning and/or removal will be conducted to facilitate the installation of above-ground water and sanitary sewer lines to connect to the existing net shed. Up to 627 square feet of vegetation will be temporarily disturbed. Ground disturbance and tree removal will be avoided through the use of flexible, above-ground piping. Work is anticipated to be conducted during the summer months with appropriate best management practices (BMPs) utilized to reduce erosion

potential. Any disturbed areas should be hand seeded with a native seed mix; BMPs shall remain until reseeding has occurred, or until recommended for removal by the Project Engineer.

The proposed utility installation consists of the narrow, approximately 3.5-foot-wide path that runs directly from the top of the slope to the net shed. This alignment minimizes impact to the shoreline by avoiding a course parallel to OHW. Pruning of existing shrub vegetation will be preferentially implemented over the complete removal or destruction of vegetation. As the rest of the slope has remained undisturbed and is fully vegetated with an assortment of native species, little to no shoreline shading or general habitat function is lost due to the minor clearing and utility line placement activities. The proposed impacts to vegetation are anticipated to be self-mitigating due to the planned avoidance of trees, natural re-establishment of shrub vegetation, and proposed reseeding Re-establishment of native volunteer plants has been observed along the existing stormwater utility corridor, and similar regrowth is anticipated along the proposed corridor. The indirect impacts to shoreline vegetation will be temporary and minor in nature. Should removal of a tree within 25 feet of OHW be required by unanticipated site conditions, then a native tree will be planted at a 2:1 replacement ratio. To our knowledge no work on the beach is required; therefore, no impacts to any forage fish spawning habitat are anticipated.

Due to the minor nature of the project and avoidance of aquatic impacts, no impacts to protected aquatic species (i.e., yelloweye rockfish, bocaccio rockfish, chinook salmon, steelhead trout, humpback whale, killer whale, and bull trout will occur). Similarly, the project has no effect on marbled murrelet due to a lack of appropriate habitat (e.g., mature/old growth forests), lack of documented occurrence in the project vicinity, and extremely minor nature of the project.

No other critical fish and wildlife habitat areas have been identified within 300 feet of the site or will be impacted by the proposed project, such as old-growth forests, snag-rich areas, Category II wetlands, significant stands of trees, commercial or public recreational shellfish areas, eelgrass beds, lakes, ponds, et cetera.

B. *An assessment and discussion on special management recommendations which have been developed for species or habitat located on the site by any federal or state agency;*

Not applicable; no significant potential impacts to any critical fish and wildlife habitat area will result from the proposed project activities.

C. *Proposed mitigation measures which could minimize or avoid impacts;*

The project incorporates the placement of necessary water and sanitary sewer utility lines down a slope to connect with existing water and sewer lines associated with the net shed. No significant impact to any critical fish and wildlife habitat area will or has occurred; therefore, formal mitigation is not needed or warranted. The natural recruitment of native volunteer species provides adequate self-mitigation for the utility installation and no net loss of critical area functions has been achieved. Avoidance of trees is planned through the use of flexible, above-ground piping for the water and sanitary sewer lines. Should removal of a tree within 25 feet of OHW be unexpectantly required by unanticipated site conditions, then a native tree will be planted at a 2:1 replacement ratio to ensure no net loss of shoreline riparian functions.

D. *Assessment and evaluation of the effectiveness of mitigation measures proposed;*

No formal mitigation is needed or warranted. Native shrub and groundcovers are anticipated to re-vegetate the narrow utility path and provide self-mitigation for the minor pruning and/or removal required for utility installation.

E. *Assessment and evaluation of ongoing management practices which will protect critical fish and wildlife habitat after development of the project site, including proposed monitoring and maintenance programs;*

No formal mitigation, maintenance, or monitoring is needed or warranted. Maintenance of the new water and sanitary sewer lines down the slope will be limited to only the activities required to ensure normal function, thus limiting any further disturbance of the critical fish and wildlife habitat area to the extent practicable.

F. *Assessment of project impact or effect on water quality in Crescent or Donkey (north) Creeks, and any proposed methods or practices to avoid degradation of water quality.*

Not applicable as the project is not located in the vicinity of Crescent or Donkey Creeks.

Per the GHSMP 6.2.5.23(5) an undisturbed buffer shall be required on a development site if the buffer would serve to mitigate impacts to a critical fish or wildlife habitat. The impacts resulting from utility line installation are de minimis and self-mitigating. The pruning and/or limited removal of shrub and groundcover vegetation will be limited to an approximately 3.5-foot-wide path perpendicular to the shoreline with an approximately 627 square-foot area impacted in total from the top to the bottom of the bluff. Avoidance of trees is proposed to ensure no net loss in shoreline riparian functions. Should incidental removal of a tree within 25 feet of OHW be required, then a native tree will be planted at a 2:1 replacement ratio to ensure no net loss of shoreline riparian functions. Full mitigation for the impacts resulting from utility line installation will be therefore provided by the planned avoidance of trees and contingency tree replacement, avoidance of ground disturbance, minimization of impacts to shrub vegetation, reseeding as necessary, and limitation of clearing to a narrow path that can be revegetated by native plant recruits. A protective buffer established for this utility installation project is therefore not necessary to complete mitigation for the impact and would not provide additional ecological protections, therefore, a critical fish and wildlife habitat buffer for Puget Sound is not warranted or proposed for the utility installation project.

Conclusions

The site investigation identified the marine shoreline of southwest Puget Sound along the eastern portion of the subject property. The water and sanitary sewer utility lines will be located upslope and tie into existing utilities associated with the existing net shed along the shoreline of the site. To minimize disturbance to vegetation immediately adjacent to the shoreline, a minor section of utilities will be mounted on an existing overwater boardwalk to connect to the net shed. No in-water work or direct impacts to the beach are proposed. While use of an existing utility corridor down the slope was initially planned, the City of Gig Harbor's landscaping requirements prevent the installation of the proposed utilities within this previously disturbed area. The utility installation will provide basic sanitary functions to the overwater net shed, which provides a structure for water-dependent uses and is the only existing building on the subject property. Per the GHSMP 6.2.3.2(2), the marine vegetation conservation strip does not apply to water-dependent uses and vegetation conservation strip considerations are likely not required for the net shed utility installation project. Due to the minor nature of the project, use of BMPs, and natural revegetation processes, no potential significant

negative impacts to the critical fish and wildlife habitat area have been identified. The approximately 627-square-foot path that will be temporarily impacted for the installation of utility conduits is a narrow and long path that is perpendicular to the shoreline. Native vegetation regrowth has been observed within the existing, similarly sized utility corridor onsite, and similar recruitment of volunteer plants is anticipated along the proposed utility corridor. This natural regrowth and reseeding actions will complete mitigation for the project. Though not expected, should removal of a tree be required within 25 feet of OHW, then a native tree will be planted at a 2:1 replacement ratio to ensure no net loss of shoreline riparian functions. No critical fish and wildlife habitat buffer is necessary to provide mitigation for the project, and no shoreline or critical area variances should be required for the water dependent project.

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

Sincerely,

Matt DeCaro
Associate Principal

September 27, 2021
Date

Kyla Caddey
Environmental Scientist

September 27, 2021
Date

References

Anderson, P.S., S. Meyer, P. Olson, and E. Stockdale. 2016. *Determining the Ordinary High Water Mark for Shoreline Management Act Compliance in Washington State*. Publication No. 16-06-029. Final Review Draft. Shorelands and Environmental Assistance Program, Washington State Department of Ecology. Olympia, Washington.

Environmental Laboratory. 1987. C*orps of Engineers Wetlands Delineation Manual.* Technical Report Y-87-1, US Army Engineer Waterways Experiment Station, Vicksburg, Mississippi.

Gig Harbor Municipal Code (GHMC). 2019. Chapter 18.08 – Critical Areas. Passed July 2, 2019.

Hitchcock, C.L. & A. Cronquist, Ed. by D. Giblin, B. Ledger, P. Zika, and R. Olmstead. 2018. *Flora of the Pacific Northwest, 2nd Edition*. U.W Press and Burke Museum. Seattle, Washington.

Lichvar, R.W., D.L. Banks, W.N. Kirchner, and N.C. Melvin. 2016. *The National Wetland Plant List: 2016 wetland ratings*. Phytoneuron 2016-30: 1-17. Published 28 April 2016. ISSN 2153 733X.

Munsell® Color. 2000. *Munsell® Soil Color Charts*. New Windsor, New York.

Sound Urban Forestry LLC. 2021. "Re: Tarabochia Net Shed Significant Tree Assessment." September 6, 2021.

U.S. Army Corps of Engineers. 2010. *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region* (Version 2.0), ed. J. S. Wakeley, R. W. Lichvar, and C. V. Noble. ERDC/EL TR-10-13. Vicksburg, MS: U.S. Army Engineer Research and Development Center.

U.S. Department of Agriculture (USDA), Natural Resource Conservation Service (NRCS). 2001. *Hydric Soils List: Pierce County Area, Washington*.

USDA, NRCS. 2018. *Field Indicators of Hydric Soils in the United States, Version 8.2*. L.M. Vasilas, G.W. Hurt, and J.F. Berkowitz (eds.). USDA, NRCS, in cooperation with the National Technical Committee for Hydric Soils.

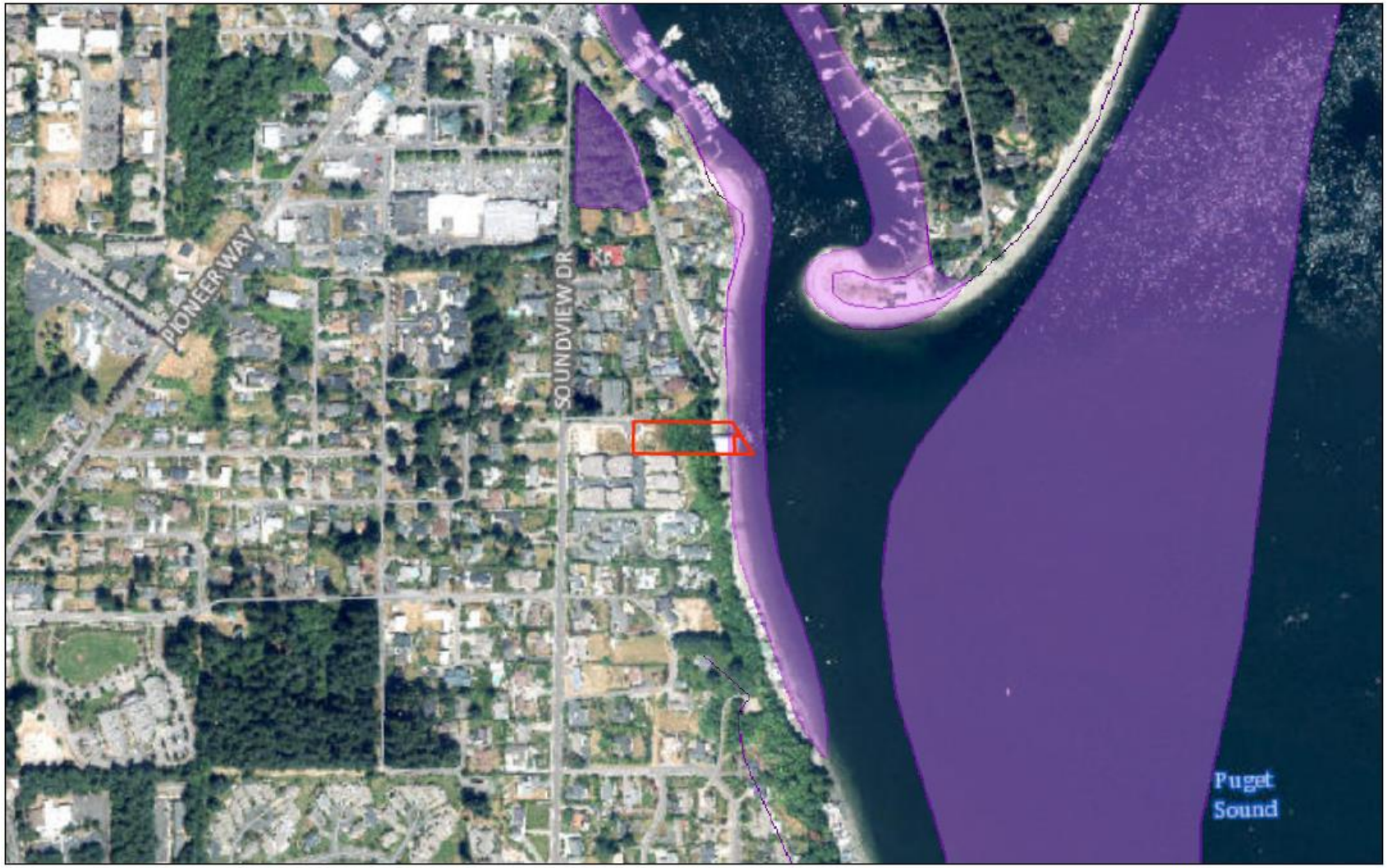
Zulauf, Allen S. 1980. *Soil Survey of Pierce County Area, Washington*. United States Department of Agriculture, Soil Conservation Service in Cooperation with Washington State Department of Natural Resources and Washington State University, Agricultural Research Center. Natural Resource Conservation Service.

Attachment A – Background Information

This attachment includes a USFWS NWI map (A1); WDFW PHS map (A2); WDFW SalmonScape map (A3); DNR stream typing map (A4); DNR kelp inventory (A5); DNR eelgrass inventory (A6); Pierce County stream and wetland inventory (A7); Pierce County contours map (A8); NRCS soil survey map (A9); and WDFW forage fish map (A10).

Attachment A1 – USFWS NWI Map

Attachment A2 – WDFW PHS Map



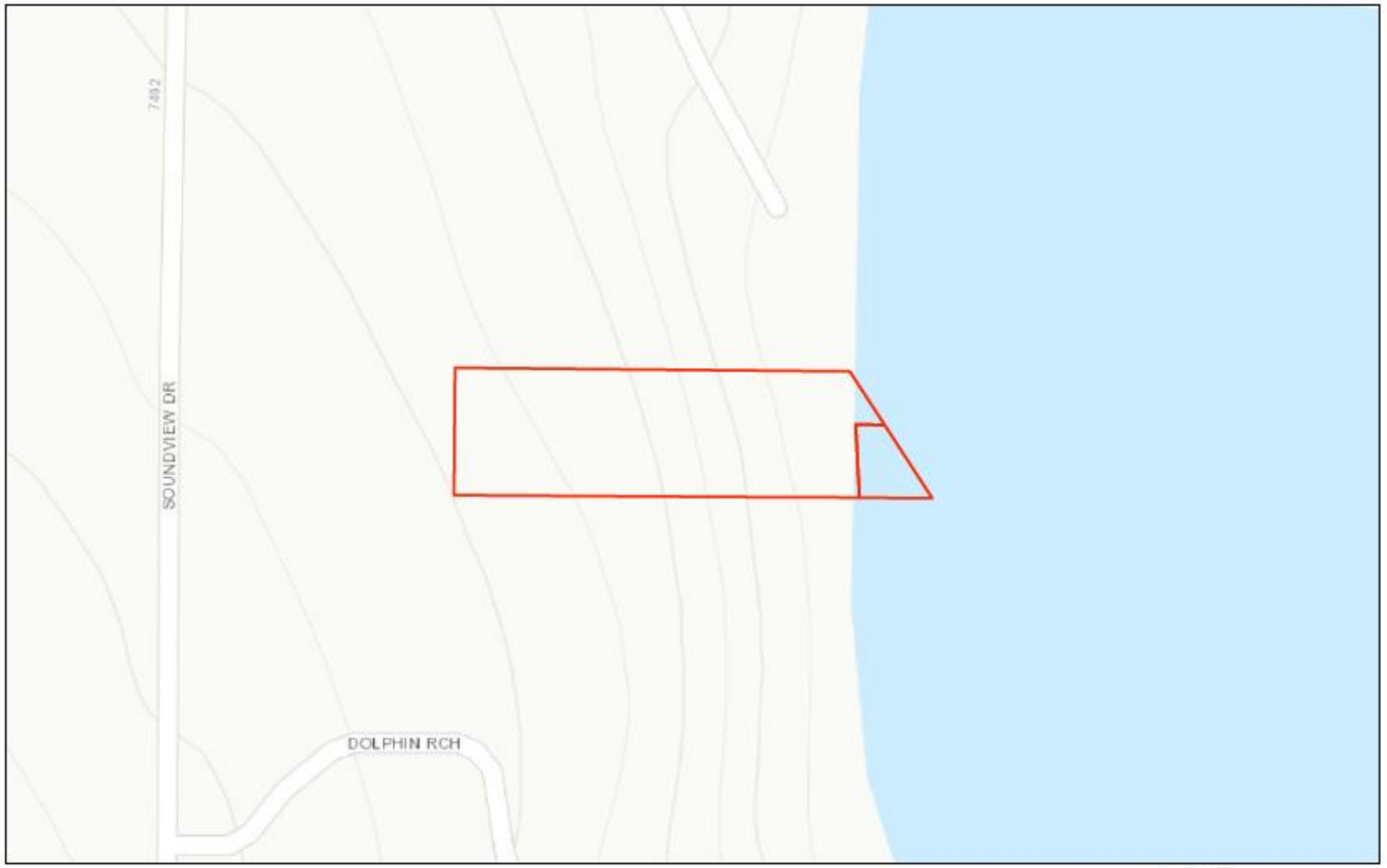
WASHINGTON DEPARTMENT OF FISH AND WILDLIFE
PRIORITY HABITATS AND SPECIES REPORT

SOURCE DATASET: PHSPlusPublic
REPORT DATE: 08/27/2019 3.57

Query ID: P190827155630

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
Estuarine and Marine	N/A NWIWetlands	Aquatic Habitat Aquatic habitat http://www.ecy.wa.	NA	N/A N/A PHS Listed	N AS MAPPED	US Fish and Wildlife Service Polygons
Surf Smelt Hypomesus pretiosus	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

Attachment A3 – WDFW SalmonScape Map



Attachment A4 – DNR Stream Typing Map

Attachment A5 – DNR Kelp Inventory

Attachment A6 – DNR Eelgrass Inventory

Attachment A7 – Pierce County Stream and Wetland Inventory

Attachment A8 – Pierce County Contours Map

Attachment A9 – NRCS Soil Survey Map

8/27/2019, 2:49:58 PM

Subject Property

USA Soils Map Units

16D: Harstine gravelly ashy sandy loam, 15 to 30 percent slopes
47F: Xerochrepts, 45 to 70 percent slopes
11A: Coastal beaches

1:2,257

0 70 140 280 ft

0 20 40 80 m

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus

Attachment A10 – WDFW Forage Fish Map

Attachment B – Site Photographs

Typical Upland Vegetation on the Western Portion of the Subject Property (Top of Slope)

Typical Upland Shrubby Vegetation on Eastern Slope of the Subject Property

Typical Shoreline Conditions on Subject Property, Facing North

Existing Net Shed Below OHW of Shoreline

Typical Vegetation Conditions Adjacent to Net Shed

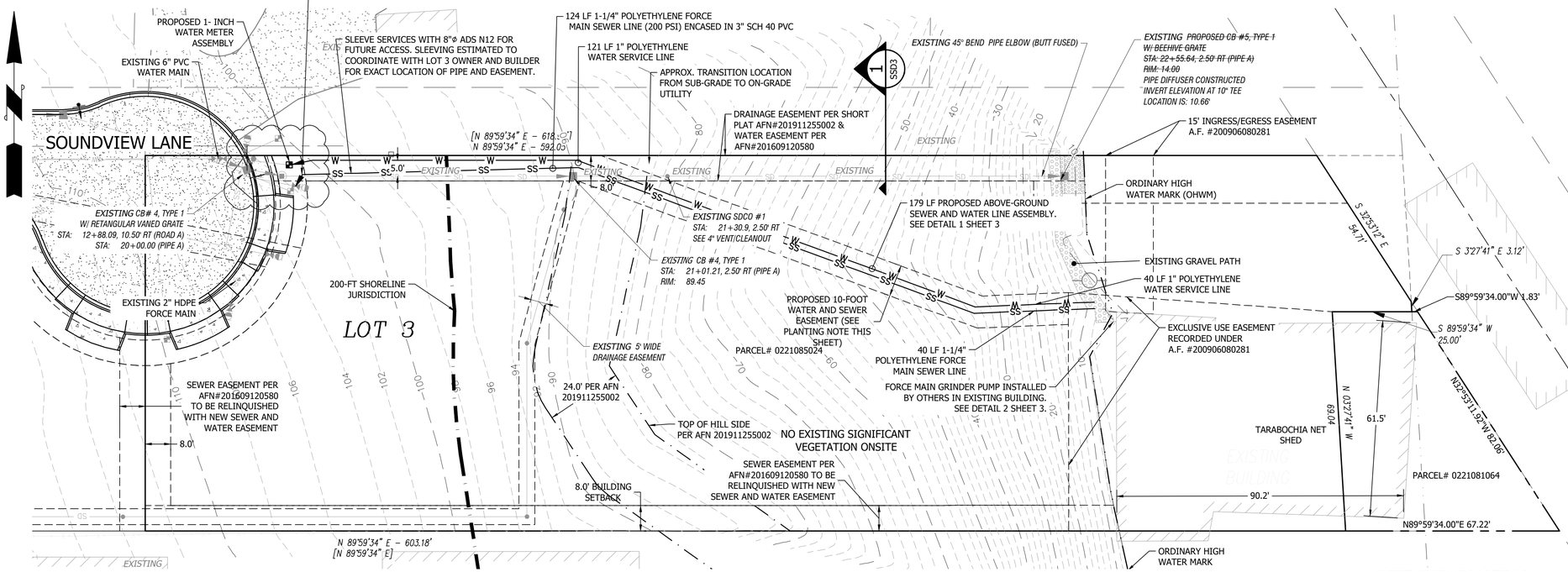
Hillslope Vegetation Conditions

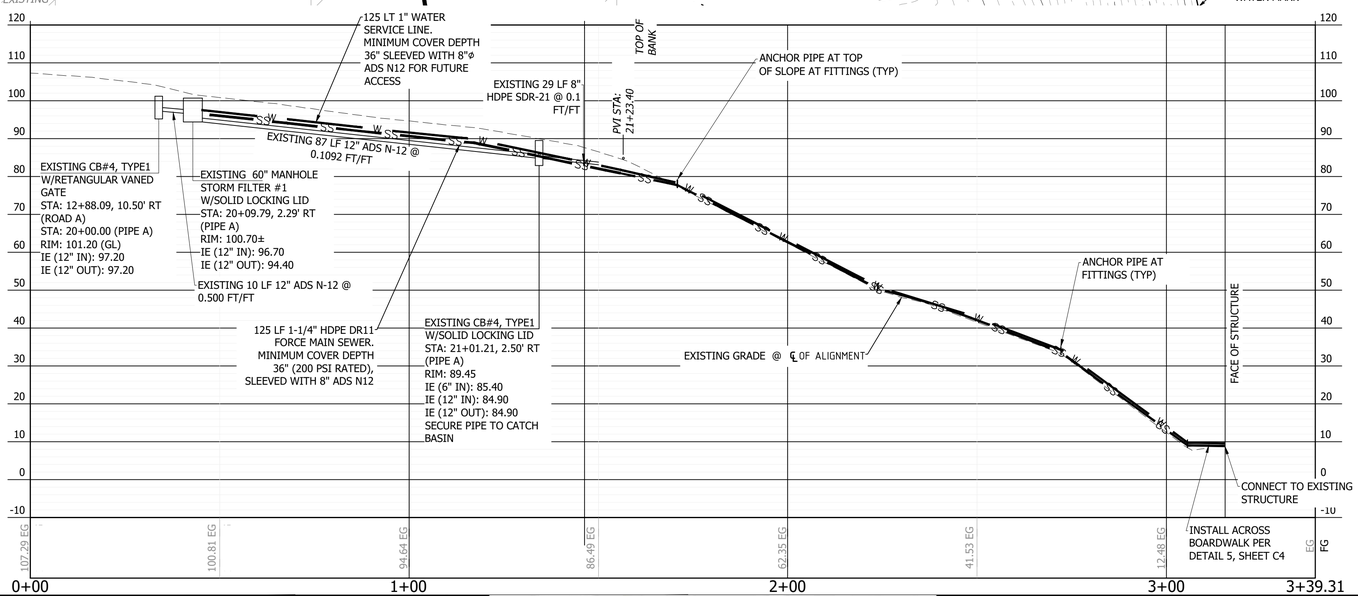
Vegetative Regrowth in Existing Utility Corridor (December 2020)

Representative Existing Conditions for Proposed Utility Connection Overwater to Net Shed

Attachment C – Engineered Site Plan Set

IN A PORTION OF THE NW 1/4 OF SECTION 8, TOWNSHIP 21 NORTH, RANGE 2 EAST OF THE W.M.
CITY OF GIG HARBOR, PIERCE COUNTY WASHINGTON





20'
1 INCH = 20 FEET (22"x34")
1 INCH = 40 FEET (11"x17")
0'
0' 20' 40'

DATUM

RAILROAD SPIKE IN UTILITY POLE SOUTH SIDE ROSEDALE ST. NW., 45 FEET WEST OF DRIVE TO RESIDENCE 4025 ROSEDALE ST. NW.
BM: P15-1 PIERCE COUNTY VERTICAL DATUM
NGVD29 ELEV: 161.24'

CONTOUR INTERVAL 2'

PROJECT DESCRIPTION

THIS SHORELINE SUBSTANTIAL DEVELOPMENT (SSD) PERMIT IS FOR SEWER & WATER SERVICE EXTENSION TO THE EXISTING TARABOCHIA NET SHED. THIS SSD IS NOT PROPOSING CHANGES TO THE EXISTING HISTORIC USE. SEWER AND WATER WILL BE EXTENDED TO THE NET SHED FROM SOUNDVIEW LANE. SOUNDVIEW LANE IS LOCATED TO THE WEST OF STRUCTURE AND ON TOP OF THE HILL SIDE. THE UTILITIES WILL BE EXTENDED TO THE PROPERTY VIA A COMBINATION OF SUB-GRADE AND ON-GRADE CONSTRUCTION TECHNIQUES. THE UTILITIES WILL BE LOCATED SUB-GRADE UNTIL THEY ARE BEYOND THE TOP OF SLOPE WHERE THE WILL BE PLACE ON-GRADE WITH ANCHORS TO PROVIDE NEGLIGIBLE IMPACTS TO THE SLOPE AND EXISTING VEGETATION.

PROPERTY DESCRIPTION

THE PROJECT SITE IS LOCATED ALONG THE PUGET SOUND OUTSIDE GIG HARBOR BAY. SITE TOPOGRAPHY SLOPES STEEPLY FROM WEST TO EAST DOWN TO THE PUGET SOUND. SLOPE GRADIENTS RANGE BETWEEN 35 AND 65%.

THE SITE UPLAND OF THE EXISTING NET SHED IS BEING DEVELOPED WITH A SINGLE-FAMILY RESIDENCE. THE SURROUNDING PROPERTIES ARE ALL DEVELOPED WILL RESIDENTIAL USES INCLUDING DETACHED AND ATTACHED SINGLE-FAMILY.

THE AREA WITHIN 1,000 FT OF THE PROPERTY IS GENERALLY DEVELOPED WITH RESIDENTIAL USES. INCLUDING A COMBINATION OF SINGLE-FAMILY ATTACHED AND DETACHED RESIDENCES. THERE ARE COMMERCIAL USES ABOUT 850 FT TO THE NORTHWEST OF THE SITE.

DOMINANT VEGETATION ALONG THE STEEP SLOPE DOWN TO THE MARINE SHORELINE ON THE EASTERN PORTION OF THE SITE INCLUDES BIG LEAF MAPLE AND BITTER CHERRY SAPLINGS, RED ELDERBERRY, WESTERN SWORD FERN, TRAILING BLACKBERRY, AND NON-NATIVE, INVASIVE HIMALAYAN BLACKBERRY. FROM SITE RECONNAISSANCE THERE IS NO EXISTING SIGNIFICANT VEGETATION ON SITE. VEGETATION UPSLOPE FROM THE NETSHED HAS BEEN CLEARED BY OTHERS TO PRESERVE A VIEWSHED. THE PORTION OF THE UTILITY EXTENSIONS THAT ARE SUB-GRADE ARE LOCATED IN AN AREA THAT WAS PREVIOUSLY CLEARED. THE ON-GRADE UTILITIES WILL BE CONSTRUCTED WILL MINIMAL IMPACT EITHER TO THE SLOPE AND FOLLOW MITIGATION PLAN OUTLINED IN THE HABITAT MANAGEMENT PLAN.

LEGAL DESCRIPTION:

BEGINNING 522' FEET NORTH OF THE SOUTHWEST CORNER OF LOT 3, IN SECTION 8, TOWNSHIP 21 NORTH,
RANGE,,2. EAST OF THE °W. M. IN PIERCE COUNTY, WASHINGTON;
THENCE EAST 650' FEET MORE. OR LESS, TO THE MEANDER LINE OF PUGET SOUND WHICH LAST POINTS
THE TRUE BEGINNING OF THIS DESCRIPTION;
THENCE WEST-25 FEET;
THENCE NORTH 4°WEST 69 FEET;
THENCE EAST 25 FEET, MORE OR LESS, TO THE MEANDER LINE OF PUGET SOUND;
THENCE SOUTH 4° EAST 69 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.

SITUATE IN THE CITY OF GIG HARBOR, COUNTY OF PIERCE, STATE OF WASHINGTON.

AND INCLUDING EASEMENTS OVER

LOT 3 CITY OF GIG HARBOR SHORT PLAT AMENDMENT RECORDED FEBRUARY 7, 2018 UNDER RECORDING NUMBER 201911255002, RECORDS OF PIERCE COUNTY AUDITOR, BEING AN AMENDMENT OF CITY OF GIG HARBOR SHORT PLAT RECORDED JANUARY 7TH, 2019, BEING AN AMENDMENT OF CITY OF GIG HARBOR SHORT PLAT RECORDED MARCH 22, 2016 UNDER RECORDING NUMBER 201603225003, RECORDS OF PIERCE COUNTY, WASHINGTON.

SITUATE IN THE CITY OF GIG HARBOR, COUNTY OF PIERCE, STATE OF WASHINGTON.

SITE INFORMATION

PARCEL NUMBER: OVERWATER NETSHED PARCEL NO. 0221081064
PARCEL W/ NETSHED & UTILITY EASEMENT
PARCEL NO. 0221085024

SITE ADDRESS: 2854 SOUNDVIEW LANE
GIG HARBOR, WA 98335
ZONING: RESIDENTIAL (R-1)
SITE AREA: THE SUBJECT PARCEL IS 3,240 SQ FT.
THE TOTAL EASEMENT AREA OVER PARCEL 0221085024 IS 9,162 SQ. FT.

SHORELINE DESIG.: LOW-INTENSITY
SHORELINE OF STATE: YES

EASEMENT PLANTING NOTE

THE 10-FT EASEMENT AREA FROM 90-FT CONTOUR LINE TO THE CONNECTION POINT AT THE NETSHED IS SUBJECT TO THE REQUIREMENTS OF SMP 7.21.2(3). PER THE SMP ANY DISTURBANCE OF EXSTING VEGETATION FROM THE INTALLATION OF THE ON- GRADE WATER AND SEWER UTILITY SHALL BE RESTORED/REPLANTED. FOR THE AREAS BETWEEN ELEVATION 90 AND 50 SEE THE SHORT PLAT ALTERATION RECORDED UNDER 201911255002. FOR THE AREAS BELOW ELEVATION 50 TO THE CONNECTION POINT AT THE NET SHED SEE THE HABITAT MANAGEMENT PLAN FROM SOUNDVIEW CONSULTANTS ON FILE WITH THIS SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT

EARTHWORK NOTE

APPROXIMATELY 100 CUBIC YARDS OF CUT AND FILL IS ANTICIPATED FOR TRENCHING OF SEWER AND WATER UTILITIES. ANY IMPORTED MATERIALS WILL BE FOR PIPE BEDDING PER CIVIL PERMITS OR CITY STANDARDS. IT IS NOT ANTICIPATED THAT MATERIALS WILL BE EXPORTED.

VERIFICATION NOTE

ALL EXISTING UTILITIES IN THE CONSTRUCTION AREA SHALL BE IDENTIFIED AND VERIFIED FOR DEPTH AND LOCATION PRIOR TO ANY CONSTRUCTION ACTIVITIES SO TO IDENTIFY ANY POTENTIAL CONFLICTS WITH PROPOSED CONSTRUCTION. CONTACT PROJECT ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE IDENTIFIED.

PRIOR TO ANY CONSTRUCTION ACTIVITIES, VERIFY EXISTING TOPOGRAPHY IS CONSISTENT WITH WHAT IS SHOWN ON PLANS AND IF THERE ARE ANY POTENTIAL CONFLICTS WITH PROPOSED CONSTRUCTION ACTIVITIES. CONTACT PROJECT ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE IDENTIFIED.

CALL 811 AT LEAST 48 HOURS BEFORE YOU DIG

REVISIONS

CONTOUR ENGINEERING • LLC
CIVIL ENGINEERS~SURVEYORS~LAND PLANNERS
PO Box 949 Gig Harbor, WA 98335
Phone: 253-857-5454 ~ Fax: 253-509-0044 ~ info@contourpllc.com

DESIGNED BY:	KJR
DRAWN BY:	KJR
CHECKED BY:	BMA
APPROVED BY:	BMA
SCALE:	AS NOTED
OTHER:	

TARABOCHIA NET SHED

SHORELINE DEVELOPMENT

WATER & SEWER PLAN AND PROFILE

PERMIT NO. EN-18-0008

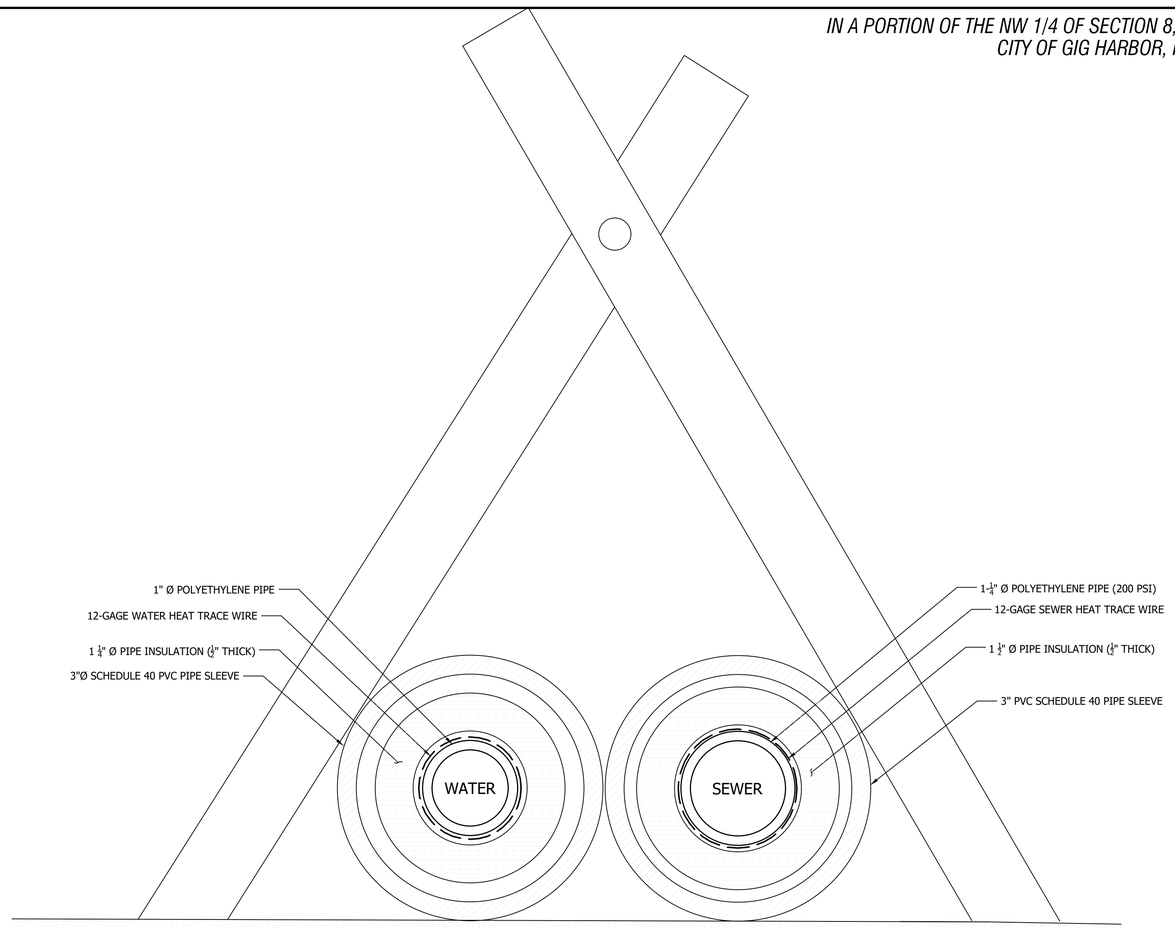
DRAWING NO. 17-099

SHEET 2 OF 3

BRETT M. ALLEN — STATE OF WASHINGTON — 37830 — REGISTERED PROFESSIONAL ENGINEER

10/28/2020

\\CONTOUR-SVR\SHARED\PROJECT FILES\17-099 TARABOCHIA NETSHED MAIN EXTENSION\DRAWINGS\17-099-C.DWG



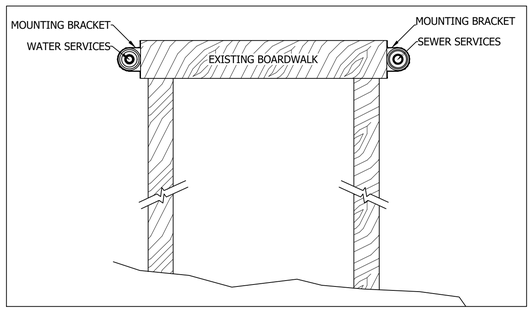
NOTES

1. HEAT TRACE WIRE AND PIPE INSULATION TO BE UTILIZED ANYWHERE PIPE BURED LESS THAN 2'.
2. HEAT TRACE WIRE TO BE POWERED FROM NET SHED.
3. PIPE SHOULD NOT BE WIRED OR CONNECTED TO STAKES
4. PRECISE DIMENSIONING OF PIPE COMPONENTS VARIES BY MANUFACTURER. CONTRACTOR SHALL VERIFY FIT AND COMPATIBILITY OF PIPE ASSEMBLY COMPONENTS PRIOR TO ORDERING BULK PRODUCT.

1 SEWER AND WATER PIPE ASSEMBLY CROSS SECTION
NOT TO SCALE

2 FORCE MAIN PUMP
NOT TO SCALE

3 1 INCH SERVICE CONNECTION
NOT TO SCALE



4 EXISTING BOARDWALK MOUNTING DETAIL
NOT TO SCALE

CALL 811 AT LEAST 48 HOURS BEFORE YOU DIG

VERIFICATION NOTE

ALL EXISTING UTILITIES IN THE CONSTRUCTION AREA SHALL BE IDENTIFIED AND VERIFIED FOR DEPTH AND LOCATION PRIOR TO ANY CONSTRUCTION ACTIVITIES SO TO IDENTIFY ANY POTENTIAL CONFLICTS WITH PROPOSED CONSTRUCTION. CONTACT PROJECT ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE IDENTIFIED.

PRIOR TO ANY CONSTRUCTION ACTIVITIES, VERIFY EXISTING TOPOGRAPHY IS CONSISTENT WITH WHAT IS SHOWN ON PLANS AND IF THERE ARE ANY POTENTIAL CONFLICTS WITH PROPOSED CONSTRUCTION ACTIVITIES. CONTACT PROJECT ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE IDENTIFIED.

REVISIONS

CONTOUR ENGINEERING • L L C
CIVIL ENGINEERS~SURVEYORS~LAND PLANNERS
PO Box 949 Gig Harbor, WA 98335
Phone: 253-857-5454 ~ Fax: 253-509-0044 ~ info@contourpllc.com

DESIGNED BY:	KJR
DRAWN BY:	KJR
CHECKED BY:	BMA
APPROVED BY:	BMA
SCALE:	AS NOTED
OTHER:	

TARABOCHIA NET SHED

SHORELINE DEVELOPMENT

NOTES & DETAILS

PERMIT NO. EN-18-0008
DRAWING NO. 17-099
SHEET 3 OF 3

BRETT M. ALLEN — STATE OF WASHINGTON — 19965 — REGISTERED PROFESSIONAL ENGINEER
10/28/2020

\\CONTOUR-SVR\SHARED\PROJECT FILES\17-099 TARABOCHIA NETSHED MAIN EXTENSION\DRAWINGS\17-099-C.DWG

Attachment D – Qualifications

All field inspections, jurisdictional wetland determinations, habitat assessments, and supporting documentation, including this ***Non-Wetland and Fish and Wildlife Habitat Assessment and Habitat Management Plan Technical Memorandum*** prepared for the ***Tarabochia Net Shed*** site, were prepared by, or under the direction of, Matt DeCaro of SVC. In addition, the site inspection and report preparation were completed by Kyla Caddey.

Matt DeCaro

Associate Principal
Professional Experience: 12 years

Matt DeCaro is an Associate Principal and Senior Scientist with a diverse background in environmental planning, wetland science, stream ecology, water quality, site remediation, NEPA compliance, and project management. He manages a wide range of industrial, commercial, and multi-family residential projects throughout Western Washington, providing environmental permitting and regulatory compliance assistance for land use projects from their planning stages through entitlement and construction. His local expertise, diverse professional background, and positive relationships with regulatory personnel are integral components of his successful project outcomes.

Matt earned a Bachelor of Science degree with a focus in Environmental Science from the Evergreen State College in Olympia, Washington, with additional graduate-level coursework and research in aquatic restoration and salmonid ecology. Matt has received 40-hour wetland delineation training (*Western Mountains, Valleys, & Coast and Arid West Regional Supplements*) and regularly performs wetland, stream, and shoreline delineations. Matt has been formally trained in the use of the *2014 Washington State Wetland Rating System* and *Determination of Ordinary High Water Mark* by WSDOE, and he is a Pierce County Qualified Wetland Specialist and Wildlife Biologist. He has attended USFWS survey workshops for multiple threatened and endangered species, and he is a Senior Author of WSDOT Biological Assessments. Matt holds 40-hour HAZWOPER training and has managed Phase I Environmental Site Assessments, subsurface investigations, and contaminant remediation projects throughout the Pacific Northwest. His diverse experience also includes NEPA compliance for federal permitting projects; noxious weed abatement; army ant research in the Costa Rican tropical rainforest; spotted owl surveys on federal and private lands; and salmonid spawning and migration surveys.

Kyla Caddey

Environmental Scientist & Certified Ecologist
Professional Experience: 6 years

Kyla Caddey is an Environmental Scientist with a diverse background in riparian habitat restoration, stream and wetland ecology, wildlife ecology and conservation, and wildlife and natural resource assessments and monitoring. Kyla has advanced expertise in report preparation, grant writing, environmental education, data compilation and statistical analysis. Kyla has field experience performing in-depth studies in both the Pacific Northwest and Central American ecosystems. She currently performs wetland, stream, and shoreline delineations and fish and wildlife habitat assessments; conducts environmental code analysis; and prepares environmental assessment and mitigation reports, biological evaluations, and permit applications to support clients through the regulatory and planning process for various land use projects.

Kyla earned a Bachelor of Science degree in Environmental Science and Resource Management from the University of Washington, Seattle with a focus in Wildlife Conservation and a minor in Quantitative Science. Ms. Caddey is a Certified Ecologist through the Ecological Society of America. She has received 40-hour wetland delineation training (Western Mtns, Valleys, & Coast and Arid West Regional Supplement), is a Pierce County Qualified Wetland Specialist and Wildlife Biologist, and is a USFWS-approved Mazama pocket gopher survey biologist. Kyla has been formally trained through the Washington State Department of Ecology, Coastal Training Program, and the Washington Native Plant Society in winter twig and grass, sedge, and rush identification for Western WA; Using the Credit-Debit Method in Estimating Wetland Mitigation Needs; How to Determine the Ordinary High Water Mark; Using Field Indicators for Hydric Soils; How to Administer Development Permits in Washington Shorelines; Puget Sound Coastal Processes; and Forage Fish Survey Techniques. Additionally, she has received formal training in preparing WSDOT Biological Assessments.

EXHIBIT F.

TECHNICAL MEMORANDUM

Prepared by: Grette Associates LLC
2102 North 30th Street, Ste A
Tacoma, WA 98403

May 18, 2021

Prepared for: City of Gig Harbor
Attention: Kimberly Mahoney
3510 Grandview Street
Gig Harbor, WA 98335

File No.: 250.001.2074

Re: Tarabochia Netshed Utility Project: Third-Party Review

1 INTRODUCTION

The City of Gig Harbor (City) has contracted with Grette Associates to assist in the review of the *Non-Wetland, Shoreline, and Fish and Wildlife Habitat Assessment and Habitat Management Plan* (the "HMP"; dated 1/7/21) that was prepared by Soundview Consultants in support of the Tarabochia Netshed Utilities Project located at 2788 Harborview Drive (Pierce County parcels 0221085024 and 0221081064).

As proposed, the project will extend existing water and sewer utilities from the western portion of the subject property down the steep shoreline slope to the existing netshed situated along the shoreline of Puget Sound. Utilities will be installed above-ground to allow for alignment flexibility and minimize vegetation disturbance.

All activities associated with the proposed project will 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).

2 REVIEW METHODS

2.1 Site Visit

Grette Associates completed a site visit on May 17, 2021 to assess the upland and intertidal areas within the general project area for consistency with the information contained in the HMP. All publicly accessible areas within 300 feet of the project were utilized for this review.

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, the HMP is largely complaint with the requirements defined in Chapter 6 of the GHSMP. As summarized below, the HMP describes that the proposed utility alignment will extend across an existing boardwalk/deck that serves the netshed; however, according to the site plans and photographs contained in the HMP, the proposed utilities do not appear to utilize existing overwater coverage associated with the boardwalk/deck.

3.1 Site Visit Review

Grette Associates concurs with the HMP's summary of the baseline condition on or within 300 feet of the proposed project. The critical area feature summarized in the HMP includes Puget Sound. No additional features are located within 300 feet of the proposed project.

3.2 Critical Areas Review

3.2.1 Marine Shorelines

Per GHSMP 6.2.3.2, a vegetation conservation strip (VCS) shall be maintained along the marine shoreline for all non-water dependent uses to protect and maintain the integrity, functions, and processes of the shoreline.

Per GHSMP 6.2.3.2, the netshed is associated with a water-dependent use and therefore not subject to the VCS requirements.

3.2.2 Wetlands

As no wetlands are within 300 feet of the proposed project, 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 shall be prepared.

The HMP has identified all CFWHAs within 300 feet (Puget Sound) of the proposed project. Furthermore, the HMP largely provides the necessary reporting elements to comply with the HMP requirements defined in GHSMP 6.2.5.23. However, Grette Associates identified one inconsistency with the location of the proposed utility alignment across the shoreline.

According to the information contained in the HMP, the proposed utility alignment will utilize an existing boardwalk/deck to prevent any new overwater coverage. However, the site plan (Sheet 2; plan view) shows the utilities extending from the shoreline to the netshed in an area where there is no boardwalk/deck. More specifically, the area west of the roofline of the netshed does not include the boardwalk/deck which is where the site plan shows the alignment extending across the shoreline (Figure 1). If the proposed alignment will extend across the existing boardwalk/deck then Sheet 2 should be revised accordingly otherwise the HMP needs to be revised to address to the utilities extending overwater.

Figure 1. Approximate Location of Utility Alignment

Photograph was taken at the northwest corner of the Tarabochia netshed.

Assuming that the utilities will extend across existing overwater coverage as summarized in the HMP, the proposed alignment appears to have been designed with the minimum footprint necessary to prevent any significant disturbance along the shoreline. The HMP also provides the appropriate mitigation measures and will implement all applicable BMPs. According to the information provided in the HMP, while it is unlikely that any significant vegetation disturbance will occur, should the removal of a tree be required within 25 feet of the OHWM (OHWM) said tree would be replaced at a 1:1 ratio. However, based on the requirements of GHSMP 6.2.2, the tree replacement requirement is not limited to areas within 25 feet of the OHWM and any tree removal shall be replaced at a 2:1 ratio to ensure no net loss of shoreline function.

Grette Associates concurs with the HMP that this proposed project will not impact water quality within Donkey Creek and/or Crescent Creek.

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 and estuarine wetlands) 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.

Per GHSMP 6.2.5.23, if determined, based on the submitted supporting HMP and the comments received by the City during the review process, that a CFWHA buffer would serve to mitigate impacts the width of said buffer shall be no more than 150 feet and no less than 25 feet.

The HMP provides rationale to demonstrate that a CFWHA buffer is not necessary for this project because the utility lines will be placed above ground and will not require any significant vegetation disturbance, and concludes that any impacts associated with the utility line installation are de-minimis. Based on the information summarized in the HMP, it is Grette Associates' professional opinion that a CFWHA buffer is not necessary for this project.

3.3 No Net Loss Analysis

Per GHSMP 6.2.2, a no net loss analysis shall be completed to demonstrate that no net loss of shoreline ecological functions and processes will occur as a result of a project. While the HMP does not provide a specific section for a no net loss analysis, it largely summarizes potential impacts, pre- and post-site conditions, and mitigation (i.e.; tree replacement) which clearly demonstrates that the proposed project will not result in any adverse impacts to existing ecological functions. As stated above, tree replacement should not be limited to areas within 25 feet of the OHWM and any tree removal shall be replaced at a 2:1 ratio to ensure no net loss of shoreline function (GHSMP 6.2.2). Therefore, the HMP should be revised accordingly.

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 a 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. The HMP does state no negative impacts will occur to listed species which implies the proposed project will have no effect to those listed species that have the potential to utilize the intertidal area in the vicinity of the proposed project and/or those listed critical habitats in the vicinity of the proposed project; however, the HMP should provide formal determinations for listed species for compliance with GHSMP 6.2.5.28.

4 SUMMARY AND RECOMMENDATIONS

Upon thorough review, the Plan is largely complaint with Chapter 6 of the GHSMP. However, prior to acceptance Grette Associates recommends that the HMP and site plans be revised to address the inconsistency identified in this review.

- Per GHSMP 6.2.5.23, an analysis and discussion of the project and its effects on CFWHA shall be included in an HMP. The site plan (Sheet 2) contained within the HMP appears to show the utility alignment extending across the shoreline in an area where there is no existing overwater coverage. If the proposed alignment will extend across the existing boardwalk/deck then Sheet 2 should be revised accordingly, otherwise the HMP needs to be revised to address the new overwater coverage proposed and the potential effects on CFWHAs;

- Per GHSMP 6.2.2, a no net loss analysis shall be completed to demonstrate that no net loss of shoreline ecological functions and processes will occur as a result of a project. According to the HMP, it is unlikely that any significant vegetation disturbance will occur; however, should the removal of a tree be required within 25 feet of the ordinary high water mark (OHWM) said tree would be replaced at a 1:1 ratio. Tree replacement should not be limited to areas within 25 feet of the OHWM and any tree removal shall be replaced at a 2:1 ratio to ensure no net loss of shoreline function (GHSMP 6.2.2). The HMP should be revised accordingly;
- Per GHSMP 6.2.5.23, an analysis and discussion of the project and its effects on CFWHA shall be included in an HMP. The HMP needs to provide formal determinations for listed species for compliance with GHSMP 6.2.5.28.

Once the HMP is revised, Grette Associates recommends City staff verify that the revised materials were updated accordingly prior to acceptance.

The review of the submitted document was conducted using the best available scientific information and methodologies and the best professional judgment of Grette Associates staff 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.

RECEIVED
By C. ANDREWS at 2:42 pm, Sep 30, 2021

SUF

EXHIBIT G.

SOUND URBAN FORESTRY, LLC

Appraisals ~ Site Planning ~ Urban Landscape Design and Management
Environmental Education ~ Environmental Restoration

9/6/2021

Christine Gates and Nick Tarabochia
8021 Shirley Ave
Gig Harbor, WA 98332

Re: Tarabochia Net Shed Significant Tree Assessment

Cc: Stephen Bridgeford, Contour Engineering LLC

Ms. Gates and Mr. Tarabochia:

Upon your request, I have conducted a significant tree assessment within the area of the utility extension for the Tarabochia Net Shed in Gig Harbor, Washington. I was asked to identify and assess any trees considered significant by the City along the area of disturbance and determine any potential impacts. I visited the site on August 30, 2021.

Findings

An assessment was conducted from the top of the slope at 2854 Soundview Lane and from the bottom at the connection with the Tarabochia net shed.

The dominant tree cover along the slope is big leaf maple with some red alder, willow and beaked hazelnut also found. With the exception of the tree described below, the maples are stump sprouts that are small in diameter. They have been repeatedly topped and/or mowed and are considered to be in poor condition due to the decay within the bases and multiple topping wounds.

Only one tree that meets the City of Gig Harbors definition of significant was identified. It is a 16" diameter big leaf maple in fair condition. It is located along the shoreline, to the south of the proposed 10' water and sewer easement. The tree was marked with orange ribbon and is noted on the attached aerial.

Comments

Based on site plans that I have been provided, I do not anticipate any conflicts with the utility installment or see the need for tree protection.

Please contact me should you have any questions.

Professionally Submitted,

Kevin M. McFarland, Principal
Consulting Urban Forester
ISA Certified Arborist PN-0373 & ISA Tree Risk Assessment Qualified
Sound Urban Forestry, LLC
1910 E. 4th Ave., PMB 97
Olympia, WA 98506

Tree Location

EXHIBIT H.

GeoResourcesLLC

Ph 253-896-1011
Fx 253-896-2633

5007 Pacific Hwy. E., Suite 20
Fife, Washington 98424

RECEIVED
CITY OF GIG HARBOR
OCT 07 2006
COMMUNITY DEVELOPMENT

October 26, 2006

Mr. John Holmaas
PO Box 206
Gig Harbor, Washington 98335
(253) 851-0551

Geotechnical Engineering Report
Proposed Residential Short Plat
7315 Soundview Drive
Gig Harbor, Washington
PN: 0221081004
Job: HolmaasJ.SoundviewDr.RGr

INTRODUCTION AND SCOPE

This report summarizes the results of our geotechnical engineering services for the proposed residential short plat to be located at 7315 Soundview Drive in Gig Harbor, Washington. We visited the site and completed our subsurface exploration program on May 25, 2006. The general location of the site is shown on the attached Site Vicinity Map, Figure 1. We previously submitted a Draft Geotechnical Engineering Report dated June 6, 2006. This final version includes the most recent proposed development as shown on the attached Site Plan, Figure 2, provided to us by PacWest Engineering dated May 9, 2006.

Our understanding of the project is based on discussions with you, Mr. Carl Halsan, our recent site visit, and our understanding of the previous and current versions of the City of Gig Harbor Critical Areas Ordinance. The site is currently occupied by two structures in the upper portion of the parcel and a single structure on the lower, beach portion of the site. We understand that the upper portion of the site will be subdivided into four new residential parcels. Two of the new parcels will be located along the top of the shoreline bluff. We understand that the existing residences on the upland portion of the site will be demolished.

The purpose of our services was to evaluate the surface and subsurface conditions at the site as a basis for developing and providing geotechnical recommendations and design criteria for the proposed site development. Specifically, our scope of services for the project included the following:

1. Reviewing the available geologic, hydrogeologic and geotechnical data for the site area.
2. Conducting a geologic reconnaissance of the site area.
3. Exploring the shallow subsurface conditions at the site by monitoring the drilling of two hollow stem auger borings with a small track-mounted drill rig.
4. Addressing the appropriate City of Gig Harbor Critical Areas regulations relative to slopes that occur in the southern portion of the sites.

5. Providing conventional geotechnical recommendations for earthwork and grading activities including site preparation, subgrade preparation, fill placement criteria (including hillside grading), suitability of on-site soils for use as structural fill, temporary and permanent cut and fill slopes, drainage and erosion control measures.
6. Providing recommendations and design criteria for foundation and floor slab support, including allowable bearing capacity, subgrade modulus, lateral resistance values and estimates of settlement.
7. Providing recommendations for Augercast piles or drilled shafts, as appropriate.
8. Providing recommendations and design criteria for design of conventional subgrade/retaining walls, including backfill and drainage requirements, lateral design loads, and lateral resistance values.
9. Providing recommendations for a soldier pile retaining wall including lateral earth pressures.
10. Providing recommendations for controlling stormwater at the site.

SITE CONDITIONS

Surface Conditions

The site is situated on the east margin of the Gig Harbor glacial upland areas in an area of existing residential development. The site is roughly rectangular in shape, measures approximately 118 feet by 650 feet, and encompasses approximately 1.35 acres. The site is currently occupied by two residences on the upper, western portion of the site and a residence on the lower, beach portion of the site. The two upper residences are currently vacant. Access to the site is via a shared driveway that generally parallels the north property line.

Topography in the vicinity of the site generally slopes gently down to the north and east before sloping steeply down to the east and the Puget Sound. Beginning along the western portion of the parcel (along Soundview Drive), the parcel slopes down at inclinations of 10 to 20 percent. Slope inclinations steepen to about 30 to 35 percent in the east-central portion of the site before steepening to about 65 to 75 percent in the location of the steep shoreline bluff. The existing site configuration, site topography and proposed short-plat layout, is shown on the attached Site Plan, Figure 2, along with areas of 15 to 25 percent, 25 to 40 percent, and greater than 40 percent slopes.

Vegetation across the upland portion of the site generally consists of tall grass with scattered smaller shrub and ornamental trees around the existing residences, and fruit trees along the north property line. Several larger fir and deciduous trees are scattered around the upper residence. The steeper shoreline bluff is covered with a dense understory consisting of blackberries, salal, ornamental shrubs, rhododendron and other native type vegetation.

We did not observe areas of exposed soils on the bluff at that time of our site visit. We observed no evidence of mass soil movement or deep-seated slope instability in the site area at the time of our site visit. No evidence of significant erosion was observed at the time of our site visit.

Site Soils

A review of the Soil Survey of Pierce County (Soil Conservation Survey) indicates that the western, upland portion of the parcel is located in an area underlain by the

Harstine gravelly sandy loam (16C and 16D) soils that form on 6 to 15 percent and 15 to 30 percent slopes, respectively. The Harstine soils are derived from sandy glacial till and are listed as having a "moderate" and "moderate or severe" erosion hazard, depending on slope inclination. The shoreline bluff in the eastern portion of the site is underlain by Xerochrepts (47F) soils that form on 45 to 70 percent slopes. These soils are derived from glacial till, as well as sandy and gravelly outwash. These soils are listed as having a "severe" erosion hazard. As previously stated, the bluff was densely vegetated and no erosion was evident where the existing vegetation was well established. An excerpt of the SCS soils map for the site area is included as Figure 3.

Site Geology

Based on a review of published geologic maps, including the draft *Geologic Map of the Gig Harbor 7.5-minute Quadrangle, Washington, K.G., Booth, D.B., and Wells, R.E.,* the site is in an area underlain by glacial till (Qvt) that was deposited during the Vashon stade of the Fraser Glaciation, some 12,000 to 15,000 years ago and older pre-Vashon including outwash, glacio-lacustrine deposits, and till. The Vashon glacial till consists of a heterogeneous mixture of clay, silt, sand and gravel that was deposited and overridden by the prehistoric continental ice mass. The older glacial till, glacial-lacustrine deposits and outwash was deposited during the pre-Vashon Glaciation approximately 60,000 years ago. The Vashon advance outwash, and all soils units below the outwash, are in a very dense condition, and exhibit high strength and low compressibility characteristics where undisturbed. A copy of the geologic map is attached as Figure 4.

As described previously in the **"Site Soils"** section of this report, the near surface soils at the site have been disturbed by natural weathering processes that have occurred since their deposition. The surficial soils at the site have been weathered to a loose to medium dense condition.

We also reviewed a copy of the Coastal Zone Atlas for Pierce County. The site is situated in an area mapped as "S" for Stable, with the steeper shoreline bluff mapped as "S" for stable and "I" for intermediate stability. The area south of the parcel, where the shoreline bluff becomes taller is mapped as "U" for unstable. An excerpt of the Coastal Zone Atlas is attached as Figure 5.

Subsurface Explorations

Subsurface conditions at the sites were evaluated by excavating 2 hollow-stem auger borings at selected locations across the site with a small track-mounted drill rig. The borings extended to depths ranging of 31½ to 36½ feet below existing site grades. The approximate locations of the borings are indicated on the attached Site Plan, Figure 2. The approximate locations, surface elevation, and termination depths of all of our explorations are summarized in Table 1.

A geologist from our firm continuously monitored the excavation of the borings, maintained logs of the subsurface conditions, and obtained representative samples, as needed. The encountered soils were visually classified in accordance with the system described in ASTM: D-2488 and as shown on the attached Soil Classification System, Figure 6, with the detailed boring logs following.

TABLE 1
APPROXIMATE LOCATIONS, ELEVATIONS, AND DEPTHS OF EXPLORATIONS

Boring Number	Functional Location	Surface Elevation (feet)	Termination Depth (feet)
B-1	Northeast portion of site, near top of slope	95	36½
B-2	North-central portion of site, 100 ft from slope	108	31½

Elevation datum: Short Plat Survey prepared by PacWest Engineering dated 5/9/2006.

The specific number, locations, and depths of our explorations were selected by GeoResources, and field-adjusted due to site access limitations, encountered stratigraphy, and budget considerations. The borings were located in the field by our representative by pacing from existing site features such as property corners and existing structures shown the site plan provided by PacWest Engineering, Inc. Consequently, the data listed in on our logs and the locations depicted on the Site Plans should be considered accurate only to the degree allowed by our measuring methods and permitted by the supplied base plans.

The explorations performed as part of this evaluation indicate conditions only at the specific locations and the actual conditions in other locations could vary. Furthermore, the nature and extent of any such variations would not become evident until additional explorations are performed or until construction activities have begun.

Hollow-Stem Auger Borings

Throughout the drilling operation, samples of the near surface soils were obtained at 2½-foot intervals to a depth of 20 feet and 5-foot intervals thereafter. The samples were collected in accordance with the Standard Penetration Test (SPT) per ASTM:D-1586. This procedure requires the driving a 2-inch-diameter, steel, split-spoon sampler 18 inches into the soil with a 140-pound hammer free-falling a distance of 30 inches. The number of blows required to drive the sampler through each 6-inch interval is counted, and the total number of blows struck during the final 12 inches is recorded as the Standard Penetration Resistance, or "SPT blow count." We drove each sampler another 6 inches to minimize the unsampled area between sample intervals. When it requires a total of 50 blows for any 6-inch interval, the driving is stopped and the blow count is recorded as 50 blows for the actual penetration distance. The resulting Standard Penetration Resistance values indicate the relative density of granular soils and the relative consistency of cohesive soils.

The boring logs attached at the end of this report describe the vertical sequence of soils encountered at each boring location based on our initially field classifications and verified by subsequent laboratory testing. Where a soil contact was observed within a sampled interval, our logs indicate the contact depth; whereas contacts lines between sample intervals should be considered inferred contact. Inferred contacts were based on observed drilling conditions such as change in color of the cuttings, difficulty of drilling, or other indicators. The borings logs also include the blow count, sample type, sample number, and approximate depth of each soil sample obtained from the borings, and groundwater, if encountered. Groundwater depth estimates are typically based on the moisture content of soil samples, the wetted height on the drilling rods, and the water level measured in the borehole after the auger has been extracted. The explorations performed as part of this evaluation indicate conditions only at the specific locations and the actual conditions in other locations could vary. Furthermore, the nature and extent of

any such variations would not become evident until additional explorations are performed or until construction activities have begun.

Subsurface Conditions

Our borings encountered fairly uniform subsurface conditions that generally confirmed the mapped stratigraphy. Our two borings encountered ½-foot of topsoil mantling 9½ to 10½ feet of very dense gravelly sand with varying amounts of silt, which we interpret to be glacial till. At depths of about 10 to 11 feet, our borings encountered clayey silt. The upper 10 feet of the silt in boring B-2 was stiff to very stiff, before becoming hard, while the silt in boring B-1 was hard for the entire depth explored. We interpret the clayey silt to be a glacial-lacustrine deposit that was overridden and consolidated by the subsequent Vashon glaciation. The silt was encountered to the full depth explored in all of our boring. Table 2 summarizes the approximate thicknesses, and depths of selected soil layers.

TABLE 2
APPROXIMATE THICKNESSES, DEPTHS, AND ELEVATIONS OF SOIL LAYERS ENCOUNTERED IN EXPLORATIONS

Boring Number	Thickness Of Duff or Topsoil (feet)	Thickness of Very Dense Gravelly Sand (feet)	Thickness of Medium Stiff to Stiff Silt (feet)	Depth to Hard Silt (feet)	Elevation of Hard Silt (feet)
B-1	½	9½	0	10	85
B-2	½	10½	11	22	86

Elevation datum: Short Plat Survey prepared by PacWest Engineering dated 5/9/2006.

The undisturbed soil materials observed at the site appear generally stable relative to deep-seated failure. No evidence of landslide activity or significant erosion was observed at the site at the time of our site visit.

Groundwater

At the time of drilling (May 25, 2006), groundwater seepage was encountered in both of our borings at depths of 9½ and 10 feet below ground surface in boring B-1 and B-2, respectively. We interpret the encountered groundwater to be indicative of a seasonal "perched" groundwater condition. Perched groundwater develops when the vertical infiltration of groundwater through a shallow, more permeable soil horizon (such as the shallow weathered till) is slowed at by a deeper, less permeable soil horizon (such as glacial till). Because our explorations were performed during an extended period of generally dry weather, the groundwater conditions present at that time may closely represent the yearly low levels. Groundwater conditions can vary with changes in precipitation, off-site construction activities, site utilization and other factors.

SLOPE STABILITY

We evaluated overall site and slope stability. To determine whether a buffer or setback reduction can be used on the parcel, we performed a slope stability analysis. The following sections describe the methods and result of this analysis.

Slope Stability Method Analysis

The computer program STABL was used to determine the overall stability of the site in its current condition and with the proposed development. The slope stability analyses typically involve five basic parameters;

1. Location and shape of the potential failure surface,
2. Internal friction angle of the various soils,
3. Cohesion of the various soils,
4. Density of the various soils,
5. Location of the piezometric groundwater surface.

It is common that only a few of these parameters are accurately known at the start of an analysis. Instead, the soil properties and other parameters are usually estimated, interpreted, and/or assumed based on the visual observations, field and laboratory testing, empirical correlations, and experience with similar soil and groundwater conditions.

Once the above five parameters have been determined, estimated, or assumed, the critical failure surfaces and associated factors of safety for the modeled slope and conditions can be calculated. The critical surface has the lowest factor of safety and surface or plane most likely along which the soil mass will slide. The factor of safety is the ratio of the sum of moments resisting movement versus the sum of moments driving movements. As such, a slope with a factor of safety less than 1.0 has more driving forces than resisting forces, while a factor of safety greater than 1.0 has more resisting forces than driving forces. Typical industry standards require that a site demonstrate a factor of safety of 1.5 and 1.1 against failure for static and seismic conditions, respectively.

Slope stability conditions were analyzed using the Janbu Method, which is a circular failure force equilibrium method. All calculations were performed by the computer program STABL (configured for Windows) , which requires user input of the topographic surface, soil strength properties, groundwater information, and other loads, including seismic and building loads.

Site Stability

Based on our site observations, provided site topography, and encountered subsurface soil and groundwater conditions, we established both dry and saturated unit weight, isotropic strength intercept (cohesion), and isotropic strength angle (phi angle) for the various soil types. The following table (Table 3) summarized our assigned soil strength properties.

GeoResources assigned soil unit weight and strength parameters based on our experience, field explorations accomplished on this site, as well as index laboratory testing accomplished on this parcels and adjacent properties. We have also attached a table comparing the values input to values published in the geotechnical literature, including *"Geotechnical Properties of Geologic Materials"* by Koloski, Schwarz, and Tubbs. Based on our review, and the table attached for your convenience, we conclude the assumed values for the various soil types appear to fall well within the range of tabulated values in the literature, and in some instances, the values appear to be conservative.

TABLE 3
ESTIMATED PROPERTIES OF ON-SITE SOILS FOR STABILITY ANALYSIS

Soil Type	Dry Unit Weight (pcf)	Sat. Unit Weight (pcf)	Isotropic Strength Intercept (psf)	Internal Strength Angle (degrees)
Soil 1 Very Dense Older Glacial Till (pre-Vashon Glacial Till)	135	138	200	36
Soil 2 Hard Silty Clay (Glacial Lacustrine)	125	128	500	32
Soil 3 Very Dense Older Glacial Till (pre-Vashon Glacial Till)	130	133	0	34

Table 4, below, summarizes index properties for various native soil types encountered in the Puget Sound based the article "*Geotechnical Properties of Geologic Materials*" (Koloski, Schwarz, and Tubbs) as presented in *Engineering Geology in Washington, Volume 1* (Washington Division of Geology and Earth Resources Bulletin 78).

TABLE 4
PROPERTIES OF ON-SITE SOILS FOR STABILITY ANALYSIS

Soil Type	Soil Type	Dry Unit Weight (pcf)	Sat. Unit Weight (pcf)	Isotropic Strength Intercept (psf)	Internal Strength Angle (degrees)
Hard Silt / Clay (Glaciolacustrine)	2	100-120	N/A	0-3,000	15-35
Glacial Till	1,3	120-140	N/A	1,000-4,000	35-45

Using the Janbu method, the critical failure surfaces generally indicated that the site is prone shallow surficial failures and not deep-seated rotational failures. We calculated the safety factors associated for several conditions, including:

- Trial 1: Existing conditions with no groundwater (FS =1.75).
- Trial 2: Existing conditions with no groundwater and seismic (FS =1.17).
- Trial 3: Existing conditions with groundwater (FS 1.68).
- Trial 4: Existing conditions with groundwater and seismic (FS = 0.92)
- Trial 5: Proposed development with groundwater (FS = 1.64)
- Trial 6: Proposed development with groundwater with seismic (FS = 0.92)
- Trial 7: Proposed development , dewatered (FS = 1.74)
- Trial 8: Proposed development , dewatered with seismic (FS=1.16)

The site seismic stability conditions were analyzed by applying a horizontal acceleration equal to two-thirds of the appropriate peak ground acceleration. Based on a peak bedrock acceleration of 0.3g for the site, we utilized a design value of 0.2g.

The calculated critical failure sliding mode represents a roughly circular slide surface that exits near the slope toe, with the minimum safety factor generally

corresponding to a slide plane that roughly parallels the face of the bluff. Our static analyses yielded safety factors greater than 1.50 for the critical failures. When the seismic load was applied to the same critical failure search, the resulting factors of safety were greater than 1.10 in a dewatered state and less than 1.00 for the site with groundwater.

Graphical output of the STABL analysis, indicating the critical failure planes and corresponding factors of safety for the model described above are attached at the end of the report. Proper construction, erosion and drainage control techniques will reduce the risk of surficial erosion or slope movement at the site and the adjacent areas.

CONCLUSIONS AND RECOMMENDATIONS

Based on the results of our subsurface exploration program, it is our opinion that the site is suitable for the proposed residential short-plat development. The slopes located at the site appear stable relative to deep-seated failure. Proper grading, drainage, and erosion/sediment control measures will reduce or eliminate the risk of future erosion on the subject site. Conventional foundations will provide adequate support for the proposed structure.

Pertinent conclusions and geotechnical recommendations regarding the design and construction of the proposed development are presented below.

Landslide Hazard Areas Classification

The Gig Harbor Critical Areas Ordinance defines a landslide hazard area based on slope inclination and soil conditions: 1) one containing slopes equal to or greater than 15 percent with more than a 10-foot vertical relief, and 2) one containing soils described by the Soil Conservation Service (SCS) Soil Survey as having a "severe" limitation for building site development due to slope. Slope stability categories are generally defined based on the inclination of the slopes at the site; 15 to 25 percent, 25 to 40 percent and greater than 40 percent. Slopes across the upland portion of the site are generally less than 10 percent, with the steeper shoreline bluff area having slopes as steep as 50 to 75 percent. Based on the above, the east bluff portion of the site does meet the technical criteria of a landslide hazard area.

Seismic - Liquefaction

Based on our review of the subsurface conditions, we conclude that the native site soils are in a medium dense to dense condition and consist of silty sand with gravel, cobbles and boulders. These materials are not typically susceptible to liquefaction. The near-surface soils at the site consist of weathered till and are in a medium dense to dense condition and the static water table is located well below the site surface. Shaking of the already dense soil is not apt to produce a denser configuration and subsequently excess pore water pressures are not likely to be produced.

No evidence of slope disturbance was observed as a result of the recent 6.8 seismic event in the Puget Sound. It is our opinion that the proposed structure will have no greater seismic risk damage than other appropriately designed structures in the Puget Sound area.

Erosion and Sedimentation Control

Erosion hazard areas are defined in the City of Gig Harbor as those areas vulnerable to erosion due to natural characteristics including vegetation cover, soil

texture, slope, gradient, or which have been induced by human activity. They include those areas which are rated as severe or very severe for building site development on slopes or cut banks per the USDA Soil Conservation Service Soil Survey for Pierce County. As stated, the site is underlain by the Harstine (16C) and Xerochrepts (47F) soils. These soil types are listed as having a "moderate" and "severe" building limitation, respectively, but all of the proposed development would occur within the upland portion of the site where the Harstine (moderate) soils are prevalent.

Even though the site incorporates a steep slope, it is our opinion that the potential erosion hazard of the site is not a limiting factor for the proposed development. Removal of natural vegetation should be minimized and limited to the active construction areas. Temporary and permanent erosion control measures should be installed and maintained during construction or as soon as practical thereafter to limit the additional influx of water to exposed areas and protect potential receiving waters. Erosion control measures should include, but not be limited to, berms and swales with check dams to channel surface water runoff, ground cover/protection in exposed areas and silt fences. Graded areas should be shaped to avoid concentrations of runoff onto cut or fill slopes, natural slopes or other erosion-sensitive areas. Temporary ground cover/protection such as jute matting, excelsior matting, wood chips or clear plastic sheeting should be used until permanent erosion protection is established on the steeply sloping portion of the site.

Building Setback

The City of Gig Harbor requires an undisturbed buffer of natural vegetation equal to the height of the ravine sidewall or bluff as measured on a horizontal plane. A buffer may be reduced upon verification by a qualified professional that the proposed construction method will: i) not adversely impact the stability of the ravine sidewalls; ii) not increase erosion and mass movement potential of ravine sidewalls; iii) use construction techniques which minimize disruption of existing topography and vegetation; iv) include measures to overcome any geological, soils, and hydrologic constraints of the site. If the above four criterion are achieved, the buffer may be reduced to no less than the minimum rear year setback established in the zoning district, pursuant to GHMC Title 17.

Based on our observation of site conditions including subsurface soils and groundwater conditions, it is our opinion that the site appears stable relative to landsliding. After drainage mitigation as discussed subsequently. No ongoing or active landsliding or erosion was observed. Contingent on these recommendations, a buffer reduction equal to the typical rear-yard setback is allowed. It is our understanding that the rear yard setback for this site is 25 feet. Therefore, in our professional opinion, a setback of 30 feet from the surveyed top of slope should be sufficient.

This setback is in general accordance with the IBC recommended setback. The IBC requires building setback from slopes that are greater than 30 percent unless evaluated and reduced, and/or a structural setback is provided, by a licensed geotechnical engineer. The setback distance is calculated based on the vertical height of the slope. Based on the provided topographic survey, the bluff appears to have a height of about 70 feet, therefore, the 25-foot rear-yard buffer (minimum rear yard setback) will generally meet or exceed the requirements of the IBC.

Where the Buffer from the steep eastern slope can not be met, the foundation elements of the structure may be extended vertically to meet the setback recommendations (Structural Setback), as described below in the **"Buffer Modification"** section as allowed by the IBC. Where the foundation is extended vertically, the setback should then be measured horizontally from the outside bottom edge of the footing to the

face of the slope area.

We do not recommend the temporary or permanent placement of fill material within the setback/buffer zone.

Buffer Modification

Where necessary, a Structural Setback may be utilized for slope areas of greater than 30 percent. The Structural Setback may be measured from the bottom of the footing to the face of the steep slope, in accordance with UBC/IBC. Where the Structural Setback is utilized, the foundation elements should be extended vertically to meet the recommended setback criteria. This modification is based on the foundation elements extending to and being founded in medium dense to dense soils. Maintaining the prescribed setback in this manner provides the conventional 2H:1V bearing prism. A schematic section is provided as Figure 7.

The setback may be accomplished by using conventional foundations with stem walls increased to accommodate the grade differential. The setback can also be accomplished by incorporating a daylight basement to the residence which may require the deepening of the foundation on the hazard side of the residence and/or cutting down the area between the residence and the top of the slope, effectively reducing the height of the slope. If the Structural Setback requires the use of reinforced concrete piers or piling that extend to a depth that meets the recommended setback criteria, we can provide design recommendations upon request.

Site Preparation

All areas to be graded/excavated should be cleared of deleterious matter including any existing structures, foundations, abandoned utility lines, debris and vegetation. Graded areas should be stripped of any forest duff and organic-laden soils.

Based on our explorations, we estimate that stripping on the order of 6 to 12 inches will be necessary to remove the root zone and surficial soils containing organics. We also recommend that the 2-foot of uncontrolled, debris laden fill encountered in test pits TP-3 be removed should the fill extend to areas where the new residences will be constructed. Also, as observed in test pit TP-2, stripping depths as deep as 3 feet may be encountered at localized areas. The stripping materials may be stockpiled and later used for erosion control and landscaping. Materials that cannot be used for landscaping should be removed from the project site.

Where placement of fill material is required, the exposed subgrade areas should be compacted to a firm and unyielding surface prior to placement of any fill. We recommend that trees be removed by overturning in fill areas so that a majority of the roots are removed. Excavations for tree stump removal should be backfilled with structural fill compacted to the densities described in the **"Structural Fill"** section of this report.

We recommend that a member of our staff evaluate the exposed subgrade conditions after removal of vegetation and topsoil stripping is completed and prior to placement of structural fill. The exposed subgrade soil should be proofrolled with heavy rubber-tired equipment during dry weather or probed with a 1/2-inch-diameter steel rod during wet weather conditions.

Any soft, loose or otherwise unsuitable areas delineated during proofrolling or probing should be recompacted, if practical, or over-excavated and replaced with structural fill, based on the recommendations of our site representative.

Structural Fill

All fill material/trench backfill should be placed as structural fill. The structural fill should be placed in horizontal lifts of appropriate thickness to allow adequate and uniform compaction of each lift. Fill should be compacted to at least 95 percent of MDD (maximum dry density) as determined in accordance with ASTM D-1557).

The appropriate lift thickness will depend on the fill characteristics and compaction equipment used. We recommend that the appropriate lift thickness be evaluated by our field representative during construction. We recommend that our representative be present during site grading activities to observe the work and perform field density tests.

The suitability of material for use as structural fill will depend on the gradation and moisture content of the soil. As the amount of fines (material passing No. 200 sieve) increases, soil becomes increasingly sensitive to small changes in moisture content and adequate compaction becomes more difficult to achieve. During wet weather, we recommend use of well-graded sand and gravel with less than 5 percent (by weight) passing the No. 200 sieve based on that fraction passing the 3/4-inch sieve. If prolonged dry weather prevails during the earthwork and foundation installation phase of construction, a somewhat higher (up to 10 to 12 percent) fines content will be acceptable.

Material placed for structural fill should be free of debris, significant organic matter, trash and large cobbles/boulders. The moisture content of the fill material should be adjusted as necessary for proper compaction. Typically, fill material should be within 4 percent of the optimum moisture content.

Suitability of On-Site Materials as Fill

During dry weather construction, any nonorganic on-site soil may be considered for use as structural fill; provided it meets the criteria described above in the structural fill section and can be compacted as recommended. If the material is over-optimum moisture content when excavated, it will be necessary to aerate or dry the soil prior to placement as structural fill.

The workability of material for use as structural fill will depend on the gradation and moisture content of the soil. As the amount of fines increases, soil becomes increasingly more sensitive to small changes in moisture content and adequate compaction becomes more difficult or impossible to achieve.

The native glacial till and overlying weathered till appear suitable for reuse as structural fill at their current moisture conditions after an extended period of dry weather. However, these soils are highly moisture sensitive, and will be difficult, if not impossible, to compact during wet weather conditions. Material with less than 5 percent fines will be suitable as structural fill during wet weather conditions.

If fill material is imported to the site, we recommend that it be a sand and gravel mixture comparable to the native material or a high quality pit run with less than 5 percent fines.

Cut and Fill Slopes

All job site safety issues and precautions are the responsibility of the contractor providing services/work. The following cut/fill slope guidelines are provided for planning purposes. Temporary cut slopes will likely be necessary during grading operations. As a general guide, temporary slopes of 1.5H:1V (Horizontal:Vertical) or flatter may be used for temporary cuts in the upper recessional outwash and deeper glacial till. Temporary slopes of 1H:1V or flatter may be used in the unweathered dense to very dense till soils

anticipated below the weathered till. These guidelines assume that all surface loads are kept at a minimum distance of at least one half the depth of the cut away from the top of the slope and that significant seepage is not present on the slope face. Flatter cut slopes will be necessary where significant raveling or seepage occurs.

We recommend a maximum slope of 2H:1V for permanent cut and fill slopes. Where 2H:1V slopes are not feasible, retaining structures should be considered.

Fill placed on slopes that are steeper than 5H:1V should be placed as an engineered fill and "keyed" into the undisturbed native soils by cutting a series of horizontal benches. The benches should be 1½ times the width of equipment used for grading and a maximum of 3 feet in height. Subsurface drainage may be required in seepage areas. Surface drainage should be directed away from all slope faces. Some minor raveling may occur with time. All slopes should be seeded as soon as practical to facilitate the development of a protective vegetative cover or otherwise protected.

Soldier Pile Shoring Wall

Base on the proposed plans, there may not be sufficient room to allow the above temporary cut slopes on Lot 3 and Lot 4. As such, a shoring wall may be required to achieve the design excavation elevation. This type of wall should consist of a steel "H" or "I" beams set in a pre-augered hole backfilled with structural concrete and lean mix concrete or CDF. The area between the soldier piles is then braced with wood or pre-cast concrete lagging. Depending on the design of the residence, a concrete wall could be cast in front of the shoring wall independent of the shoring wall and used as the foundation and basement wall for the residences. Alternatively, the basement wall could be cast using the shoring wall as the back form, incorporating the steel of the soldier piles using Nelson studs (shear connectors). The soldier piles could also be designed to carry a portion of the structure's vertical loads. Due to the height and inclination of the slope, and the cuts required to achieve design grades, we recommend that the excavation for the retaining and/or subgrade (basement) walls be supported by a soldier pile and lagging walls. Temporary shoring will also likely be necessary along the sides of the basement excavation in order to support the existing structures and sidewalls during excavation and construction of footing and basement walls.

While we have not been provided with detailed information regarding finish floor elevations at this time, we do anticipate that excavation depths will vary up to approximately 10 to 14 feet (to accommodate a one-story daylight basement). Higher shoring walls may utilize tieback anchors to minimize the required pile cross section needed to resist bending moments. However, the contractor should be allowed to implement additional protective measures, if appropriate, depending upon conditions disclosed in the excavation once construction is under way. It is generally not the purpose of this report to provide specific criteria for construction methods, materials or procedures. This should be the responsibility of the shoring contractor to verify actual ground conditions at the site and determine construction methods and procedures needed for the installation of the appropriate shoring system.

The advantage of using soldier piles and lagging is control of the cut face. Soldier piles can be designed for active pressures. Active pressures would be appropriate for the condition where settlement sensitive structures or utilities are not present within a horizontal distance equal to about twice the depth of the proposed cut. Alternatively, shoring may be designed for "at-rest" conditions, which theoretically imply no lateral or vertical deflection, but require the shoring system to resist significantly higher lateral pressures.

Lateral Earth Pressures-Soldier Pile Walls

The design of soldier pile wall is conventionally accomplished using empirical relationships and apparent earth pressure distributions. These earth pressure distributions or envelopes do not represent the real distribution of earth pressures but rather constitute hypothetical pressures from which lateral loads can be calculated which would not likely be exceeded in an actual excavation. Additionally, pressures must be selected on critical projects that will tend to limit deflections, both vertical and horizontal.

Design of the wall should be based on either active or at-rest lateral earth pressures, depending upon the degree of deformation of the shoring which can be tolerated. A wall that is free to deform on the order of 0.001 to 0.002 times the height of the wall is considered to be capable of mobilizing active earth pressures. This lateral deformation is likely to be accompanied by vertical settlement that may extend back from the top of the cut a distance equal to roughly the height of the cut.

Lesser amounts of settlement may also occur within a setback extending twice as far. Any greater amount of lateral deformation could allow greater vertical settlements. If no structural elements are located within this zone, or if structural elements within the zone are considered to be insensitive to this degree of settlement, then it would be appropriate to design utilizing active earth pressures. Active earth pressures are typically used for shoring adjacent to streets, alleys and vacant lots unless settlement sensitive utilities are located in close proximity to the cut face. Utilities oriented perpendicular to the wall are often particularly sensitive to lateral shoring deformation.

Typically, where wall deflections are comparatively large, vertical settlements adjacent to the wall can be on the order of one-half the horizontal movement. Where horizontal movements are quite small, the available data is inconclusive but there is a suggestion that vertical movements can sometimes be twice the horizontal value. With the following active apparent earth pressures used for design of the shoring, we anticipate lateral movements of soldier pile shoring could be structurally limited to less than about one-half inch, with vertical settlements on the order of one-half inch possible within a horizontal distance equal to the height of the wall. Lesser vertical settlement may occur within a distance of about twice the excavation depth.

An assumed at-rest earth pressure condition theoretically assumes no movement of the soil behind the shoring, however some settlement should realistically be anticipated due to construction practices and/or the fact that ft is not possible to construct a perfectly stiff shoring system. At-rest earth pressures are typically used for shoring adjacent to buildings or other settlement sensitive features. Additional lateral surcharge loading may also be appropriate in these cases. At-rest shoring should be structurally designed so that lateral yielding is less than about one-half inch. This should result in vertical settlements of less than about one-half inch, assuming adequate construction procedures.

For the case of a cantilevered pile wall system, or a wall system with a single row of tieback anchors, the applied lateral earth pressure would be represented by a triangular pressure distribution expressed as an equivalent fluid density. For the condition of a horizontal ground surface above the wall, cantilever soldier pile can be designed with an active earth pressure expressed as an equivalent fluid density of 35 pounds per cubic foot (pcf).

For design of shoring using at-rest earth pressure conditions with soldier piles, we recommend using an equivalent fluid density of 50 pounds per cubic foot (pcf). Higher pressures would be required for slopes above the shoring, or for the condition of construction surcharges. On this site, we recommend the slope above the shoring wall

be no steeper than 1.5H:1V (Horizontal:Vertical), or roughly equal to the existing slope inclination. For the condition of a 1½H:1V slope above the cantilever wall, an active pressure of 60 pcf is recommended. Greater surcharge loadings may be required for construction stockpiles or staging areas. In addition to the lateral pressures described above, the affect of surcharge pressures construction stockpiles or equipment adjacent to the excavations must be considered in the design of shoring. These same lateral earth pressures would apply to the permanent structure foundations.

Soldier Piles

Soldier piles are typically set in pre-augured holes and backfilled with lean or structural concrete. Vertical loads, including the vertical component from the tieback anchors, on such piles could be resisted by a combination of friction and end-bearing below the base of the excavation. We recommend an allowable side friction value of 1,000 pounds per square foot and an end-bearing value of 10 tons per square foot (tsf) for design. Side friction should be neglected within the upper 2-foot below the base of excavation. The 10 tsf end-bearing is predicated on embedment of at least 10 feet below the base of the excavation. These above values include a safety factor of at least 2, which is generally considered appropriate for temporary wall applications.

Embedment depth of soldier piles below final excavation level must be designed for adequate lateral or kick out resistance to horizontal loads. For design, the lateral resistance may be computed using an allowable net passive equivalent fluid pressure of 225 pcf, over twice the diameter of the concreted soldier pile section or the pile spacing, whichever is less. This value includes a factor of safety of 1.5 for passive pressures. Passive resistance within the upper 2-feet of soil below the bottom of excavation or lowest adjacent footing excavation base should be neglected. We recommend lagging or some other form of protection be installed in all areas. Due to the soil arching effects, temporary lagging spanning eight feet or less may be designed for 50 percent of the lateral earth pressure used for the soldier pile design. Prompt and careful installation of lagging would reduce the potential for loss of ground.

Requirements for lagging should be made the responsibility of the wall contractor to prevent soil failure, slumping, loss of ground and to provide a safe working condition. We recommend that any voids behind the lagging be immediately backfilled. Immediate backfill behind lagging could reduce the risk of settlements behind the shoring in excess of the previously described estimates. However, the backfill should not allow potential hydrostatic pressure to buildup behind the wall. Drainage behind the wall must be maintained. A permeable sand or pea gravel may be considered for lagging backfill. Lagging backfill may settle with time. Therefore, if settlement-sensitive structures are placed over the fill, we recommend using a controlled backfill material.

Lagging

In our opinion, either conventional wooden timber lagging or reinforced shotcrete lagging could be utilized at the site. For permanent shoring wall applications, we recommend that all wooden timber lagging be pressure-treated.

Due to soil arching effects, temporary lagging that spans 8 feet or less need be designed for only 25 percent of the lateral earth pressure previously recommended for soldier pile design. Permanent lagging, on the other hand, should be designed for 50 percent of this same lateral earth pressure.

We recommend that any voids behind the lagging be backfilled, but the backfill material should not prevent groundwater flow. If no drainage is provided behind the lagging, hydrostatic pressure will result. For this reason, excavation spoils, sand, or pea

gravel provides an effective lagging backfill material, whereas concrete, controlled-density fill, or other impermeable materials are not suitable.

We recommend that all lagging backfill material connect to a continuous horizontal drain located in front of the wall. This can be accomplished either by extending gravel under the lagging or by providing weepholes through the lagging. If concrete or shotcrete walls are to be placed against wooden lagging, prefabricated vertical drainage strips (such as Miradrain) should be attached to each lagging bay and then covered with plastic sheeting prior to concrete placement.

Tieback Anchors

We anticipate because of the height of the retained cut, the use of tieback anchors may not be necessary. Tieback anchors may be used along a portion of the back cut to reduce the required steel section and soldier pile penetration. Cantilever soldier piles are generally limited in height to 12 to 15 feet due to economic considerations. Beyond that height, the use of tieback anchors is common. We can provide tieback anchors design criteria upon request.

Monitoring

The monitoring program should include measurement of the horizontal and vertical movements of the ground surface and the shoring system itself. At least two reference lines should be established adjacent to the excavation at horizontal distances back from the excavation face of up to about 2 times the final excavation height. Monitoring of the shoring system should include measurement of the vertical and horizontal movement of the top of each soldier pile. If local wet areas are noted within the excavation, additional monitoring points should be established. Reference points for horizontal movement should also be selectively placed at tieback locations.

The measurement system used for monitoring of the wall installation should have an accuracy of at least 0.01 foot. All reference points should be installed and readings taken prior to commencing the excavation. All reference points should be read prior to and during shoring construction. The frequency of readings will depend on the results of previous readings and the rate of construction. As a minimum, the readings should be taken about once a week throughout construction until the permanent retaining walls are completed. All readings should be reviewed by the geotechnical engineer.

Foundation Support

We recommend that the residences constructed on Lot 1 and Lot 2 be supported by spread footings that are founded on the medium dense weathered till, dense glacial till, or on structural fill that extends to suitable native soils. The soil at the base of the excavations should be disturbed as little as possible. All loose, soft or unsuitable material should be removed or recompacted, as appropriate.

All footing elements should be embedded at least 18 inches below grade for frost protection. We recommend a minimum width of 2 feet for isolated footings and at least 16 inches for continuous wall footings. Footings founded as described above may be designed to exert a maximum allowable bearing pressure of 2,500 psf (pounds per square foot) for combined dead and long-term live loads. Foundations extended to bear entirely on the undisturbed native glacial till may use an allowable bearing pressure of 3,500 psf. The weight of the footing and any overlying backfill may be neglected. The allowable bearing value may be increased by one-third for transient loads such as those induced by seismic events or wind loads. All footing areas should be evaluated by a representative of

our firm prior to placement of forms. Augercast piles may also be used to vertically extend the foundations in order to accommodate setback requirements.

Lateral loads may be resisted by friction on the base of footings and floor slabs and as passive pressure on the sides of footings. We recommend that an allowable coefficient of friction of 0.35 be used to calculate friction between the concrete and the underlying soil. Passive pressure may be determined using an allowable equivalent fluid density of 300 pcf (pounds per cubic foot). Factors of safety have been applied to these values.

We estimate that settlements of footings designed and constructed as recommended will be less than 1 inch over a 50-foot length, for the anticipated load conditions, with differential settlements between comparably loaded footings of 1/2 inch or less. Most of the settlements should occur essentially as loads are being applied. However, disturbance of the foundation subgrade during construction could result in larger settlements than predicted.

Augercast Piles

Based on our review of the proposed plan, it may be necessary to support the eastern (downslope) side of the residences constructed on Lot 3 and Lot 4 on Augercast pilings due to "**Structural Setback**" requirements. Augercast piles are cast-in-place concrete piles installed that are installed with a continuous hollow stem auger. The auger is advanced to the recommended bearing elevation. High-pressure grout is pumped through the hollow stem of the auger as the auger is removed, forming a continuous grout column. Reinforcing steel cages or individual bars are then "wet-set" in the grout to resist bending (moment) and vertical loads.

As an alternative to the Augercast pile, an open-hole drilled shaft may also be installed. However, if the depth of the hole is deeper than the depth to groundwater, then the open-hole method would not be preferred. The hollow stem auger for Augercast piling effectively serves as a casing during Augercast installation. Contractors should be advised of these conditions to allow for more accurate budgeting. In our recent experience, the open-hole method is much slower than installation of conventional Augercast piling and may be more expensive than Augercast once the costs for special inspection and material testing are included.

We recommend that the piles be a minimum of 12-inches in diameter and that the structural reinforcement (steel cage) be structurally connected to the foundation elements. Based on our discussions with you, the site condition and our experience with similar projects, low capacity piles appear well suited to support the residence. The low capacity piles will be shorter, approximately 40 to 45 feet. High capacity piles, if utilized on this site, will likely extend to significantly greater depths.

The Augercast piles are typically placed on 4- to 8-foot centers, starting at the corners of the foundation footings. The piles should not be located closer than 3-foot centers to each other. We recommend the 12-inch diameter piling be dimensioned to resist a maximum vertical working load equal to 20 tons. Higher allowable capacities are available if larger diameter Augercast piles are utilized.

We estimate that settlements of piling designed and constructed as recommended will be less than ¾-inch, for the anticipated load conditions, with differential settlements between comparably loaded foundation elements of ½-inch or less. Most of the settlements should occur essentially as loads are being applied.

Where Augercast piling or other similar foundation supports are utilized, the foundation elements should be designed and constructed as structural elements or grade beams. All fill material placed adjacent to the footings and support structures

should be placed as structural fill compacted to at least 95 percent of the appropriate MDD in accordance with ASTM D-1557.

Lateral loads imposed on the foundation piling may be resisted by passive pressure which acts against the embedded portion of the pile. The passive pressure may be calculated using an equivalent fluid pressure equal to 225 pounds per cubic foot (pcf), and applied over 2 pile diameters to a depth of 8 diameters.

Floor Slab Support

Slab-on-grade floors should be supported on medium dense or denser native soils or on structural fill prepared as described in the **"Structural Fill"** section of this report. We recommend that floor slabs be directly underlain by a minimum 6-inch thickness of coarse sand and gravel containing less than 5 percent fines. The drainage material should be placed in one lift and compacted to an unyielding condition. A synthetic vapor barrier should be used for the control of moisture migration through the slab, in particular where adhesives are used to anchor carpet or tile to the slab. A thin layer of sand may be placed over the vapor barrier and immediately below the slab to protect the liner during steel and/or concrete placement.

A subgrade modulus of 400 kcf (kips per cubic foot) may be used for floor slab design. We estimate that settlement of the floor slabs designed and constructed as recommended, will be 1/2 inch or less over a span of 50 feet.

Subgrade/Basement Walls

Due to the gradual sloping nature of the site and the building height restriction in the site vicinity, we anticipate that the residences on Lot 1 and Lot 2 may be include daylight basements. The lateral pressures acting on subgrade and retaining walls (such as basement walls) will depend upon the nature and density of the soil behind the wall. It is also dependent upon the presence or absence of hydrostatic pressure. If the walls are backfilled with granular well-drained soil, the design active pressure may be taken as 35 pcf (equivalent fluid density). This design value assumes a level backslope and drained conditions as described below.

Positive drainage which controls the development of hydrostatic pressure can be accomplished by placing a zone of coarse sand and gravel behind the walls. The granular drainage material should contain less than 5 percent fines. The drainage zone should extend horizontally at least 18 inches from the back of the wall. The drainage zone should also extend from the base of the wall to within 1 foot of the top of the wall. The drainage zone should be compacted to approximately 90 percent of the MDD. Over-compaction should be avoided as this can lead to excessive lateral pressures.

A perforated PVC pipe with a minimum diameter of 4 inches should be placed in the drainage zone along the base of the wall to direct accumulated water to an appropriate discharge location. We recommend that a nonwoven geotextile filter fabric be placed between the drainage material and the remaining wall backfill to reduce silt migration into the drainage zone. The infiltration of silt into the drainage zone can, with time, reduce the permeability of the granular material. The filter fabric should be placed such that it fully separates the drainage material and the backfill, and should be extended over the top of the drainage zone.

Lateral loads may be resisted by friction on the base of footings and as passive pressure on the sides of footings and the buried portion of the wall. We recommend that an allowable coefficient of friction of 0.35 be used to calculate friction between the concrete and the underlying soil. Passive pressure may be determined using an

allowable equivalent fluid density of 225 pcf (pounds per cubic foot). Factors of safety have been applied to these values.

Site Drainage

As previously discussed, weathering, erosion and the resulting surficial sloughing and shallow landsliding are natural processes that affect steep slope areas. As noted, bare soils devoid of vegetation were exposed in the upper slope area is evidence of surficial raveling or sloughing at the site. To manage and reduce the potential for these natural processes, we recommend that no drainage of concentrated surface water or significant sheet flow be directed onto or near the steep slope area. Drainage from the roof area, driveways, perimeter footing drains, and wall drains, should be collected and tightlined to an appropriate discharge point. For the proposed short plat, we recommend that the collected stormwater be diverted to a central catch basin located near the top of the bluff. Runoff can then be tightlined down the slope using a butt-welded HDPE pipe laying on the ground surface, appropriately anchored, and connected to a dispersal pipe at the shoreline.

To intercept groundwater and to improve slope stability, we recommend that a "French" or interceptor drain be installed between upslope of the two residences closest to the top of the bluff. The drain will intercept surface water that could flow under the building site, improving the overall stability of the site. We recommend that the drain extend at least 1-foot into the underlying very stiff to hard silt. Based on the observed subsurface conditions, we anticipate that the drain will need to be at least 12 feet in depth. The depth and penetration of the drain should be continued along the west side of the parcel until it daylights and can then be tightlined down to a spreader pipe along the shoreline.

LIMITATIONS

We have prepared this report for use by Mr. John Holmaas and members of the design team, for use in the design of a portion of this project. The data used in preparing this report and this report should be provided to prospective contractors for their bidding or estimating purposes only. Our report, conclusions and interpretations are based on data from others and limited site reconnaissance, and should not be construed as a warranty of the subsurface conditions.

When the design is finalized, we recommend that the design and specifications be reviewed by our firm to see that our recommendations have been interpreted and implemented as intended. The scope of our services does not include services related to environmental remediation and construction safety precautions. Our recommendations are not intended to direct the contractor's methods, techniques, sequences or procedures, except as specifically described in our report for consideration in design.

Variations in subsurface conditions are possible between the explorations and may also occur with time. Sufficient monitoring, testing and consultation should be provided by our firm during construction to confirm that the conditions encountered are consistent with those indicated by the explorations, to provide recommendations for design changes should the conditions revealed during the work differ from those anticipated, and to evaluate whether earthwork and foundation installation activities comply with contract plans and specifications.

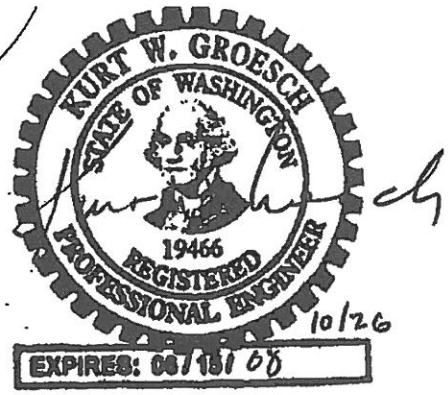
Within the limitations of scope, schedule and budget, our services have been executed in accordance with generally accepted practices in this area at the time this report was prepared. No other conditions, expressed or implied, should be understood.

We have appreciated the opportunity to be of service to you on this project. If you have any additional questions or comments, please do not hesitate to call us at your earliest convenience.

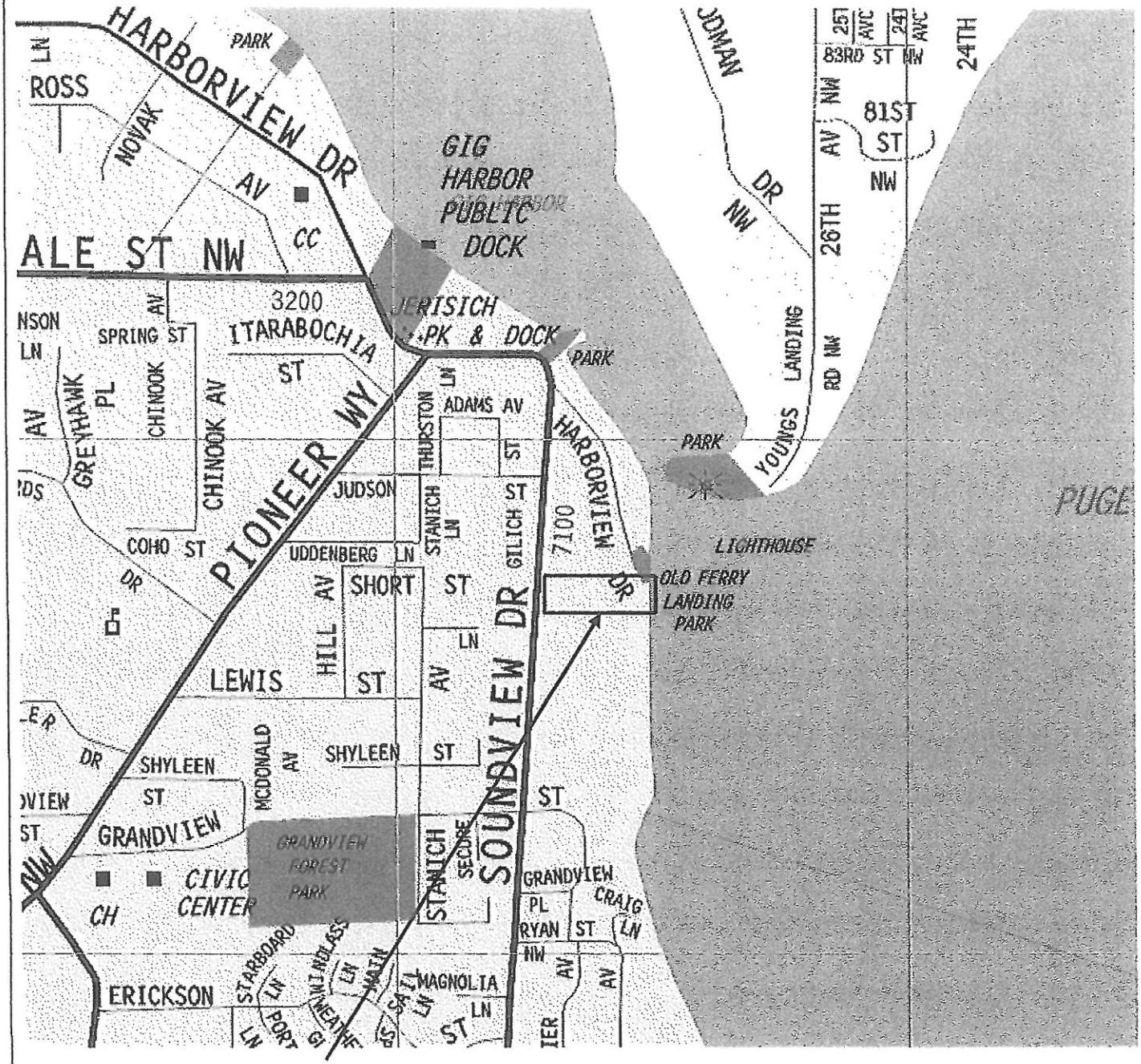
Respectfully submitted,
GeoResources, LLC

Keith S. Schembs, LEG
Principal

Kurt W. Groesch, PE
Principal



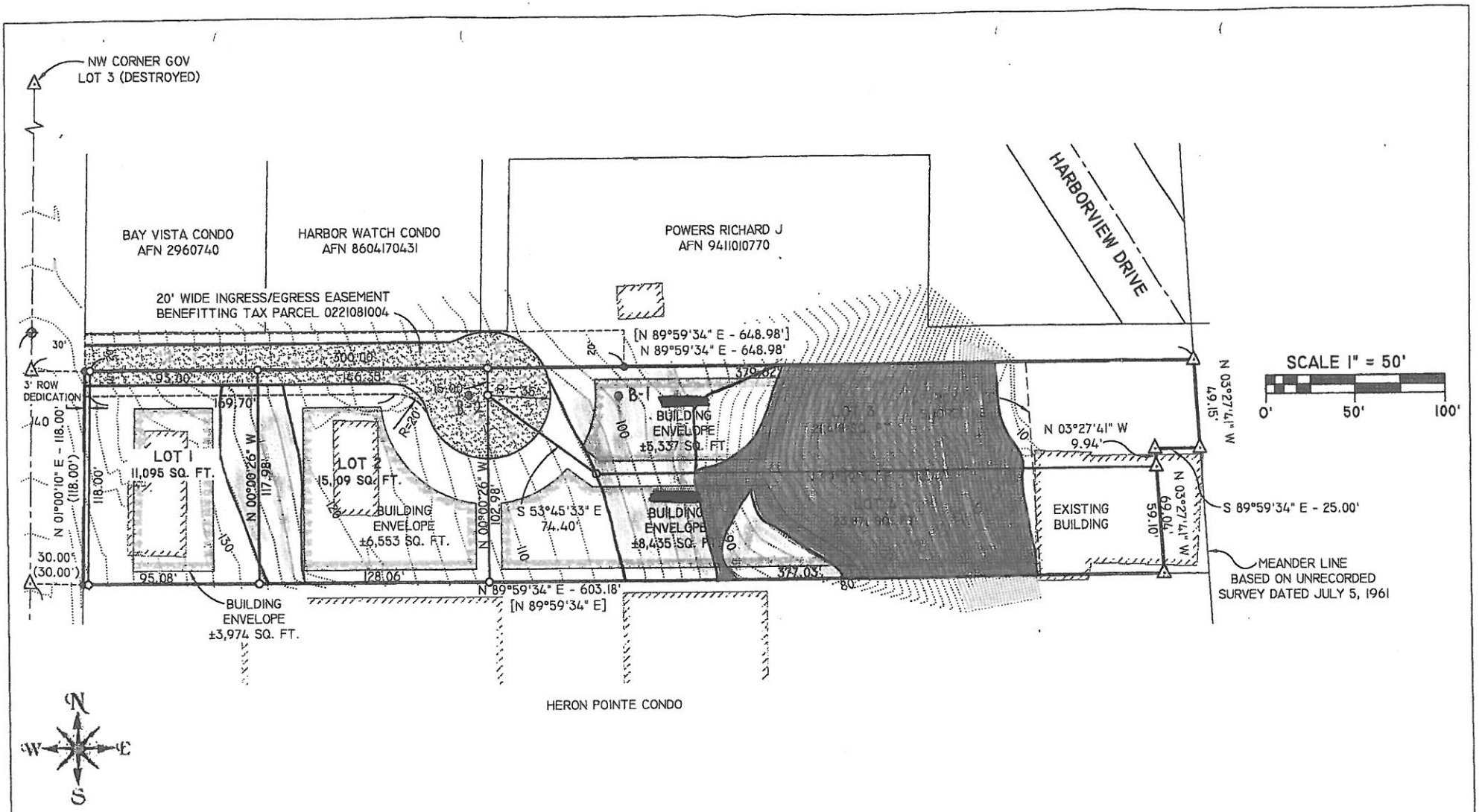
KSS:KWG:kss
Doc ID: HolmaasJ.SoundviewDr.RGr
Attachments: Figure 1 – Site Vicinity Map
Figure 2 – Site Plan
Figure 3 – SCS Soils Map
Figure 4 – USGS Geologic Map
Figure 5 – Coastal Zone Atlas
Figure 6 – Soil Classification System
Boring Log B-1 and B-2
Figure 7 – Structural Setback
Slope Stability Results



Approximate Site Location

GeoResources, LLC
5007 Pacific Highway East, Suite 20
Fife, Washington 98424
Phone: 253-896-1011
Fax: 253-896-2633

Figure 1: Site Vicinity Map



APPROXIMATE LOCATION OF BORING B-1 ●
SCALE: 1 INCH = 50 FEET

15 to 25 PERCENT SLOPE AREA
25 to 40 PERCENT SLOPE AREA
40 PERCENT OR GREATER

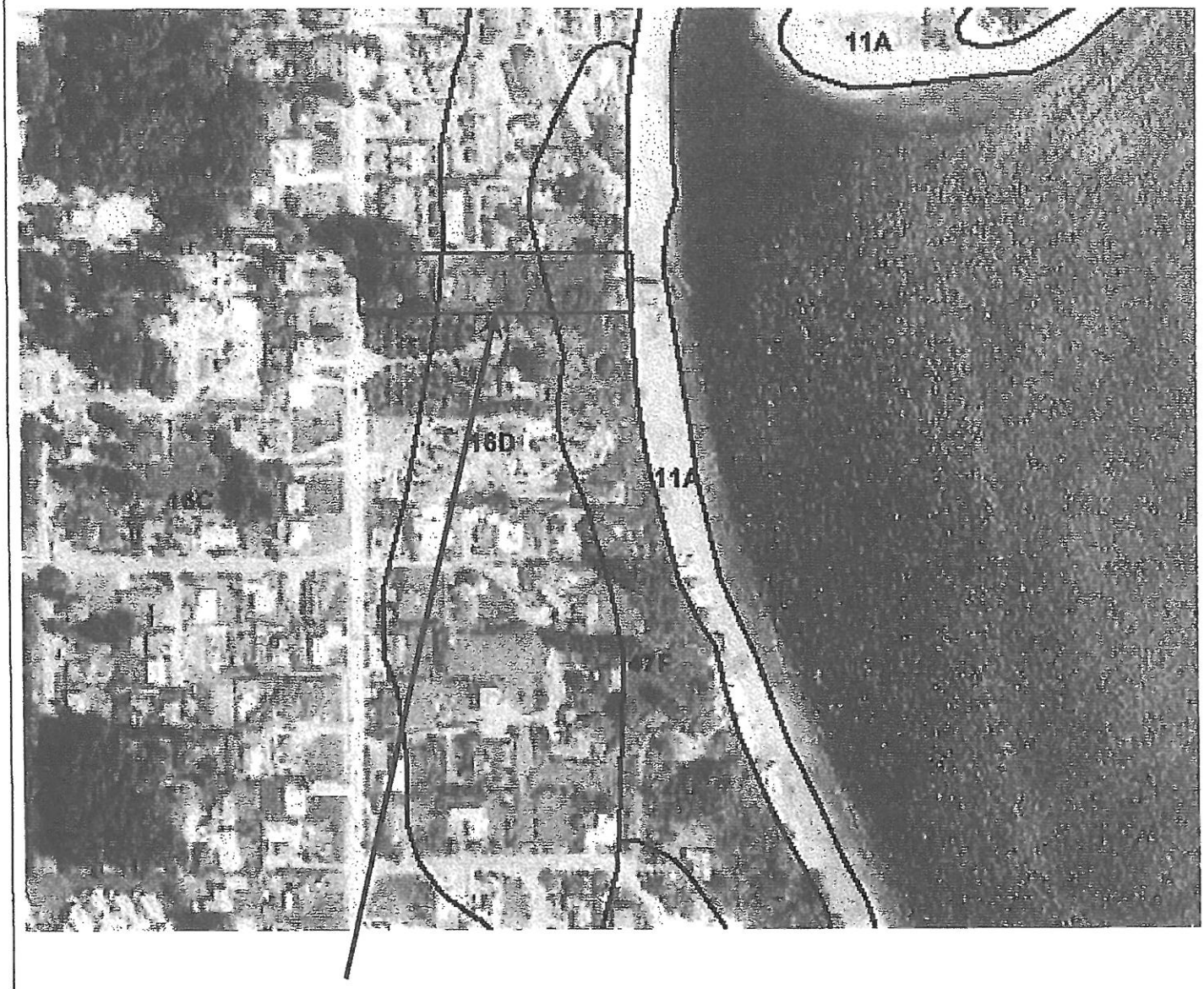
GeoResources, LLC

5007 Pacific Highway East, Suite 20
Fife, Washington 98424
Ph: 253-896-1011 Fax: 253-896-2633

FIGURE 2 - Site Plan

Project: Proposed Residential Short Plat
Location: 7315 Soundview Drive
Gig Harbor, Washington
Client: Mr. John Holmaas
Date: June 5, 2006

Job #: Holmaas.Soundview.RG

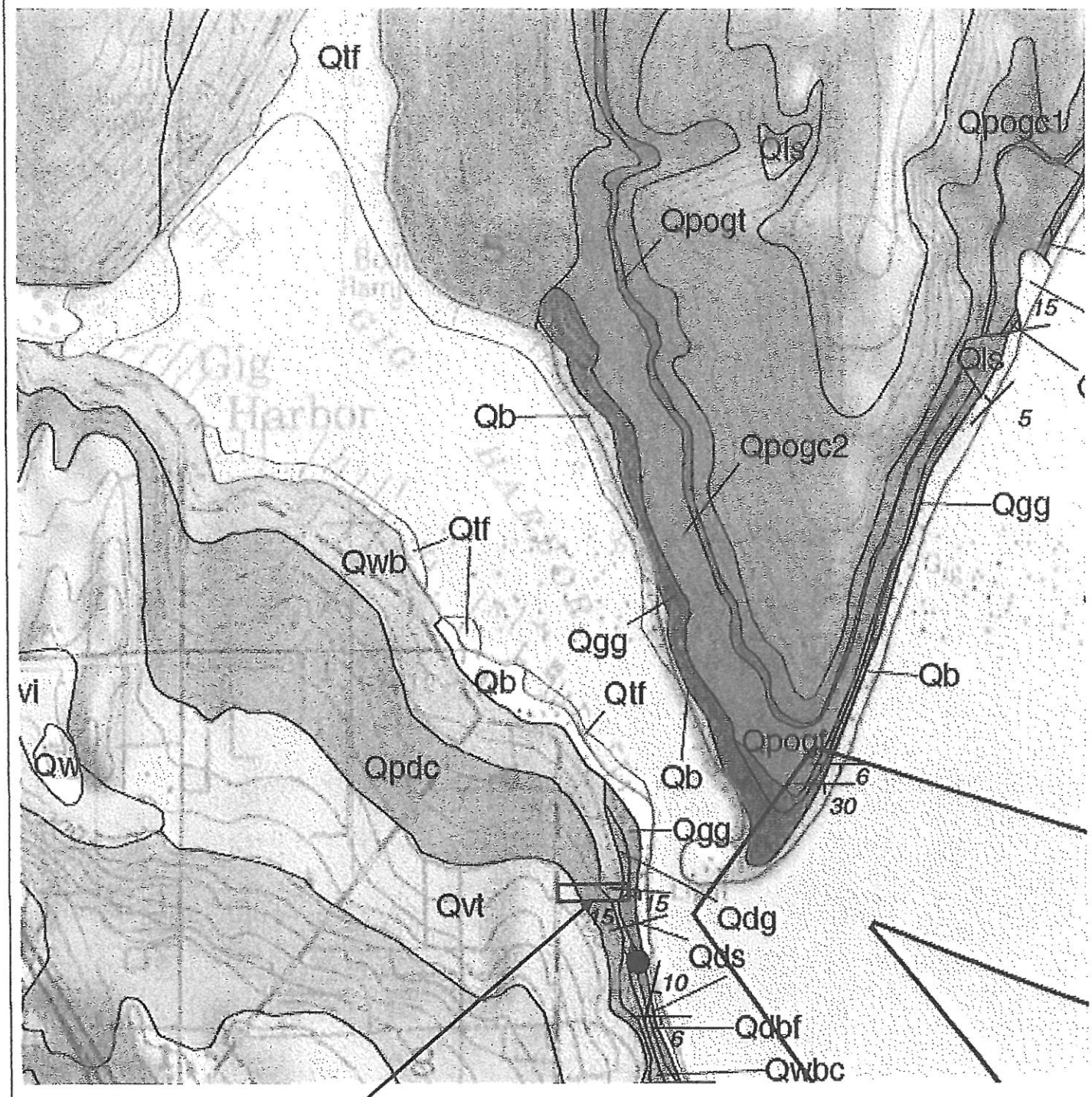


Approximate Site Location

N
W
E
S

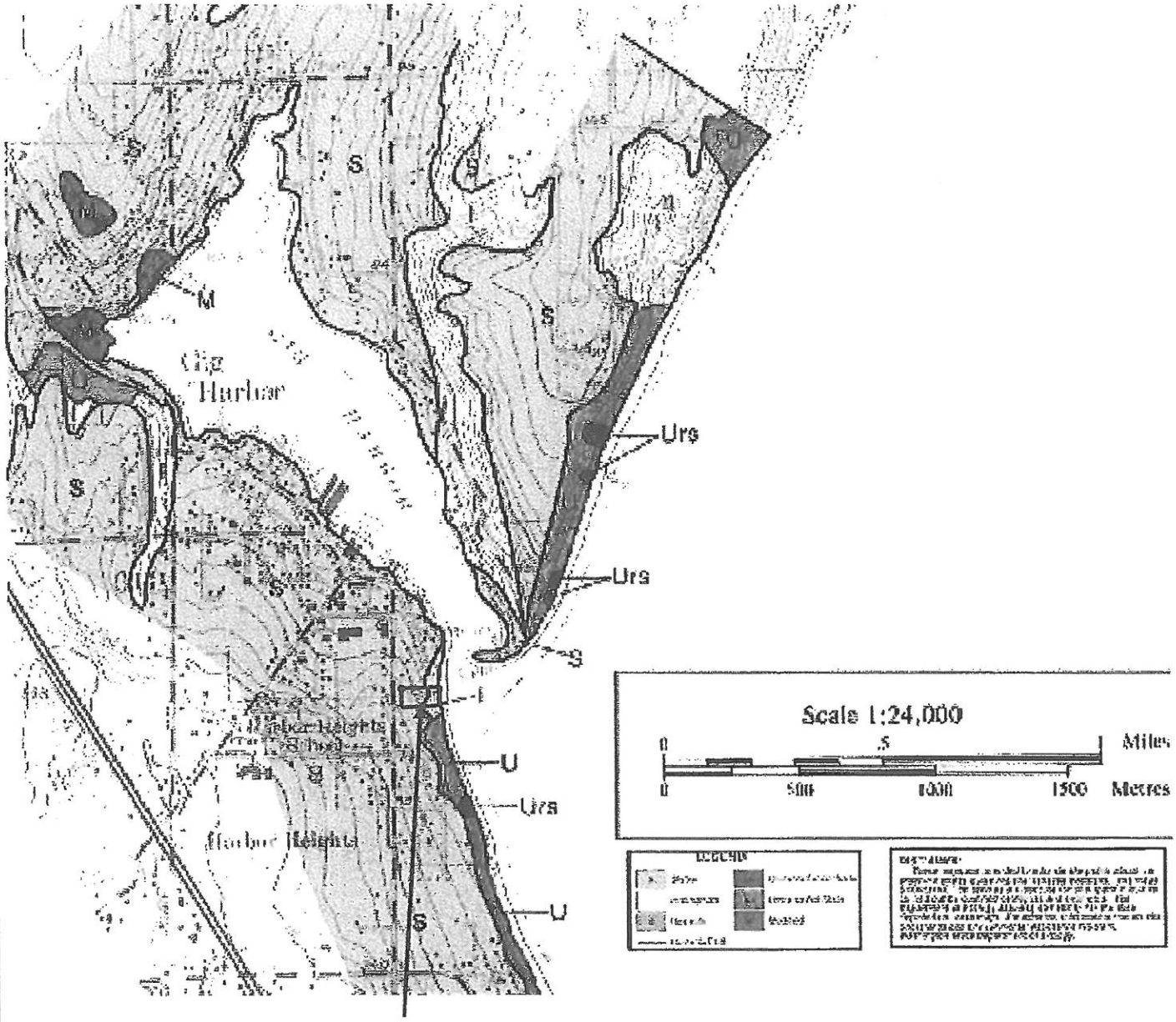
GeoResources, LLC
5007 Pacific Highway East, Suite 20
Fife, Washington 98424
Phone: 253-896-1011
Fax: 253-896-2633

Figure 3: USDA SCS Map



GeoResources, LLC
5007 Pacific Highway East, Suite 20
Fife, Washington 98424
Phone: 253-896-1011
Fax: 253-896-2633

Figure 4: USGS Geologic Map



Approximate Site Location

GeoResources, LLC
5007 Pacific Highway East, Suite 20
Fife, Washington 98424
Phone: 253-896-1011
Fax: 253-896-2633

Figure 5: Coastal Zone Atlas

SOIL CLASSIFICATION SYSTEM

MAJOR DIVISIONS			GROUP SYMBOL	GROUP NAME
COARSE GRAINED SOILS More than 50% Retained on No. 200 Sieve	GRAVEL More than 50% Of Coarse Fraction Retained on No. 4 Sieve	CLEAN GRAVEL	GW	WELL-GRADED GRAVEL, FINE TO COARSE GRAVEL
			GP	POORLY-GRADED GRAVEL
		GRAVEL WITH FINES	GM	SILTY GRAVEL
			GC	CLAYEY GRAVEL
	SAND More than 50% Of Coarse Fraction Passes No. 4 Sieve	CLEAN SAND	SW	WELL-GRADED SAND, FINE TO COARSE SAND
			SP	POORLY-GRADED SAND
		SAND WITH FINES	SM	SILTY SAND
			SC	CLAYEY SAND
FINE GRAINED SOILS More than 50% Passes No. 200 Sieve	SILT AND CLAY Liquid Limit Less than 50	INORGANIC	ML	SILT
			CL	CLAY
		ORGANIC	OL	ORGANIC SILT, ORGANIC CLAY
	SILT AND CLAY Liquid Limit 50 or more	INORGANIC	MH	SILT OF HIGH PLASTICITY, ELASTIC SILT
			CH	CLAY OF HIGH PLASTICITY, FAT CLAY
		ORGANIC	OH	ORGANIC CLAY, ORGANIC SILT
HIGHLY ORGANIC SOILS			PT	PEAT

NOTES:

1. Field classification is based on visual examination of soil in general accordance with ASTM D2488-90.
2. Soil classification using laboratory tests is based on ASTM D2487-90.
3. Description of soil density or consistency are based on interpretation of blow count data, visual appearance of soils, and or test data.

SOIL MOISTURE MODIFIERS:

Dry- Absence of moisture, dry to the touch

Moist- Damp, but no visible water

Wet- Visible free water or saturated, usually soil is obtained from below water table

GeoResources, LLC
5007 Pacific Highway East, Suite 20
Fife, Washington 98424
Phone: 253-896-1011
Fax: 253-896-2633

Figure 6: Soil Classification System

BORING LOG

GeoResources, LLC

PROJECT :	Job Number :	Boring No. :
Sonny Dunn Pad	Holman	T-1

Elevation Reference :
Ground Surface Elevation :

Well Completed :
Casing Elevation :

AS-BUILT DESIGN

TESTING

DEPTH (feet)		SAMPLE TYPE	SAMPLE NUMBER	BLOW COUNT	OVM READING	GROUND WATER
0	Topsoil					
	Gry/brn gravelly SAND w/ tr silt (very dense, moist)		S-1	50/5"		
5			S-2	50/6"		
	w/ some silt		S-3	50/6"		
	Becomes wet.					▽
10			S-4	38		
	Gry clayey SILT (hard, moist)					
15	massive		S-5	46		
20	massive		S-6	47		
25	w/ trace fine sand		S-7	57		
30						

LEGEND

- 2-Inch O. D. Split-Spoon Sample
- 1" Geoprobe
- Sample not Recovered
- DATE ▽ Static Water Level at Drilling
- DATE ▽ Static Water Level
- Perched Groundwater
- Grab Sample
- 8270-D Est. 8310 — Type of Analytical Testing Used
- NR — No Recovery
- ATD — At Time of Drilling

Drilling Start Date : 5/25/2006

Drilling Completion Date : 5/25/2006

Logged By : KSS

BORING LOG

GeoResources, LLC

PROJECT : Sorrentino Plan | Job Number : Holmose. Sorrentino | Boring No. : B-1

Elevation Reference : | Well Completed :
Ground Surface Elevation : | Casing Elevation :

AS-BUILT DESIGN | TESTING

DEPTH (feet)		SAMPLE TYPE	SAMPLE NUMBER	BLOW COUNT	OVM READING	GROUND WATER
30	Gry clayey SILT w/ trace fine sand (Clay, moist)		SS	38		
35			SS	69		
	Terminated at 38½' below ground surface					
40						
45						
50						
55						
60						

LEGEND

- 3-Inch O. D. Split-Spoon Sample
- GEOPROBE®SS
- Sample not Recovered
- DATE — Static Water Level at Drilling
- DATE — Static Water Level
- Perched Groundwater
- Grab Sample
- MTBHB Est. 8018 — Type of Analytical Testing Used
- NR — No Recovery
- ATD — At Time of Drilling

Page : 1 of 2

Drilling Start Date : 6/22/2020 | Drilling Completion Date : 6/22/2020 | Logged By : PSC

BORING LOG

GeoResources, LLC

PROJECT : Sourdough Flat

Job Number : Delaware County

Boring No. : B-2

Elevation Reference :
Ground Surface Elevation :

Well Completed :
Casing Elevation :

DEPTH (feet)		SAMPLE TYPE	SAMPLE NUMBER	BLOW COUNT	OVM READING	GROUND WATER	AS-BUILT DESIGN	TESTING
0	TOPSOIL							
	Gry/brn gravelly SAND w/ some silt (dense, moist)		S-1	35				
5	Becomes very dense		S-2	50/5				
10			S-3	38		▽		
	Gry clayey SILT (very stiff, moist)							
15	massive		S-4	19				
20	w/ some fine sand		S-5	18				
25			S-6	27				
30	Becomes hard clayey SILT		S-7	35				

LEGEND

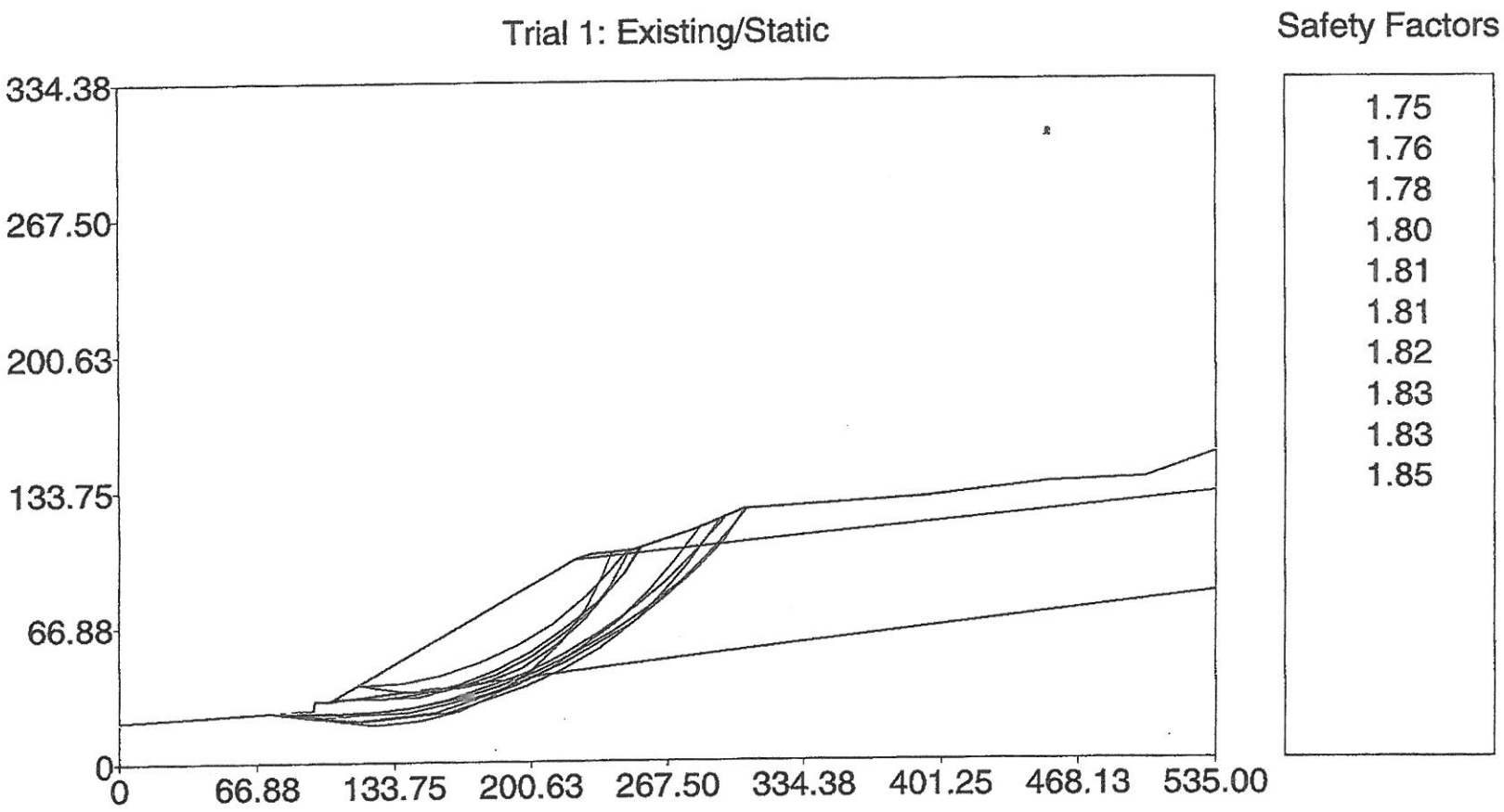
- 2-inch O. D. Split-Spoon Sample
- 1" Geoprobe
- Sample not Recovered
- DATE ▽ Static Water Level at Drilling
- DATE ▽ Static Water Level
- Perched Groundwater
- Grab Sample
- STRAIGHT SEAL — Type of Analytical Testing Used
- NR — No Recovery
- ATD — At Time of Drilling

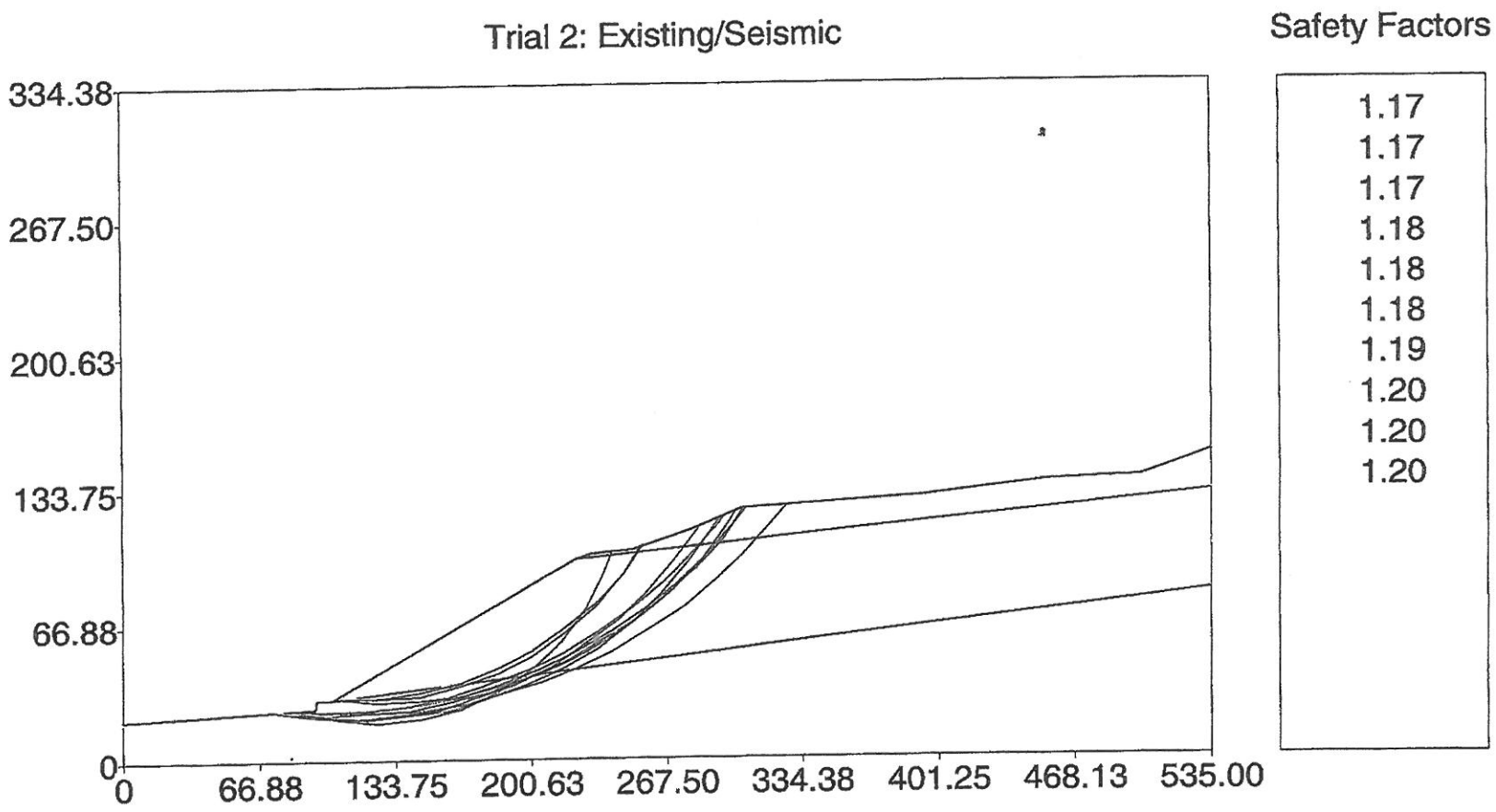
Page : 1 of 1

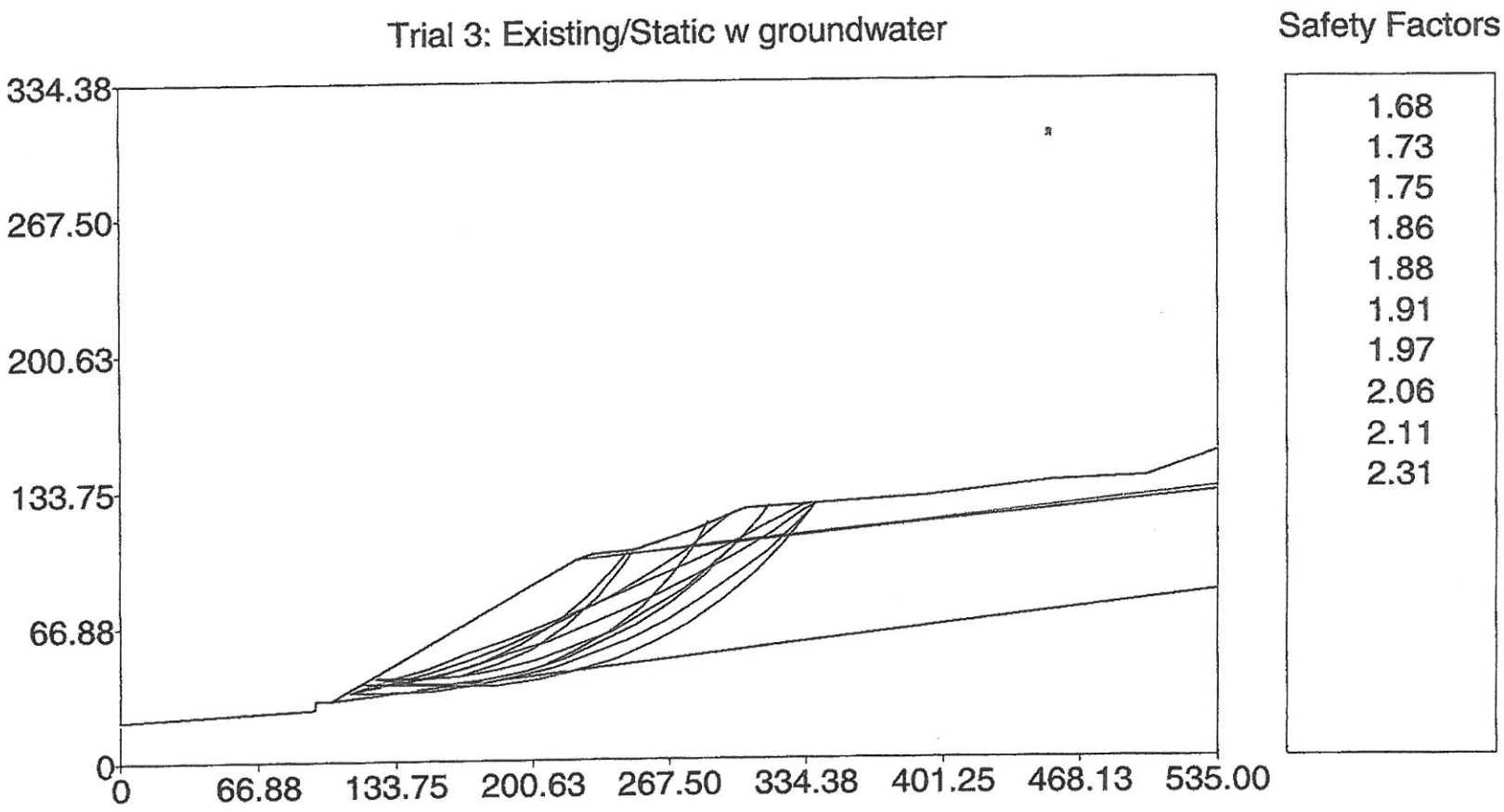
Drilling Start Date : 5/25/2006

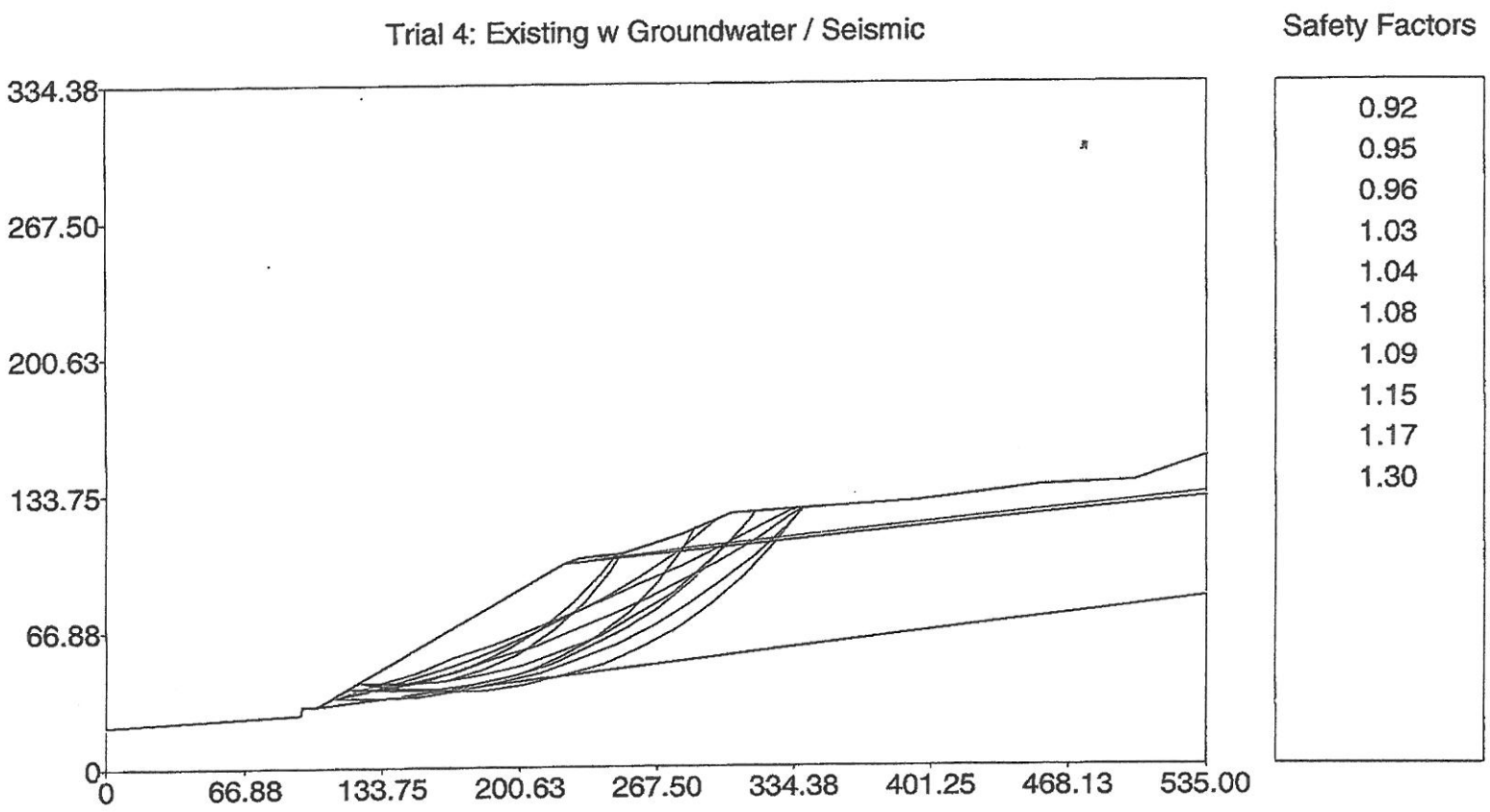
Drilling Completion Date : 5/25/2006

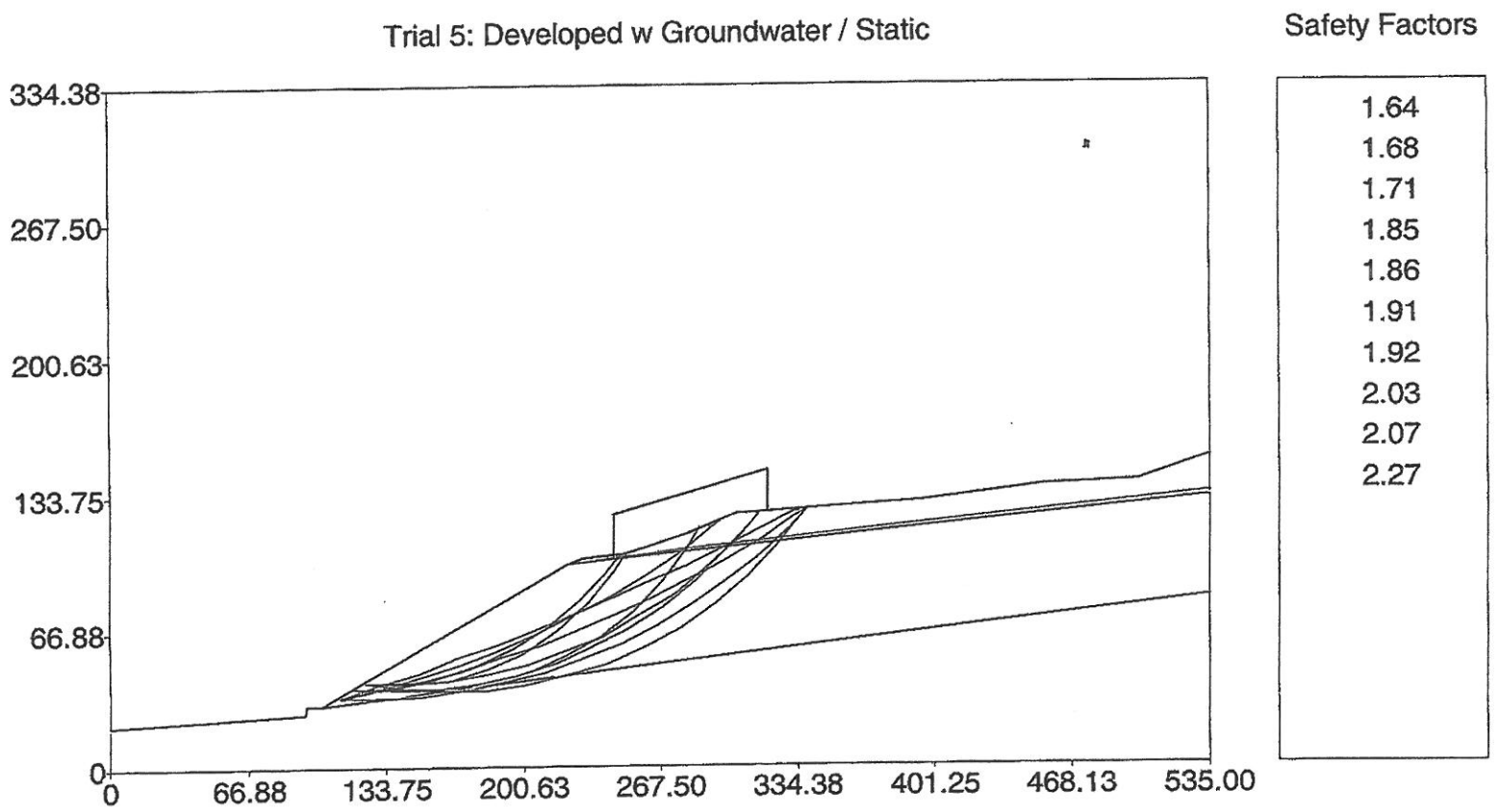
Logged By : KSS

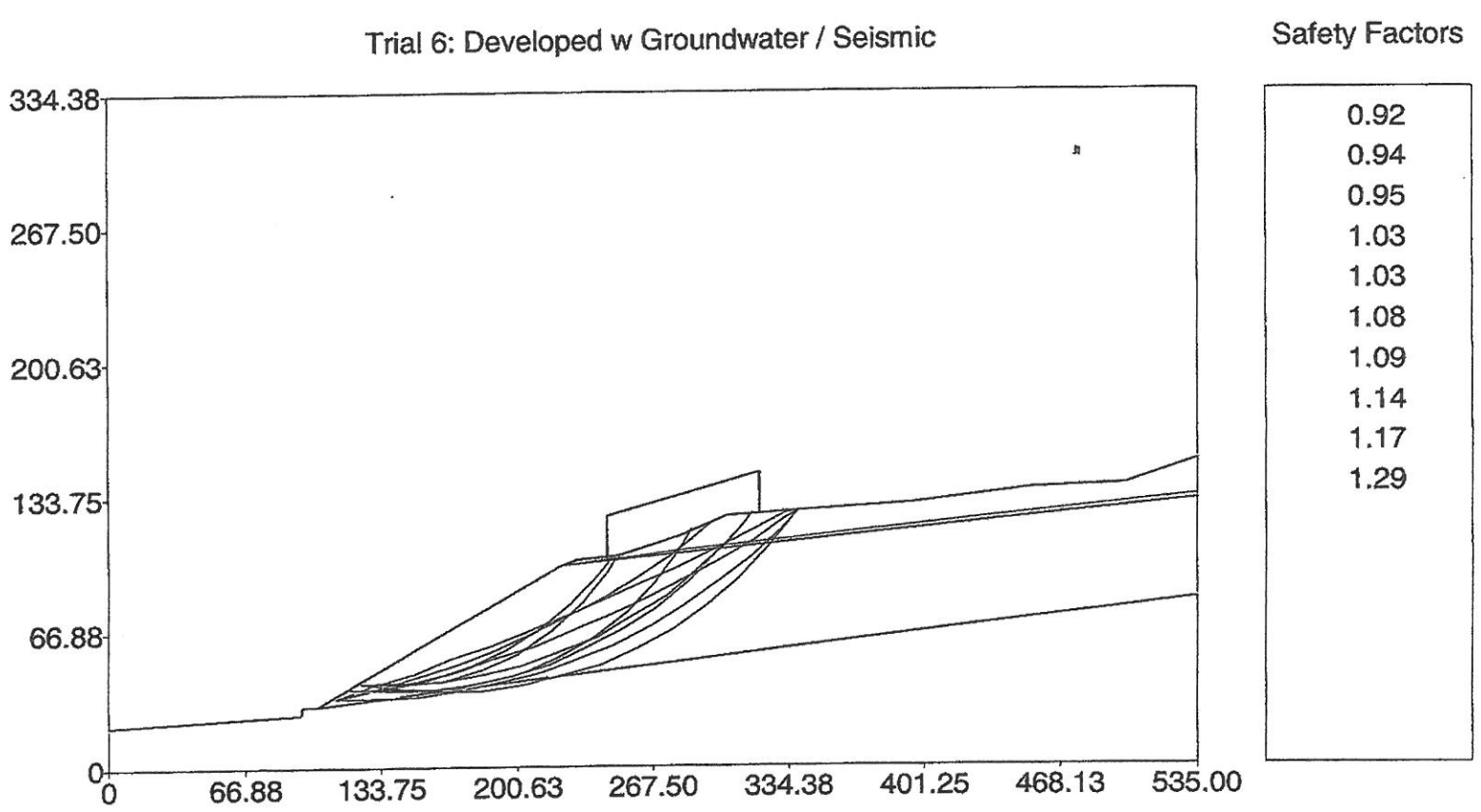

Trial 1: Existing/Static
Safety Factors
1.75
1.76
1.78
1.80
1.81
1.81
1.82
1.83
1.83
1.85
334.38
267.50
200.63
133.75
66.88
0
0
66.88
133.75
200.63
267.50
334.38
401.25
468.13
535.00

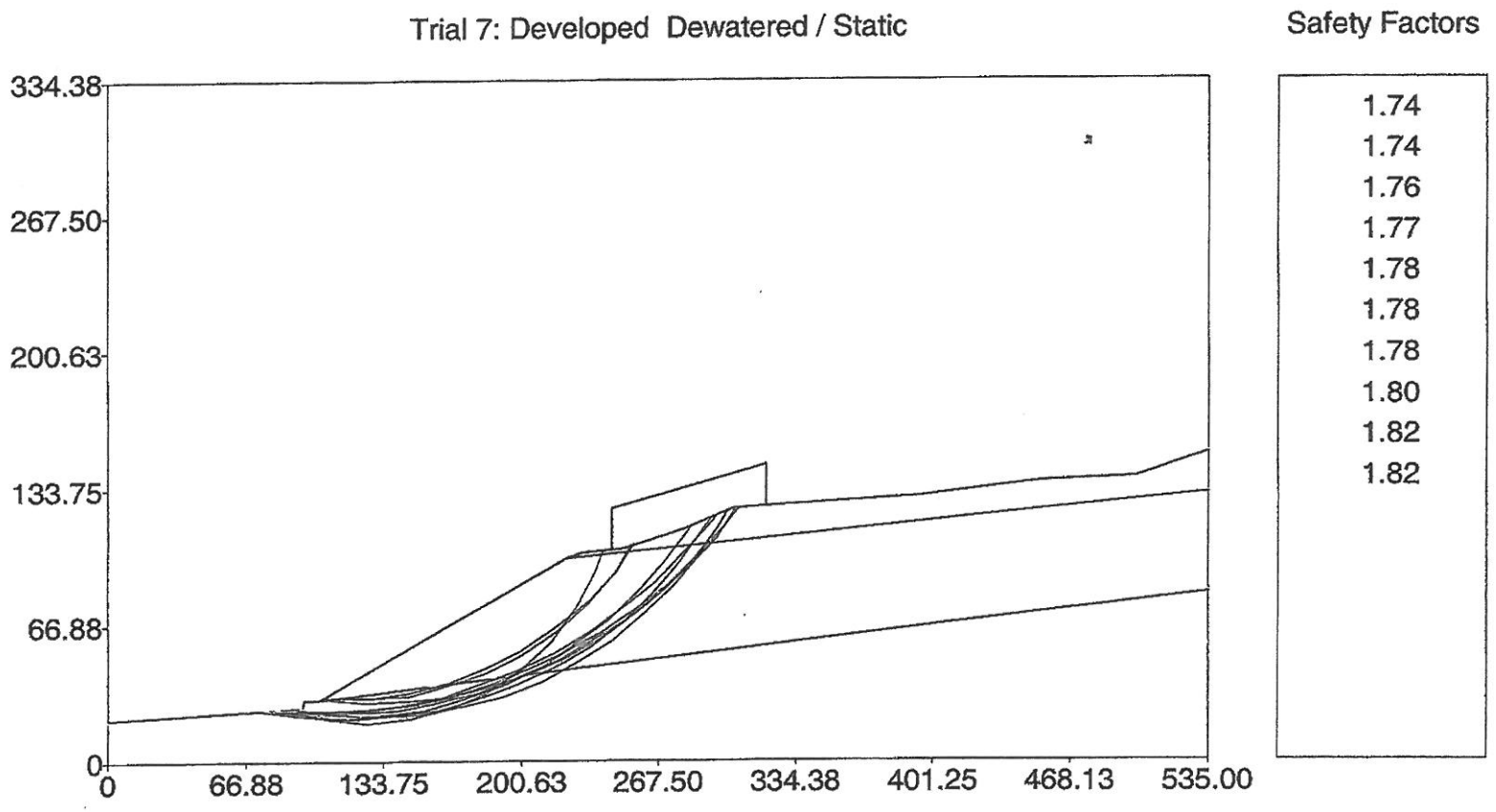

Trial 2: Existing/Seismic
Safety Factors
1.17
1.17
1.17
1.18
1.18
1.18
1.19
1.20
1.20
1.20
334.38
267.50
200.63
133.75
66.88
0
0
66.88
133.75
200.63
267.50
334.38
401.25
468.13
535.00

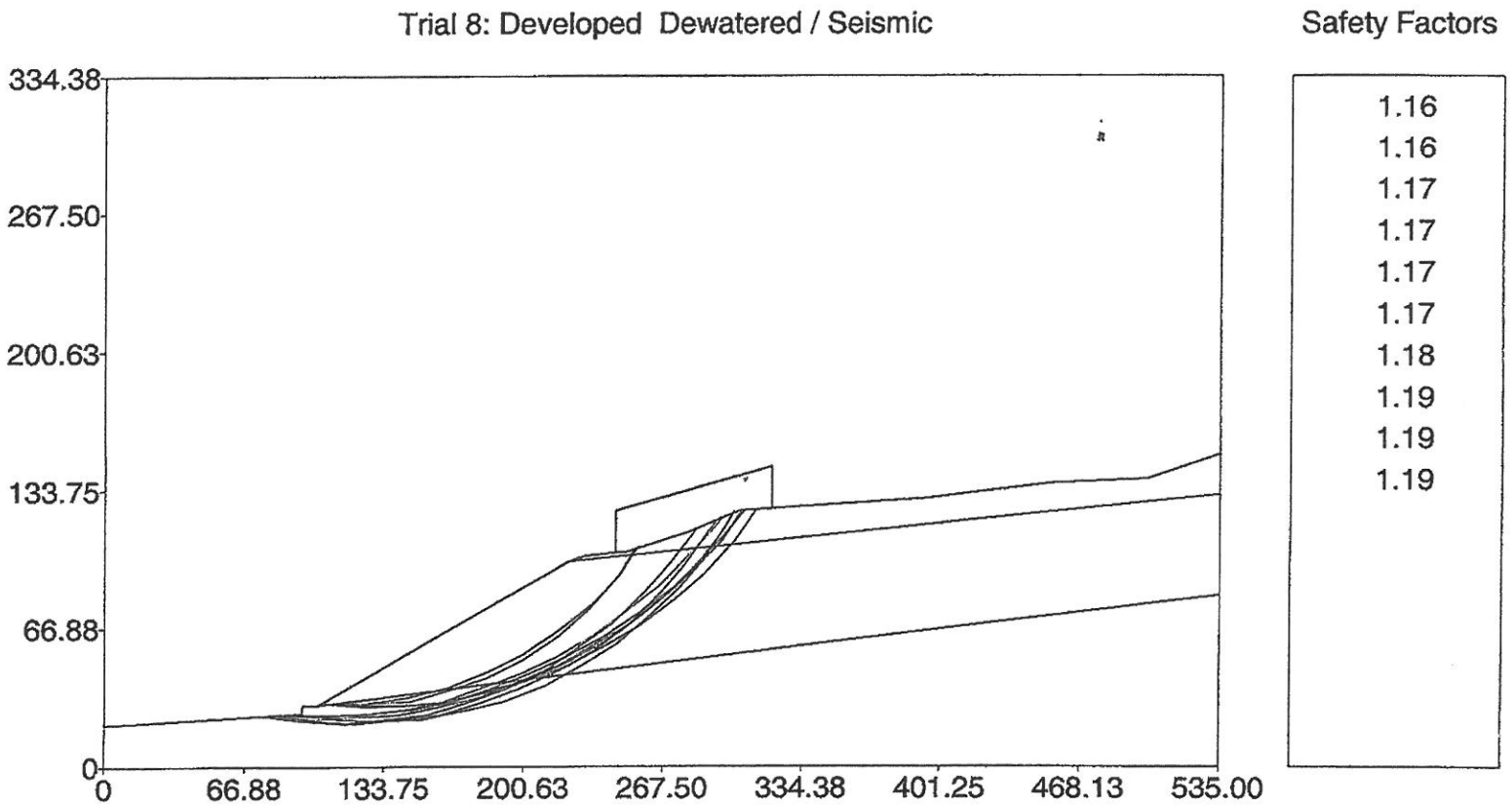

Trial 3: Existing/Static w groundwater
Safety Factors
1.68
1.73
1.75
1.86
1.88
1.91
1.97
2.06
2.11
2.31
334.38
267.50
200.63
133.75
66.88
0
0
66.88
133.75
200.63
267.50
334.38
401.25
468.13
535.00


Trial 4: Existing w Groundwater / Seismic
Safety Factors
0.92
0.95
0.96
1.03
1.04
1.08
1.09
1.15
1.17
1.30
334.38
267.50
200.63
133.75
66.88
0
0
66.88
133.75
200.63
267.50
334.38
401.25
468.13
535.00


Trial 5: Developed w Groundwater / Static
Safety Factors
1.64
1.68
1.71
1.85
1.86
1.91
1.92
2.03
2.07
2.27
334.38
267.50
200.63
133.75
66.88
0
0
66.88
133.75
200.63
267.50
334.38
401.25
468.13
535.00


Trial 6: Developed w Groundwater / Seismic
Safety Factors
0.92
0.94
0.95
1.03
1.03
1.08
1.09
1.14
1.17
1.29
334.38
267.50
200.63
133.75
66.88
0
0
66.88
133.75
200.63
267.50
334.38
401.25
468.13
535.00


Trial 7: Developed Dewatered / Static
Safety Factors
1.74
1.74
1.76
1.77
1.78
1.78
1.78
1.80
1.82
1.82
334.38
267.50
200.63
133.75
66.88
0
0
66.88
133.75
200.63
267.50
334.38
401.25
468.13
535.00


Trial 8: Developed Dewatered / Seismic
Safety Factors
334.38
267.50
200.63
133.75
66.88
0
0
66.88
133.75
200.63
267.50
334.38
401.25
468.13
535.00
1.16
1.16
1.17
1.17
1.17
1.17
1.18
1.19
1.19
1.19

RECEIVED
By C. ANDREWS at 2:43 pm, Sep 30, 2021

EXHIBIT I

GEORESOURCES
earth science & geotechnical engineering
4809 Pacific Hwy. E. | Fife, Washington 98424 | 253.896.1011 | www. georesources.rocks

March 18, 2019
Revised September 29, 2021

Contour Engineering LLC
P.O. Box 949
Gig Harbor, Washington 98335
(253) 857-5454

Attn: Mr. Stephen Bridgeford
stephen.b@contourengineeringllc.com

Revised Geotechnical Consultation Letter
2854 Soundview Lane
Gig Harbor, Washington
PN: 0221085024
Doc ID: ***Contour.TarabochiaNetShed.L.rev01***

This ***revised*** geotechnical consultation letter provides our opinion regarding the placement of the proposed grinder pump force main to be installed for the Tarabochia net shed ***and addresses comments made by the City of Gig Harbor on February 12, 2021***. ***Revisions are shown in bold and italics.*** The net shed is located at the toe of the slope below 2854 Soundview Lane in Gig Harbor Washington. We previously completed a *Geotechnical Engineering Report* for the Cozart Short Plat dated October 26, 2006, as well as an *Updated Geotechnical Assessment: Landslide, Hillside Assessment* dated July 10, 2018 for 7323 Soundview Drive, located adjacent to the subject site. ***We revisited the site on September 2, 2021 to observe the lower portion of the slope.***

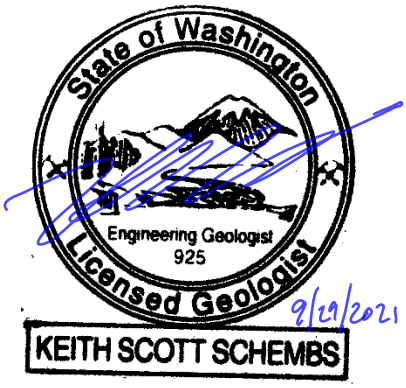
We understand that the force main ***sewer line*** for the net shed is proposed to be placed on the face of the slope, and that no excavation is proposed on the slope. ***The force main grinder pump will be installed in the net shed. The force main sewer line will extend from the net shed to the sewer main located in the Soundview Lane cul-de-sac via an easement through parcel number 0221085024. Originally, the easement was located along the north portion of the parcel, parallel to the parcel boundary. However, the most recent site plan prepared by Contour Engineering dated October 28, 2020 shows that the easement will be near the north property line along the upper northwest corner of the site, and will extend south into the central portion of the parcel near the lower portion of the slope, more perpendicular to the slopes at the site. The attached October 28, 2020 site plan shows the*** location of the proposed force main relative to the existing Cozart short plat overland storm drain tight line outfall. The force main will be located on the north side of the existing storm tightline (that was installed as part of the Cozart Plat).

Provided the grinder and transmission line are installed per the recommendations in our original October 26, 2006 report, and in accordance with the City of Gig Harbor sewer regulations and guidelines, it is our opinion that the grinder pump force main will have minimal impacts to the slope and is feasible from a geotechnical standpoint.

◆ ◆ ◆

We have appreciated the opportunity to be of service to you on this project. If you have any questions or comments, please do not hesitate to call at your earliest convenience.

Respectfully submitted,
GeoResources, LLC

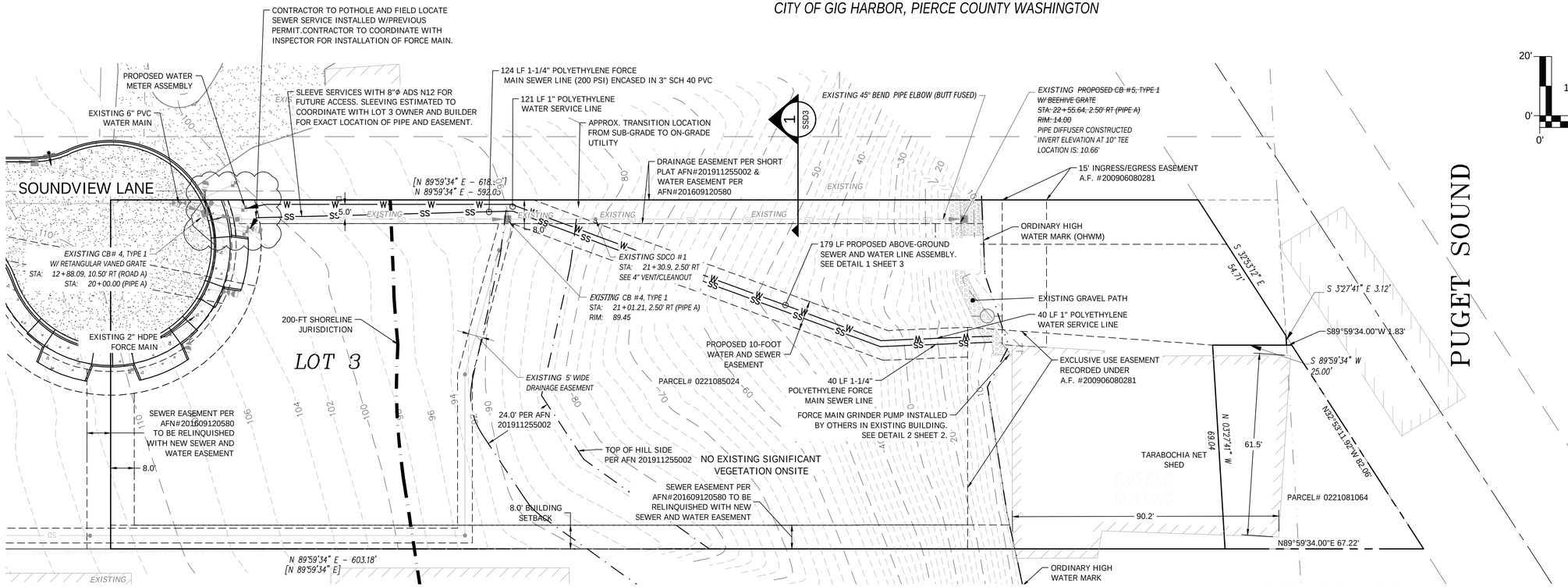


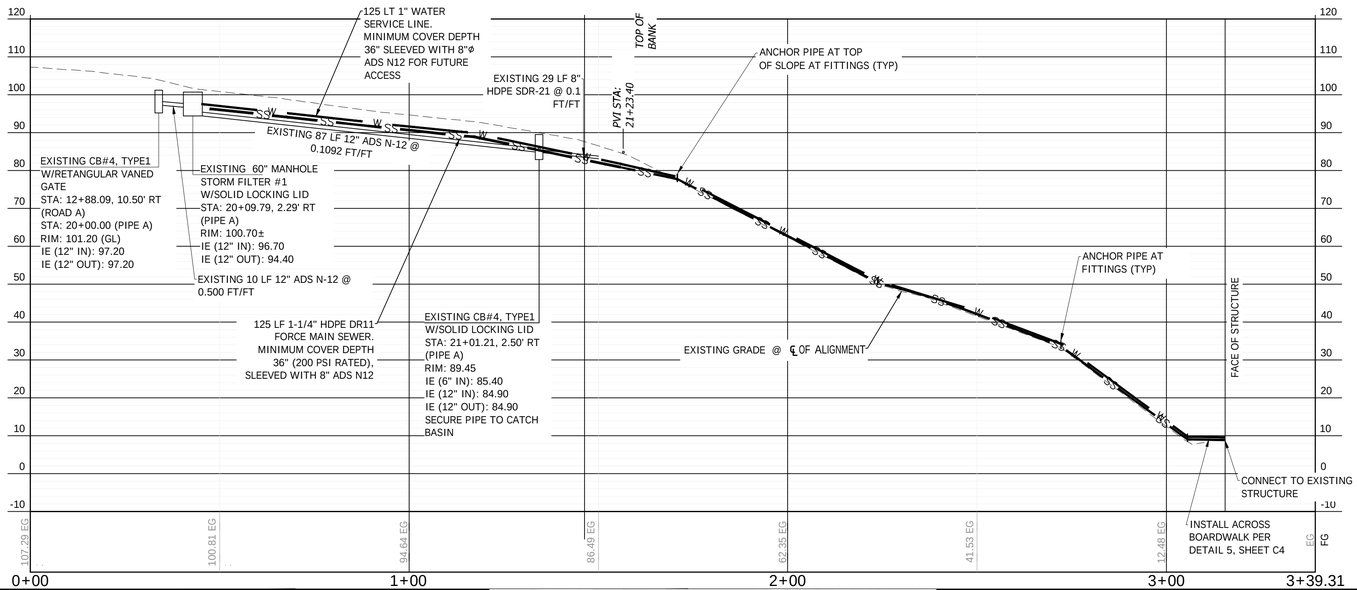
Keith S. Schembs, LEG
Principal

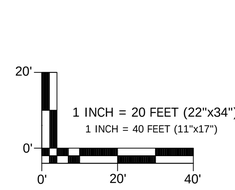
Eric W. Heller, PE, LG
Senior Geotechnical Engineer

KSS:EWH/kss
Doc ID: ***Contour.TarabochiaNetShed.L.rev01***
Attachments: Contour Engineering Site Plan

IN A PORTION OF THE NW 1/4 OF SECTION 8, TOWNSHIP 21 NORTH, RANGE 2 EAST OF THE W.M.
CITY OF GIG HARBOR, PIERCE COUNTY WASHINGTON







DATUM

RAILROAD SPIKE IN UTILITY POLE SOUTH SIDE ROSEDALE ST. NW., 45 FEET WEST OF DRIVE TO RESIDENCE 4025 ROSEDALE ST. NW.
BM: P15-1 PIERCE COUNTY VERTICAL DATUM
NGVD29 ELEV: 161.24'

CONTOUR INTERVAL 2'

PROJECT DESCRIPTION

THIS SHORELINE SUBSTANTIAL DEVELOPMENT (SSD) PERMIT IS FOR SEWER & WATER SERVICE EXTENSION TO THE EXISTING TARABOCHIA NET SHED. THIS SSD IS NOT PROPOSING CHANGES TO THE EXISTING HISTORIC USE. SEWER AND WATER WILL BE EXTENDED TO THE NET SHED FROM SOUNDVIEW LANE. SOUNDVIEW LANE IS LOCATED TO THE WEST OF STRUCTURE AND ON TOP OF THE HILL SIDE. THE UTILITIES WILL BE EXTENDED TO THE PROPERTY VIA A COMBINATION OF SUB-GRADE AND ON-GRADE CONSTRUCTION TECHNIQUES. THE UTILITIES WILL BE LOCATED SUB-GRADE UNTIL THEY ARE BEYOND THE TOP OF SLOPE WHERE THE WILL BE PLACE ON-GRADE WITH ANCHORS TO PROVIDE NEGLIGIBLE IMPACTS TO THE SLOPE AND EXISTING VEGETATION.

PROPERTY DESCRIPTION

THE PROJECT SITE IS LOCATED ALONG THE PUGET SOUND OUTSIDE GIG HARBOR BAY. SITE TOPOGRAPHY SLOPES STEEPLY FROM WEST TO EAST DOWN TO THE PUGET SOUND. SLOPE GRADIENTS RANGE BETWEEN 35 AND 65%.

THE SITE UPLAND OF THE EXISTING NET SHED IS BEING DEVELOPED WITH A SINGLE-FAMILY RESIDENCE. THE SURROUNDING PROPERTIES ARE ALL DEVELOPED WILL RESIDENTIAL USES INCLUDING DETACHED AND ATTACHED SINGLE-FAMILY.

THE AREA WITHIN 1,000 FT OF THE PROPERTY IS GENERALLY DEVELOPED WITH RESIDENTIAL USES. INCLUDING A COMBINATION OF SINGLE-FAMILY ATTACHED AND DETACHED RESIDENCES. THERE ARE COMMERCIAL USES ABOUT 850 FT TO THE NORTHWEST OF THE SITE.

DOMINANT VEGETATION ALONG THE STEEP SLOPE DOWN TO THE MARINE SHORELINE ON THE EASTERN PORTION OF THE SITE INCLUDES BIG LEAF MAPLE AND BITTER CHERRY SAPLINGS, RED ELDERBERRY, WESTERN SWORD FERN, TRAILING BLACKBERRY, AND NON-NATIVE, INVASIVE HIMALAYAN BLACKBERRY. FROM SITE RECONNAISSANCE THERE IS NO EXISTING SIGNIFICANT VEGETATION ON SITE. VEGETATION UPSLOPE FROM THE NETSHED HAS BEEN CLEARED BY OTHERS TO PRESERVE A VIEWSHED. THE PORTION OF THE UTILITY EXTENSIONS THAT ARE SUB-GRADE ARE LOCATED IN AN AREA THAT WAS PREVIOUSLY CLEARED. THE ON-GRADE UTILITIES WILL BE CONSTRUCTED WILL MINIMAL IMPACT EITHER TO THE SLOPE AND FOLLOW MITIGATION PLAN OUTLINED IN THE HABITAT MANAGEMENT PLAN.

LEGAL DESCRIPTION:

BEGINNING 522' FEET NORTH OF THE SOUTHWEST CORNER OF LOT 3, IN SECTION 8, TOWNSHIP 21 NORTH,
RANGE.,2. EAST OF THE "W. M. IN PIERCE COUNTY, WASHINGTON;
THENCE EAST 650' FEET MORE. OR LESS, TO THE MEANDER LINE OF PUGET SOUND WHICH LAST POINTS
THE TRUE BEGINNING OF THIS DESCRIPTION;
THENCE WEST-25 FEET;
THENCE NORTH 4°"WEST 69 FEET;
THENCE EAST 25 FEET, MORE OR LESS, TO THE MEANDER LINE OF PUGET SOUND;
THENCE SOUTH 4° EAST 69 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.

SITUATE IN THE CITY OF GIG HARBOR, COUNTY OF PIERCE, STATE OF WASHINGTON.

AND INCLUDING EASEMENTS OVER

LOT 3 CITY OF GIG HARBOR SHORT PLAT AMENDMENT RECORDED FEBRUARY 7, 2018 UNDER RECORDING NUMBER 201911255002, RECORDS OF PIERCE COUNTY AUDITOR, BEING AN AMENDMENT OF CITY OF GIG HARBOR SHORT PLAT RECORDED JANUARY 7TH, 2019, BEING AN AMENDMENT OF CITY OF GIG HARBOR SHORT PLAT RECORDED MARCH 22, 2016 UNDER RECORDING NUMBER 201603225003, RECORDS OF PIERCE COUNTY, WASHINGTON.

SITUATE IN THE CITY OF GIG HARBOR, COUNTY OF PIERCE, STATE OF WASHINGTON.

SITE INFORMATION

PARCEL NUMBER: OVERWATER NETSHED PARCEL NO. 0221081064
PARCEL W/ NETSHED & UTILITY EASEMENT
PARCEL NO. 0221085024

SITE ADDRESS: 2854 SOUNDVIEW LANE
GIG HARBOR, WA 98335
ZONING: RESIDENTIAL (R-1)
SITE AREA: THE SUBJECT PARCEL IS 3,240 SQ FT.
THE TOTAL EASEMENT AREA OVER PARCEL 0221085024 IS 9,162 SQ. FT.

SHORELINE DESIG.: LOW-INTENSITY
SHORELINE OF STATE: YES

EARTHWORK NOTE

APPROXIMATELY 100 CUBIC YARDS OF CUT AND FILL IS ANTICIPATED FOR TRENCHING OF SEWER AND WATER UTILITIES. ANY IMPORTED MATERIALS WILL BE FOR PIPE BEDDING PER CIVIL PERMITS OR CITY STANDARDS. IT IS NOT ANTICIPATED THAT MATERIALS WILL BE EXPORTED.

CALL 811 AT LEAST 48 HOURS BEFORE YOU DIG

VERIFICATION NOTE

ALL EXISTING UTILITIES IN THE CONSTRUCTION AREA SHALL BE IDENTIFIED AND VERIFIED FOR DEPTH AND LOCATION PRIOR TO ANY CONSTRUCTION ACTIVITIES SO TO IDENTIFY ANY POTENTIAL CONFLICTS WITH PROPOSED CONSTRUCTION. CONTACT PROJECT ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE IDENTIFIED.

PRIOR TO ANY CONSTRUCTION ACTIVITIES, VERIFY EXISTING TOPOGRAPHY IS CONSISTENT WITH WHAT IS SHOWN ON PLANS AND IF THERE ARE ANY POTENTIAL CONFLICTS WITH PROPOSED CONSTRUCTION ACTIVITIES. CONTACT PROJECT ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE IDENTIFIED.

GIG HARBOR "THE MARITIME CITY"

ISSUED FOR CONSTRUCTION

DATE: _____

REVISIONS

CONTOUR ENGINEERING • LLC
CIVIL ENGINEERS~SURVEYORS~LAND PLANNERS
PO Box 949 Gig Harbor, WA 98335
Phone: 253-857-5454 ~ Fax: 253-509-0044 ~ info@contourpllc.com

DESIGNED BY:	KJR
DRAWN BY:	KJR
CHECKED BY:	BMA
APPROVED BY:	BMA
SCALE:	AS NOTED
OTHER:	

TARABOCHIA NET SHED

SHORELINE DEVELOPMENT

WATER & SEWER PLAN AND PROFILE

PERMIT NO. EN-18-0008
DRAWING NO. 17-099
SHEET 2 OF 3

BRETT M. ALLEN — STATE OF WASHINGTON — 37830 — REGISTERED PROFESSIONAL ENGINEER
10/28/2020

\\CONTOUR-SVR\SHARED\PROJECT FILES\17-099 TARABOCHIA NETSHED MAIN EXTENSION\DRAWINGS\17-099-C.DWG

RECEIVED
By C. ANDREWS at 2:42 pm, Sep 30, 2021

EXHIBIT J

FIRST AMENDMENT TO

UTILITY EASEMENT AGREEMENT

THIS FIRST AMENDMENT TO UTILITY EASEMENT AGREEMENT ("Amendment") is executed as of the ___ day of August, 2021 between Stephen and Suzanne Seher, Wynn and Sue Loiland, and Bryan and Thelma Channon (referred to collectively herein as "Grantors"), and Dominick J. Tarabochia, Jr. ("Grantee").

RECITALS

A. 7315 Soundview LLC, predecessor in interest of the Grantors, executed the Utility Easement Agreement ("Easement") dated September 12, 2016, recorded under Pierce County Auditor's File No. 201609120580, granting a perpetual, non-exclusive easement for the purpose of constructing, connecting, operating, and maintaining underground water and sanitary sewer utility lines over, under, through, and across portions of the Grantor's properties as depicted in Exhibit C thereto.

B. During construction, it became necessary to re-locate the water and sanitary sewer utility lines such that the lines followed a route that is different from what is depicted on Exhibit C.

C. The parties hereto desire to amend the Easement relating to the location of the water and sanitary sewer utility lines.

NOW, THEREFORE, the parties, in consideration of the mutual promises and covenants contained in this agreement, consent and agree to amend the Easement as follows:

1. The location of the easement for the water and sanitary sewer utility lines is amended as reflected in a new Exhibit C, attached hereto.

2. Except as specifically amended hereby, all terms and conditions of the Easement shall remain in full force and effect. In the event of any conflict between the terms and conditions of this Amendment and the terms and conditions of the Easement, the terms and conditions of this Amendment shall control.

3. This Amendment may be executed in multiple counterparts, each of which will be considered to be an original. Signature pages may be detached from the counterparts and attached to a single copy of this document to physically form one document. The parties may provide signatures to this Amendment by facsimile or Adobe PDF file and such facsimile or PDF file signatures shall be deemed to be the same as original signatures.

Signature page to follow

GRANTORS:

_____	_____
Stephen L. Seher	Suzanne J. Seher
_____	_____
Wynn Loiland	Sue Loiland
_____	_____
Bryan Channon	Thelma Channon

GRANTEE:

_____

Dominick J. Tarabochia, Jr.

State of Washington)
) ss.
County of _____)

On this ____ day of August, 2021 personally appeared before me Stephen L. and Suzanne J. Seher, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this ___ day of August, 2021.

_____
Print Name: _____
Notary Public in and for the State of Washington residing at:
_____
My appointment expires: _____

State of Washington)
) ss.
County of _____)

On this ____ day of August, 2021 personally appeared before me Wynn and Sue Loiland, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this ___ day of August, 2021.

_____
Print Name: _____
Notary Public in and for the State of Washington residing at:
_____
My appointment expires: _____

State of Washington)
) ss.
County of _____)

On this ____ day of August, 2021 personally appeared before me Bryan and Thelma Channon, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this ___ day of August, 2021.

_____
Print Name: _____
Notary Public in and for the State of Washington residing at:
_____
My appointment expires: _____

State of Washington)
) ss.
County of _____)

On this ____ day of August, 2021 personally appeared before me Dominick J. Tarabochia, Jr., to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this ___ day of August, 2021.

_____
Print Name: _____
Notary Public in and for the State of Washington residing at:
_____
My appointment expires: _____

EXHIBIT C

EASEMENT AREA

RECEIVED
By C. ANDREWS at 2:42 pm, Sep 30, 2021

EXHIBIT K.

INADVERTENT DISCOVERY PLAN

PLAN AND PROCEDURES FOR THE DISCOVERY OF CULTURAL RESOURCES AND HUMAN SKELETAL REMAINS

To request ADA accommodation, including materials in a format for the visually impaired, call Ecology at 360-407-6000 or visit https://ecology.wa.gov/accessibility. People with impaired hearing may call Washington Relay Service at 711. People with a speech disability may call TTY at 877-833-6341.

Site Name(s): Tarabochia Net Shed Location: Gig Harbor, WA

Project Lead/Organization: Christine Gates County: Pierce

If this Inadvertent Discovery Plan (IDP) is for multiple (batched) projects, ensure the location information covers all project areas.

1. INTRODUCTION

The IDP outlines procedures to perform in the event of a discovery of archaeological materials or human remains, in accordance with applicable state and federal laws. An IDP is required, as part of Agency Terms and Conditions for all grants and loans, for any project that creates disturbance above or below the ground. An IDP is not a substitute for a formal cultural resource review (Executive 21-02 or Section 106).

Once completed, **the IDP should always be kept at the project site** during all project activities. All staff, contractors, and volunteers should be familiar with its contents and know where to find it.

2. CULTURAL RESOURCE DISCOVERIES

A cultural resource discovery could be prehistoric or historic. Examples include (see images for further examples):

- An accumulation of shell, burned rocks, or other food related materials.
- Bones, intact or in small pieces.
- An area of charcoal or very dark stained soil with artifacts.
- Stone tools or waste flakes (for example, an arrowhead or stone chips).
- Modified or stripped trees, often cedar or aspen, or other modified natural features, such as rock drawings.
- Agricultural or logging materials that appear older than 50 years. These could include equipment, fencing, canals, spillways, chutes, derelict sawmills, tools, and many other items.
- Clusters of tin cans or bottles, or other debris that appear older than 50 years.
- Old munitions casings. ***Always assume these are live and never touch or move***.
- Buried railroad tracks, decking, foundations, or other industrial materials.
- Remnants of homesteading. These could include bricks, nails, household items, toys, food containers, and other items associated with homes or farming sites.

The above list does not cover every possible cultural resource. When in doubt, assume the material is a cultural resource.

3. ON-SITE RESPONSIBILITIES

If any employee, contractor, or subcontractor believes that they have uncovered cultural resources or human remains at any point in the project, take the following steps to ***Stop-Protect-Notify***. **If you suspect that the discovery includes human remains, also follow Sections 5 and 6.**

STEP A: Stop Work.

All work must stop immediately in the vicinity of the discovery.

STEP B: Protect the Discovery.

Leave the discovery and the surrounding area untouched and create a clear, identifiable, and wide boundary (30 feet or larger) with temporary fencing, flagging, stakes, or other clear markings. Provide protection and ensure integrity of the discovery until cleared by the Department of Archaeological and Historical Preservation (DAHP) or a licensed, professional archaeologist.

Do not permit vehicles, equipment, or unauthorized personnel to traverse the discovery site. Do not allow work to resume within the boundary until the requirements of this IDP are met.

STEP C: Notify Project Archaeologist (if applicable).

If the project has an archaeologist, notify that person. If there is a monitoring plan in place, the archaeologist will follow the outlined procedure.

STEP D: Notify Project and Washington Department of Ecology (Ecology) contacts.

Project Lead Contacts

Primary Contact		Alternate Contact	
Name:	Christine Gates	Name:	Nick Tarabocia
Organization:	Owner	Organization:	Owner
Phone:	253-514-2483	Phone:	253-851-5721
Email:	gatescj51505@gmail.com	Email:	ntar@centurytel.net

Ecology Contacts (completed by Ecology Project Manager)

Ecology Project Manager		Alternate or Cultural Resource Contact	
Name:		Name:	
Program:		Program:	
Phone:		Phone:	
Email:		Email:	

STEP E: Ecology will notify DAHP.

Once notified, the Ecology Cultural Resource Contact or the Ecology Project Manager will contact DAHP to report and confirm the discovery. To avoid delay, the Project Lead/Organization will contact DAHP if they are not able to reach Ecology.

DAHP will provide the steps to assist with identification. DAHP, Ecology, and Tribal representatives may coordinate a site visit following any necessary safety protocols. DAHP may also inform the Project Lead/Organization and Ecology of additional steps to further protect the site.

Do not continue work until DAHP has issued an approval for work to proceed in the area of, or near, the discovery.

DAHP Contacts:

Name: Rob Whitlam, PhD
Title: State Archaeologist
Cell: 360-890-2615
Email: Rob.Whitlam@dahp.wa.gov
Main Office: 360-586-3065

Human Remains/Bones:

Name: Guy Tasa, PhD
Title: State Anthropologist
Cell: 360-790-1633 (24/7)
Email: Guy.Tasa@dahp.wa.gov

4. TRIBAL CONTACTS

In the event cultural resources are discovered, the following tribes will be contacted. See Section 10 for Additional Resources.

Tribe:	Puyallup Tribe of Indians	Tribe:	Nisqually Indian tribe
Name:	Brandon Reynon	Name:	Annette Bullchild
Title:	Cultural Resources	Title:	THPO
Phone:	253.573.7986	Phone:	360.456.5221 Ext. 1106
Email:	brandon.reynon@puyalluptribe-nsn.gov	Email:	bullchild.annette@nisqually-nsn.gov
Tribe:	Muckleshoot Indian tribe	Tribe:	Samish Indian Nation
Name:	Laura Murphy	Name:	Jacquelyn Ferry
Title:	Cultural Resources	Title:	Cultural Resources
Phone:	253.876.3272	Phone:	360.293.6404 ext. 126
Email:	laura.murphy@muckleshoot.nsn.us	Email:	jferry@samishtribe.nsn.us

Please provide contact information for additional tribes within your project area, if needed, in Section 11.

5. FURTHER CONTACTS (if applicable)

If the discovery is confirmed by DAHP as a cultural or archaeological resource, or as human remains, and there is a partnering federal or state agency, Ecology or the Project Lead/Organization will ensure the partnering agency is immediately notified.

Federal Agency:		State Agency:	
Agency:		Agency:	
Name:		Name:	
Title:		Title:	
Phone:		Phone:	
Email:		Email:	

6. SPECIAL PROCEDURES FOR THE DISCOVERY OF HUMAN SKELETAL MATERIAL

Any human skeletal remains, regardless of antiquity or ethnic origin, will at all times be treated with dignity and respect. Follow the steps under ***Stop-Protect-Notify.*** For specific instructions on how to handle a human remains discovery, see: *RCW 68.50.645: Skeletal human remains—Duty to notify—Ground disturbing activities—Coroner determination—Definitions*.

Suggestion: If you are unsure whether the discovery is human bone or not, contact Guy Tasa with DAHP, for identification and next steps. Do not pick up the discovery.

Guy Tasa, PhD State Physical Anthropologist
Guy.Tasa@dahp.wa.gov
(360) 790-1633 (Cell/Office)

For discoveries that are confirmed or suspected human remains, follow these steps:

1. Notify law enforcement and the Medical Examiner/Coroner using the contacts below. **Do not call 911** unless it is the only number available to you.

   Enter contact information below (required):
   - Local Medical Examiner or Coroner name and phone: Pierce County Medical Examiner - 253-798-6494
   - Local Law Enforcement main name and phone: Gig Harbor Police - 253-851-2236, ext 2
   - Local Non-Emergency phone number (911 if without a non-emergency number): Gig Harbor Police - 253-851-2236, ext 1
2. The Medical Examiner/Coroner (with assistance of law enforcement personnel) will determine if the remains are human or if the discovery site constitutes a crime scene and will notify DAHP.
3. **DO NOT speak with the media, allow photography or disturbance of the remains, or release any information about the discovery on social media.**
4. If the remains are determined to be non-forensic, Cover the remains with a tarp or other materials (not soil or rocks) for temporary protection and to shield them from being photographed by others or disturbed.

Further activities:

- Per RCW 27.44.055, RCW 68.50, and RCW 68.60, DAHP will have jurisdiction over non-forensic human remains. Ecology staff will participate in consultation. Organizations may also participate in consultation.
- Documentation of human skeletal remains and funerary objects will be agreed upon through the consultation process described in RCW 27.44.055, RCW 68.50, and RCW 68.60.
- When consultation and documentation activities are complete, work in the discovery area may resume as described in Section 8.

If the project occurs on federal lands (such as a national forest or park or a military reservation) the provisions of the Native American Graves Protection and Repatriation Act of 1990 (NAGPRA) apply and the responsible federal agency will follow its provisions. Note that state highways that cross federal lands are on an easement and are not owned by the state.

If the project occurs on non-federal lands, the Project Lead/Organization will comply with applicable state and federal laws, and the above protocol.

7. DOCUMENTATION OF ARCHAEOLOGICAL MATERIALS

Archaeological resources discovered during construction are protected by state law RCW 27.53 and assumed eligible for inclusion in the National Register of Historic Places under Criterion D until a formal Determination of Eligibility is made.

The Project Lead/Organization must ensure that proper documentation and field assessment are made of all discovered cultural resources in cooperation with all parties: the federal agencies (if any), DAHP, Ecology, affected tribes, and the archaeologist.

The archaeologist will record all prehistoric and historic cultural material discovered during project construction on a standard DAHP archaeological site or isolate inventory form. They will photograph site overviews, features, and artifacts and prepare stratigraphic profiles and soil/sediment descriptions for minimal subsurface exposures. They will document discovery locations on scaled site plans and site location maps.

Cultural features, horizons, and artifacts detected in buried sediments may require the archaeologist to conduct further evaluation using hand-dug test units. They will excavate units in a controlled fashion to expose features, collect samples from undisturbed contexts, or to interpret complex stratigraphy. They may also use a test unit or trench excavation to determine if an intact occupation surface is present. They will only use test units when necessary to gather information on the nature, extent, and integrity of subsurface cultural deposits to evaluate the site's significance. They will conduct excavations using standard archaeological techniques to precisely document the location of cultural deposits, artifacts, and features.

The archaeologist will record spatial information, depth of excavation levels, natural and cultural stratigraphy, presence or absence of cultural material, and depth to sterile soil, regolith, or bedrock for each unit on a standard form. They will complete test excavation unit level forms, which will include plan maps for each excavation level and artifact counts and material types, number, and vertical provenience (depth below

surface and stratum association where applicable) for all recovered artifacts. They will draw a stratigraphic profile for at least one wall of each test excavation unit.

The archaeologist will screen sediments excavated for purposes of cultural resources investigation through 1/8-inch mesh, unless soil conditions warrant 1/4-inch mesh.

The archaeologist will analyze, catalogue, and temporarily curate all prehistoric and historic artifacts collected from the surface and from probes and excavation units. The ultimate disposition of cultural materials will be determined in consultation with the federal agencies (if any), DAHP, Ecology, and the affected tribe(s).

Within 90 days of concluding fieldwork, the archaeologist will provide a technical report describing any and all monitoring and resultant archaeological excavations to the Project Lead/Organization, who will forward the report to Ecology, the federal agencies (if any), DAHP, and the affected tribe(s) for review and comment.

If assessment activities expose human remains (burials, isolated teeth, or bones), the archaeologist and Project Lead/Organization will follow the process described in **Section 6**.

8. PROCEEDING WITH WORK

The Project Lead/Organization shall work with the archaeologist, DAHP, and affected tribe(s) to determine the appropriate discovery boundary and where work can continue.

Work may continue at the discovery location only after the process outlined in this plan is followed and the Project Lead/Organization, DAHP, any affected tribe(s), Ecology, and the federal agencies (if any) determine that compliance with state and federal laws is complete.

9. ORGANIZATION RESPONSIBILITY

The Project Lead/Organization is responsible for ensuring:

- This IDP has complete and accurate information.
- This IDP is immediately available to all field staff at the sites and available by request to any party.
- This IDP is implemented to address any discovery at the site.
- That all field staff, contractors, and volunteers are instructed on how to implement this IDP.

10. ADDITIONAL RESOURCES

Informative Video

Ecology recommends that all project staff, contractors, and volunteers view this informative video explaining the value of IDP protocol and what to do in the event of a discovery. The target audience is anyone working on the project who could unexpectedly find cultural resources or human remains while excavating or digging. The video is also posted on DAHP's inadvertent discovery language website.

Ecology's IDP Video (https://www.youtube.com/watch?v=ioX-4cXfbDY)

Informational Resources

DAHP (https://dahp.wa.gov)

Washington State Archeology (DAHP 2003)

(https://dahp.wa.gov/sites/default/files/Field%20Guide%20to%20WA%20Arch_0.pdf)

Association of Washington Archaeologists (https://www.archaeologyinwashington.com)

Potentially Interested Tribes

Interactive Map of Tribes by Area

(https://dahp.wa.gov/archaeology/tribal-consultation-information)

WSDOT Tribal Contact Website

(https://wsdot.wa.gov/tribal/TribalContacts.htm)

11. ADDITIONAL INFORMATION

Please add any additional contact information or other information needed within this IDP.

Confederated Tribes and Bands of the Yakama Nation
Briece Edwards, Cultural Resources
503.879.2084
thpo@grandronde.org

Suquamish Tribe
Dennis Lewarch, Cultural Resources
360.394.8529
dlewarch@suquamish.nsn.us

Snoqualmie Tribe
Steve Mullen-Moses, Cultural Resources
425.888.6551
Steve@snoqualmietribe.us

Squaxin Island Tribe
Shaun Dinubilo, Cultural Resources
360.432.3998
SDinubilo@squaxin.us

Implement the IDP if you see…

Chipped stone artifacts.

Examples are:

- Glass-like material.
- Angular material.
- “Unusual” material or shape for the area.
- Regularity of flaking.
- Variability of size.

Stone artifacts from Oregon.

Stone artifacts from Washington.

Biface-knife, scraper, or pre-form found in NE Washington. Thought to be a well knapped object of great antiquity. Courtesy of Methow Salmon Rec. Foundation.

Implement the IDP if you see…

Ground stone artifacts.

Examples are:

- Unusual or unnatural shapes or unusual stone.
- Striations or scratching.
- Etching, perforations, or pecking.
- Regularity in modifications.
- Variability of size, function, or complexity.

Above: Fishing Weight - credit CRITFC Treaty Fishing Rights website.

Artifacts from unknown locations (left and right images).

Implement the IDP if you see…

Bone or shell artifacts, tools, or beads.

Examples are:

- Smooth or carved materials.
- Unusual shape.
- Pointed as if used as a tool.
- Wedge shaped like a “shoehorn”.
- Variability of size.
- Beads from shell (or tusk.

Upper Left:*Bone Awls from Oregon.*

Upper Center: *Bone Wedge from California.*

Upper Right: *Plateau dentalium choker and bracelet, from Nez Perce National Historical Park, 19th century, made using Antalis pretiosa shells Credit: Nez Perce - Nez Perce National Historical Park, NEPE 8762, Public Domain.*

Above: *Tooth Pendants. Right: Bone Pendants. Both from Oregon and Washington.*

Implement the IDP if you see…

Culturally modified trees, fiber, or wood artifacts.

Examples are:

- Trees with bark stripped or peeled, carvings, axe cuts, de-limbing, wood removal, and other human modifications.
- Fiber or wood artifacts in a wet environment.
- Variability of size, function, and complexity.

Left and Below: *Culturally modified tree and an old carving on an aspen (Courtesy of DAHP).*

Right, Top to Bottom: *Artifacts from Mud Bay, Olympia: Toy war club, two strand cedar rope, wet basketry*.

Implement the IDP if you see…

Strange, different, or interesting looking dirt, rocks, or shells.

Human activities leave traces in the ground that may or may not have artifacts associated with them. Examples are:

- "Unusual" accumulations of rock (especially fire-cracked rock).
- "Unusual" shaped accumulations of rock (such as a shape similar to a fire ring).
- Charcoal or charcoal-stained soils, burnt-looking soils, or soil that has a "layer cake" appearance.
- Accumulations of shell, bones, or artifacts. Shells may be crushed.
- Look for the "unusual" or out of place (for example, rock piles in areas with otherwise few rocks).

Shell Midden pocket in modern fill discovered in sewer trench.

Underground oven. Courtesy of DAHP.

Shell midden with fire cracked rock.

Hearth excavated near Hamilton, WA.

Implement the IDP if you see…

Historic period artifacts (historic archaeology considered older than 50 years).

Examples are:

- Agricultural or logging equipment. May include equipment, fencing, canals, spillways, chutes, derelict sawmills, tools, etc.
- Domestic items including square or wire nails, amethyst colored glass, or painted stoneware.

Left: Top to Bottom: *Willow pattern serving bowl and slip joint pocket knife discovered during Seattle Smith Cove shantytown (45-KI-1200) excavation.*

Right: *Collections of historic artifacts discovered during excavations in eastern Washington cities.*

Implement the IDP if you see…

Historic period artifacts (historic archaeology considered older than 50 years).

Examples are:

- Railway tokens, coins, and buttons.
- Spectacles, toys, clothing, and personal items.
- Items helping to understand a culture or identity.
- Food containers and dishware.

Main Image: *Dishes, bottles, workboot found at the North Shore Japanese bath house (ofuro) site, Courtesy Bob Muckle, Archaeologist, Capilano University, B.C. This is an example of an above ground resource.*

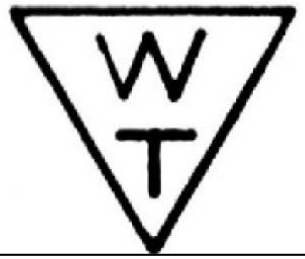
Right, from Top to Bottom: *Coins, token, spectacles and Montgomery Ward pitchfork toy discovered during Seattle Smith Cove shantytown (45-KI-1200) excavation.*

Implement the IDP if you see…

- Old munition casings – if you see ammunition of any type – ***always assume they are live and never touch or move!***
- Tin cans or glass bottles with an older manufacturer's technique – maker's mark, distinct colors such as turquoise, or an older method of opening the container.

Far Left: .303 British cartridge found by a WCC planting crew on Skagit River. Don't ever touch something like this!
Left: Maker's mark on bottom of old bottle.

Right: *Old beer can found in Oregon. ACME was owned by Olympia Brewery. Courtesy of Heather Simmons.*



Logo employed by Whithall Tatum & Co. between 1924 to 1938 (Lockhart et al. 2016).

Can opening dates, courtesy of W.M. Schroeder.

Implement the IDP if you see…

You see historic foundations or buried structures.

Examples are:

- Foundations.
- Railroad and trolley tracks.
- Remnants of structures.

Counter Clockwise, Left to Right: *Historic structure 45KI924, in WSDOT right of way for SR99 tunnel. Remnants of Smith Cove shantytown (45-KI-1200) discovered during Ecology CSO excavation, City of Spokane historic trolley tracks uncovered during stormwater project, intact foundation of historic home that survived the Great Ellensburg Fire of July 4, 1889, uncovered beneath parking lot in Ellensburg.*

Implement the IDP if you see...

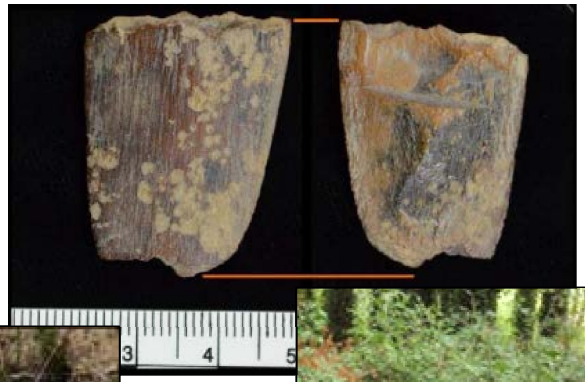
Potential human remains.

Examples are:

- Grave headstones that appear to be older than 50 years.
- Bones or bone tools--intact or in small pieces. It can be difficult to differentiate animal from human so they must be identified by an expert.
- These are all examples of animal bones and are not human.

Center: *Bone wedge tool, courtesy of Smith Cove Shantytown excavation (45KI1200).*

Other images (Top Right, Bottom Left, and Bottom) Center: Courtesy of DAHP.



Directly Above: This is a real discovery at an Ecology sewer project site.

What would you do if you found these items at a site? Who would be the first person you would call?

Hint: *Read the plan!*

EXHIBIT L

City of Gig Harbor
Transmittal Form

Routing for: NOA SEPA NOPH NOPM NOD **Notice Date: April 1, 2021**

Project: **TARABOCHIA NET SHED – UTILITY CONNECTION**

Permit Number(s): **PL-SDP-21-0001, PL-SEPA-21-0001**

Planner: KIMBERLY MAHONEY

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

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

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

CERTIFICATION OF PUBLIC NOTICE

==========

DECLARATION OF MAILING

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

On **APRIL 1, 2021** I mailed **(e-mailed)** a true and correct copy of the **NOTICE OF APPLICATION**

Project Name **TARABOCHIA NET SHED-UTILTIY CONNECTION**

Project Location **2788 HARBORVIEW DR**

Permit Number(s): **PL-SDP-21-0001, PL-SEPA-21-0001**

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 1,st day of APRIL, 2021

Cindy Andrews

DECLARANT (signature)

CITY OF GIG HARBOR

NOTICE OF APPLICATION
April 1, 2021

TARABOCHIA NET SHED- UTILITY CONNECTION
Type III Permit

Permit Number(s): PL-SDP-21-0001, PL-SEPA-21-0001

Date Application was Submitted: February 12, 2021

Date of Notice of Complete Application: March 4, 2021

Name of Applicant: Dominick (Nick)Tarabochia, 3707 Rosedale Street, Gig Harbor WA 98335

Name of Agent: Stephen Bridgeford, P.O. Box 949, Gig Harbor, WA 98335

Project Location: 2788 Harborview Dr, site is located at the bottom of the hillside beneath Soundview Ln, access to the site is via boat or via a foot trail from the terminus of the southern end of Harborview Dr. Sec 08, Tw 21, R 02 Qtr 13. Assessor's Parcel Number: 0221081064

Description of Proposed Project: The proposal involves connecting the historic working Tarabochia Net Shed to the public water and sewer utility system that runs along Soundview Ln. The sewer and water service connection will provide necessary sanitation facilities for those working in the netshed.

Project Permits Included with Application: Substantial Shoreline Development Permit, SEPA threshold determination.

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

Other Required Permits Not Included in Application: No additional City permits at this time.

Existing Environmental Documents which Evaluate Proposed Project:
SEPA Environmental Checklist, prepared by Stephen Bridgeford, dated February 2, 2021; Sewer Hydraulic Report, prepared by Contour Engineering, dated January 2018; Water Hydraulic Report Prepared by Contour Engineering, dated January 2018; Geotechnical Engineering Report prepared by GeoResources dated April 10, 2019; Habitat Management Plan, prepared by Soundview Consultants, dated January 7, 2021; Washington State Joint Aquatic Resources Permit (JARPA) prepared by Contour Engineering, dated January 2021.

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

As of March 16, 2020, at 12 PM noon, our Civic Center will be closed to the general public until further notice. Therefore, documents pertinent to this application are available for review and inspection online only using the City of Gig Harbor Permit Portal. Please contact Kimberly Mahoney, Associate Planner at kmahoney@gigharborwa.gov for questions regarding access to other documents pertinent to 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 Department by no later than **May 1, 2021**. All public comments or requests must be received at the Planning Department by no later than 5:00pm on the last date of the comment period.

Questions regarding the above stated application should be made to Kimberly Mahoney, Associate Planner, City of Gig Harbor Community Development Department, 3510 Grandview St., Gig Harbor, WA 98335, or by calling (253) 851-6170. Additional permit information can also be found at www.cityofgigharbor.net by clicking “Permit Portal” and entering the above permit numbers.

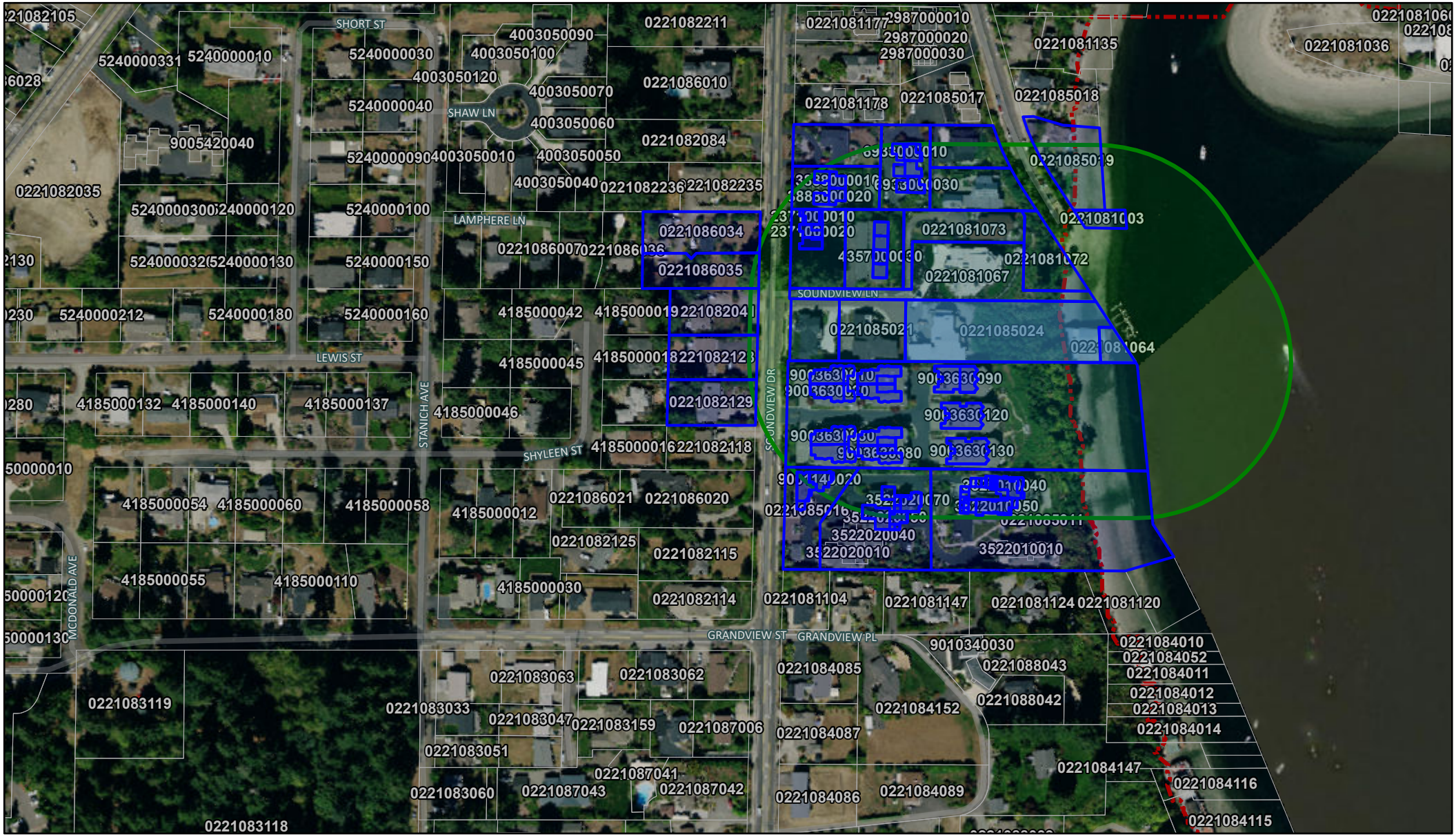
TaxParcelNumber	TaxpayerName	Delivery_Address	City_State Zipcode
Parcel: 3522020100	HOCHBERG HUGH M	7221 SOUNDVIEW DR APT 310	GIG HARBOR, WA 98335-1982
Parcel: 9003630050	SCHMITZ VINCENT H & SONDRA L	7305 SOUNDVIEW DR UNIT 301	GIG HARBOR, WA 98335-1931
Parcel: 4357000010	GILBERT RICHARD E & SHARRON M TTEE	13510 94TH STREET NW	GIG HARBOR, WA 98329-5569
Parcel: 0221081064	TARABOCHIA DOMINICK J JR	8021 SHIRLEY AVE	GIG HARBOR, WA 98332-1847
Parcel: 0221085011	UNKNOWN CONVERSION PARTY	UNKNOWN PARTY ADDRESS	UNKNOWN CITY, WA
Parcel: 2371000030	PEDERSEN MORRIS R & PAULINE	266 SHOREWOOD COURT	FOX ISLAND, WA 98333-9725
Parcel: 9003630100	NELSON DANIEL R & NELSON PATRICIA J CO-TTEE	7305 SOUNDVIEW DR UNIT 502	GIG HARBOR, WA 98335
Parcel: 3522010080	MARTIN CHARLES & LISA	240 PANIO ST	HONOLULU, HI 96822
Parcel: 0221081176	UNKNOWN CONVERSION PARTY	UNKNOWN PARTY ADDRESS	UNKNOWN CITY, WA
Parcel: 3522010060	KENWAY CECIL H & ANNA MARIE	7221 SOUNDVIEW DR APT 204	GIG HARBOR, WA 98335-1981
Parcel: 9003630170	PETRAMALO INVESTMENTS LLC	7305 SOUNDVIEW DR UNIT 602	GIG HARBOR, WA 98335-1939
Parcel: 9003630030	CONLEY W & D J TRUST & C D J CONLEY LLC	3625 PERKINS LN SW STE 103	LAKEWOOD, WA 98499-6006
Parcel: 3522010040	LANGLOW SCOTT & CYNTHIA	7221 SOUNDVIEW DR UNIT 202	GIG HARBOR, WA 98335
Parcel: 9003630060	HILLS LAWRENCE C & CAROL A	7305 SOUNDVIEW DR UNIT 302	GIG HARBOR, WA 98335-1931
Parcel: 0221081118	BARKER DAVID V & KATHLEEN R	7421 SOUNDVIEW DR	GIG HARBOR, WA 98335-1952
Parcel: 0221081180	UNKNOWN CONVERSION PARTY	UNKNOWN PARTY ADDRESS	UNKNOWN CITY, WA
Parcel: 3522010070	BRAIN LINDA A TTEE	3925 FOREST BEACH DR NW	GIG HARBOR, WA 98335-5845
Parcel: 0221082041	FALCONER DONN M & TAMMI L	7320 SOUNDVIEW DR	GIG HARBOR, WA 98335-1955
Parcel: 6933000030	ROGERS BRUCE W & RAELENE E	2804 HARBORVIEW DR APT C	GIG HARBOR, WA 98335-1901
Parcel: 0221085020	LOILAND WYNN & SUZANNE	2948 SOUNDVIEW LN	GIG HARBOR, WA 98335-1983
Parcel: 0221081169	UNKNOWN CONVERSION PARTY	UNKNOWN PARTY ADDRESS	UNKNOWN CITY, WA
Parcel: 9003630080	BRENNER CHARLES J & WORLEY JUDITH A TTEE	1402 LAKE TAPPS PKWY SE STE F 104	AUBURN, WA 98092
Parcel: 0221081073	MORGAN JAMES & REBECCA	7325 SOUNDVIEW LN	GIG HARBOR, WA 98335-1954
Parcel: 9003630040	PARSONS REBECCA J	7305 SOUNDVIEW DR UNIT 202	GIG HARBOR, WA 98335-1931
Parcel: 3522010050	REEDER JANICE	7221 SOUNDVIEW DR APT 203	GIG HARBOR, WA 98335-1981
Parcel: 6933000020	JRSW INVESTMENTS LLC	223 RAFT ISLAND DR NW	GIG HARBOR, WA 98335-5600
Parcel: 9003630010	BUGBEE GUY L & BOBBIE J	7305 SOUNDVIEW DR UNIT 101	GIG HARBOR, WA 98335-1931
Parcel: 3888000020	HUNTER JEFFREY M & SANDRA A	7552 E WETHERSFIELD RD	SCOTTSDALE, AZ 85260-4722
Parcel: 2371000020	PEDERSEN MORRIS R & PAULINE	266 SHOREWOOD COURT	FOX ISLAND, WA 98333-9725
Parcel: 3522010070	BRAIN LINDA A TTEE	3925 FOREST BEACH DR NW	GIG HARBOR, WA 98335-5845
Parcel: 0221085014	UNKNOWN CONVERSION PARTY	UNKNOWN PARTY ADDRESS	UNKNOWN CITY, WA
Parcel: 6933000030	ROGERS BRUCE W & RAELENE E	2804 HARBORVIEW DR APT C	GIG HARBOR, WA 98335-1901
Parcel: 0221081174	MCFARLAND JOEL & THERESA	5418 HARVEST RUN DR	SAN DIEGO, CA 92130

Parcel: 9003630150	NELSON DANIEL R & NELSON PATRICIA J CO-TTEE	7305 SOUNDVIEW DR UNIT 502	GIG HARBOR, WA 98335
Parcel: 3522020070	LUND RANDINE R	7221 SOUNDVIEW DR APT 307	GIG HARBOR, WA 98335-1982
Parcel: 9003630050	SCHMITZ VINCENT H & SONDRA L	7305 SOUNDVIEW DR UNIT 301	GIG HARBOR, WA 98335-1931
Parcel: 3522010060	KENWAY CECIL H & ANNA MARIE	7221 SOUNDVIEW DR APT 204	GIG HARBOR, WA 98335-1981
Parcel: 3888000010	FRANK JOHN C & CONSTANCE A TTEE	9002 DEHLINGER LN	KLAMATH FALLS, OR 97603-9709
Parcel: 0221086035	ZANINOVICH GEORGE R & SONJA A TTEE	2917 62ND STREET CT	GIG HARBOR, WA 98335-1375
Parcel: 2371000010	PEDERSEN MORRIS R & PAULINE	266 SHOREWOOD COURT	FOX ISLAND, WA 98333-9725
Parcel: 9003630020	D'OLIVE CHRISTIANE TTEE	PO BOX 423	GIG HARBOR, WA 98335-0423
Parcel: 4357000020	GILBERT RICHARD E & SHARRON M TTEE	13510 94TH STREET NW	GIG HARBOR, WA 98329-5569
Parcel: 9001140010	KLOTZ JACQUELINE M & KLOTZ MICHAEL CO-TTEE	7221 SOUNDVIEW DR APT 401	GIG HARBOR, WA 98335-1982
Parcel: 2371000030	PEDERSEN MORRIS R & PAULINE	266 SHOREWOOD COURT	FOX ISLAND, WA 98333-9725
Parcel: 4357000040	GILBERT RICHARD E & SHARRON M TTEE	13510 94TH STREET NW	GIG HARBOR, WA 98329-5569
Parcel: 3522010070	BRAIN LINDA A TTEE	3925 FOREST BEACH DR NW	GIG HARBOR, WA 98335-5845
Parcel: 9003630070	JOHN EUGENE A JR & M SUE LOCKETT-	7305 SOUNDVIEW DR UNIT 401	GIG HARBOR, WA 98335-1931
Parcel: 9003630180	BRENNER CHARLES J & WORLEY JUDITH A TTEE	1402 LAKE TAPPS PKWY SE STE F 104	AUBURN, WA 98092
Parcel: 3522010080	MARTIN CHARLES & LISA	240 PANIO ST	HONOLULU, HI 96822
Parcel: 9003630120	PETRAMALO INVESTMENTS LLC	7305 SOUNDVIEW DR UNIT 602	GIG HARBOR, WA 98335-1939
Parcel: 3522010050	REEDER JANICE	7221 SOUNDVIEW DR APT 203	GIG HARBOR, WA 98335-1981
Parcel: 3522020080	MCWAIDE SHAWN	7221 SOUNDVIEW DR UNIT 308	GIG HARBOR, WA 98335-1982
Parcel: 9003630030	CONLEY W & D J TRUST & C D J CONLEY LLC	3625 PERKINS LN SW STE 103	LAKEWOOD, WA 98499-6006
Parcel: 6933000010	HYDE DAVID E & KATHRYN L TTEE	2804 HARBORVIEW DR APT A	GIG HARBOR, WA 98335-1901
Parcel: 2371000020	PEDERSEN MORRIS R & PAULINE	266 SHOREWOOD COURT	FOX ISLAND, WA 98333-9725
Parcel: 3888000010	FRANK JOHN C & CONSTANCE A TTEE	9002 DEHLINGER LN	KLAMATH FALLS, OR 97603-9709
Parcel: 4357000030	GILBERT RICHARD E & SHARRON M TTEE	13510 94TH STREET NW	GIG HARBOR, WA 98329-5569
Parcel: 9001140020	LAVICK JAMES F TTEE	7221 SOUNDVIEW DR APT 402	GIG HARBOR, WA 98335-1981
Parcel: 4357000040	GILBERT RICHARD E & SHARRON M TTEE	13510 94TH STREET NW	GIG HARBOR, WA 98329-5569
Parcel: 0221085021	CHANNON BRYAN C & THELMA L TTEE	2916 SOUNDVIEW LN	GIG HARBOR, WA 98335-1983
Parcel: 3522010070	BRAIN LINDA A TTEE	3925 FOREST BEACH DR NW	GIG HARBOR, WA 98335-5845
Parcel: 9003630080	BRENNER CHARLES J & WORLEY JUDITH A TTEE	1402 LAKE TAPPS PKWY SE STE F 104	AUBURN, WA 98092
Parcel: 0221081181	UNKNOWN CONVERSION PARTY	UNKNOWN PARTY ADDRESS	UNKNOWN CITY, WA
Parcel: 9003630130	SMALLING CARL & HELEN	PO BOX 1785	GIG HARBOR, WA 98335-3785
Parcel: 9003630040	PARSONS REBECCA J	7305 SOUNDVIEW DR UNIT 202	GIG HARBOR, WA 98335-1931
Parcel: 2371000010	PEDERSEN MORRIS R & PAULINE	266 SHOREWOOD COURT	FOX ISLAND, WA 98333-9725
Parcel: 3522010050	REEDER JANICE	7221 SOUNDVIEW DR APT 203	GIG HARBOR, WA 98335-1981

Parcel: 3522020100	HOCHBERG HUGH M	7221 SOUNDVIEW DR APT 310	GIG HARBOR, WA 98335-1982
Parcel: 0221082128	SOUKUP FAMILY TRUST	7817 OLYMPIC VIEW DR NW	GIG HARBOR, WA 98335-6210
Parcel: 9003630010	BUGBEE GUY L & BOBBIE J	7305 SOUNDVIEW DR UNIT 101	GIG HARBOR, WA 98335-1931
Parcel: 6933000020	JRSW INVESTMENTS LLC	223 RAFT ISLAND DR NW	GIG HARBOR, WA 98335-5600
Parcel: 4357000010	GILBERT RICHARD E & SHARRON M TTEE	13510 94TH STREET NW	GIG HARBOR, WA 98329-5569
Parcel: 2371000030	PEDERSEN MORRIS R & PAULINE	266 SHOREWOOD COURT	FOX ISLAND, WA 98333-9725
Parcel: 9003630100	NELSON DANIEL R & NELSON PATRICIA J CO-TTEE	7305 SOUNDVIEW DR UNIT 502	GIG HARBOR, WA 98335
Parcel: 3522010060	KENWAY CECIL H & ANNA MARIE	7221 SOUNDVIEW DR APT 204	GIG HARBOR, WA 98335-1981
Parcel: 9003630160	HILLS LAWRENCE C & CAROL A	7305 SOUNDVIEW DR UNIT 302	GIG HARBOR, WA 98335-1931
Parcel: 3522020050	WOOD SUSAN J	5500 OLYMPIC DR STE H105 PMB 222	GIG HARBOR, WA 98335-1487
Parcel: 3522010030	BRYAN WILLIAM L & ANN S	7221 SOUNDVIEW DR UNIT 201	GIG HARBOR, WA 98335
Parcel: 9003630060	HILLS LAWRENCE C & CAROL A	7305 SOUNDVIEW DR UNIT 302	GIG HARBOR, WA 98335-1931
Parcel: 0221081003	PIERCE COUNTY PUBLIC WORKS	4301 S PINE ST STE 628	TACOMA, WA 98409-7213
Parcel: 3522010060	KENWAY CECIL H & ANNA MARIE	7221 SOUNDVIEW DR APT 204	GIG HARBOR, WA 98335-1981
Parcel: 0221082129	JACOBSON MICHAEL L & LINDA W	PO BOX 795	GIG HARBOR, WA 98335-0795
Parcel: 0221086034	GERLACH ROBERT W & LINDA PFLUG-	7406 SOUNDVIEW DR	GIG HARBOR, WA 98335-1953
Parcel: 0221081067	HARNISH KEITH T	7305 SOUNDVIEW DR UNIT 602	GIG HARBOR, WA 98335-1939
Parcel: 9001140010	KLOTZ JACQUELINE M & KLOTZ MICHAEL CO-TTEE	7221 SOUNDVIEW DR APT 401	GIG HARBOR, WA 98335-1982
Parcel: 9003630020	D'OLIVE CHRISTIANE TTEE	PO BOX 423	GIG HARBOR, WA 98335-0423
Parcel: 2371000010	PEDERSEN MORRIS R & PAULINE	266 SHOREWOOD COURT	FOX ISLAND, WA 98333-9725
Parcel: 4357000020	GILBERT RICHARD E & SHARRON M TTEE	13510 94TH STREET NW	GIG HARBOR, WA 98329-5569
Parcel: 9003630110	DILLE BRYCE H & GRETCHEN L	7305 SOUNDVIEW DR UNIT 601	GIG HARBOR, WA 98335-1939
Parcel: 4357000030	GILBERT RICHARD E & SHARRON M TTEE	13510 94TH STREET NW	GIG HARBOR, WA 98329-5569
Parcel: 0221085019	GROSSHANS SUSAN E TTEE	2807 HARBORVIEW DR	GIG HARBOR, WA 98335-1908
Parcel: 9003630070	JOHN EUGENE A JR & M SUE LOCKETT-	7305 SOUNDVIEW DR UNIT 401	GIG HARBOR, WA 98335-1931
Parcel: 0221081185	UNKNOWN CONVERSION PARTY	UNKNOWN PARTY ADDRESS	UNKNOWN CITY, WA
Parcel: 3522020060	PANNEN DONALD E & MARY L	7221 SOUNDVIEW DR APT 306	GIG HARBOR, WA 98335-1982
Parcel: 3522010080	MARTIN CHARLES & LISA	240 PANIO ST	HONOLULU, HI 96822
Parcel: 3522010050	REEDER JANICE	7221 SOUNDVIEW DR APT 203	GIG HARBOR, WA 98335-1981
Parcel: 0221081072	CITY OF GIG HARBOR	3510 GRANDVIEW ST	GIG HARBOR, WA 98335-1214
Parcel: 6933000010	HYDE DAVID E & KATHRYN L TTEE	2804 HARBORVIEW DR APT A	GIG HARBOR, WA 98335-1901
Parcel: 2371000020	PEDERSEN MORRIS R & PAULINE	266 SHOREWOOD COURT	FOX ISLAND, WA 98333-9725
Parcel: 3888000020	HUNTER JEFFREY M & SANDRA A	7552 E WETHERSFIELD RD	SCOTTSDALE, AZ 85260-4722
Parcel: 9001140020	LAVICK JAMES F TTEE	7221 SOUNDVIEW DR APT 402	GIG HARBOR, WA 98335-1981

Parcel: 3522010080	MARTIN CHARLES & LISA	240 PANIO ST	HONOLULU, HI 96822
Parcel: 0221085024	SEHER STEPHEN L & SUZANNE J	2810 MARSHALL AV STE B	TACOMA, WA 98421-3135
Parcel: 0221085016	OWNER UNKNOWN	2401 S 35TH ST	TACOMA, WA 98409-7499
Parcel: 0221081175	LEWIS BARRY & PLUMB LINDA REV LVG TRUST	2812 HARBORVIEW DR	GIG HARBOR, WA 98335-1909
Parcel: 9003630090	PHILLIPS JAMES R & MEREDITH COLEMAN-TTEE	7305 SOUNDVIEW DR UNIT 501	GIG HARBOR, WA 98335-1939
Parcel: 9003630140	JASPER RICHARD & SANDRA L	7305 SOUNDVIEW DR UNIT 702	GIG HARBOR, WA 98335-1939

ArcGIS Web Map



3/29/2021, 12:36:13 PM

Parcels

1:4,514

0 0.03 0.05 0.1 mi

0 0.04 0.08 0.16 km

USDA FSA, GeoEye, Maxar

City of Gig Harbor

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

RCVD
CR
~~4/1/21~~ 4/1/21

CERTIFICATION OF PUBLIC NOTICE

DECLARATION OF POSTING

I, TERRANCE BREHME (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 31, 2021 I caused to be posted the notice board provided by the City for the **NOTICE OF APPLICATION** on the following:

Project Name: **Tarabochia Net Shed - Utility Connection**

Project Location **2788 HARBORVIEW DR**

Permit Number(s): **PL-SDP-21-0001, PL-SEPA-21-0001**

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

- ☒ North side of trail head leading to Net Shed
- ☒ _____

SIGNED at Gig Harbor, Washington, this 31 day of MARCH, 2021.

Terrance Brehme

DECLARANT (signature)

City of Gig Harbor
Transmittal Form

Routing for: NOA SEPA NOPH NOPM NOD **Notice Date: MARCH 30, 2021**

Project: TARABOCHIA NET SHED – UTILITLY CONNECTION

Permit Number(s): PL-SDP-21-0001, PL-SEPA-21-0001

Planner: KIMBERLY MAHONEY

Routed to: City Depts.

- ☐ Public Works–Operations
- ☐ Public Works–Engineering
- ☐ Building and Fire Safety
- ☐ Other_____

SEPA Agencies: (NOA, **SEPA**) Electronic Mail

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

Other Parties: 1st Class Mail

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

CERTIFICATION OF PUBLIC NOTICE

==========

DECLARATION OF PUBLISHING

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

On **MARCH 30, 2021** I sent a true and correct copy of the **NOTICE OF APPLICATION** for publication In the **APRIL 1, 2021** edition of the Tacoma News Tribune for the following:

Project Name **TARABOCHIA NET SHED – UTILITY CONNECTION**

Project Location: **2788 HARBORVIEW DR.**

Permit Number(s): **PL-SDP-21-0001, PL-SEPA-21-0001**

SIGNED at Gig Harbor, Washington, this 30 day of **MARCH, 2021**

Cindy Andrews

DECLARANT (signature)

GIG HARBOR®

"THE MARITIME CITY"

CITY OF GIG HARBOR

NOTICE OF APPLICATION
April 1, 2021

TARABOCHIA NET SHED- UTILITY CONNECTION
Type III Permit

Permit Number(s): PL-SDP-21-0001, PL-SEPA-21-0001

Date Application was Submitted: February 12, 2021

Date of Notice of Complete Application: March 4, 2021

Name of Applicant: Dominick (Nick)Tarabochia, 3707 Rosedale Street, Gig Harbor WA 98335

Name of Agent: Stephen Bridgeford, P.O. Box 949, Gig Harbor, WA 98335

Project Location: 2788 Harborview Dr, site is located at the bottom of the hillside beneath Soundview Ln, access to the site is via boat or via a foot trail from the terminus of the southern end of Harborview Dr. Sec 08, Tw 21, R 02 Qtr 13. Assessor's Parcel Number: 0221081064

Description of Proposed Project: The proposal involves connecting the historic working Tarabochia Net Shed to the public water and sewer utility system that runs along Soundview Ln. The sewer and water service connection will provide necessary sanitation facilities for those working in the netshed.

Project Permits Included with Application: Substantial Shoreline Development Permit, SEPA threshold determination.

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

Other Required Permits Not Included in Application: No additional City permits at this time.

Existing Environmental Documents which Evaluate Proposed Project:
SEPA Environmental Checklist, prepared by Stephen Bridgeford, dated February 2, 2021; Sewer Hydraulic Report, prepared by Contour Engineering, dated January 2018; Water Hydraulic Report Prepared by Contour Engineering, dated January 2018; Geotechnical Engineering Report prepared by GeoResources dated April 10, 2019; Habitat Management Plan, prepared by Soundview Consultants, dated January 7, 2021; Washington State Joint Aquatic Resources Permit (JARPA) prepared by Contour Engineering, dated January 2021.

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

As of March 16, 2020, at 12 PM noon, our Civic Center will be closed to the general public until further notice. Therefore, documents pertinent to this application are available for review and inspection online only using the City of Gig Harbor Permit Portal. Please contact Kimberly Mahoney, Associate Planner at kmahoney@gigharborwa.gov for questions regarding access to other documents pertinent to 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 Department by no later than **May 1, 2021**. All public comments or requests must be received at the Planning Department by no later than 5:00pm on the last date of the comment period.

Questions regarding the above stated application should be made to Kimberly Mahoney, Associate Planner, City of Gig Harbor Community Development Department, 3510 Grandview St., Gig Harbor, WA 98335, or by calling (253) 851-6170. Additional permit information can also be found at www.cityofgigharbor.net by clicking "Permit Portal" and entering the above permit numbers.

Cindy Andrews

From: cdaniels@mcclatchy.com on behalf of LegalsWest, MCC <legals.west@mcclatchy.com>
Sent: Tuesday, March 30, 2021 8:38 AM
To: Cindy Andrews
Subject: Re: Notice of Application tarabochia net shed noa_KM edits

Calandra Daniels

Hello,
We have received your request and will be following up with your ad order confirmation.

Thanks,
Calandra Daniels
817-390-7547

On Tue, Mar 30, 2021 at 10:08 AM Cindy Andrews <candrews@gigharborwa.gov> wrote:

Please publish in the legal notice section of the Thursday April 1, 2021 edition of the Tacoma News Tribune.

Thank you

Cindy Andrews

--

Due to the recent pandemic our deadlines starting 3/18/2020 will be moved a half hour earlier. We apologize for the inconvenience.

McClatchy excelerate

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

Order Confirmation

CITY OF GIG HARBOR
3510 GRANDVIEW ST
GIG HARBOR WA 983351214

Order Number:	37883
Order PO:	
Bill-To Account:	23685
Date:	03/31/21
Sales Contact:	Haley Martin
Sales Contact Phone:	

Dates	Order No.	Description	Product	Size	Times Run	None
04/01/2021 - 04/01/2021	37883	Print Legal Ad IPL0017363	TAC-News Tribune - Legal | Legals & Public Notices CLS	2 x 5.41 in	1	$151.14

Order Total Cost
$151.14

Ad Preview

CITY OF GIG HARBOR
NOTICE OF APPLICATION
April 1, 2021
TARABOCHIA NET SHED- UTILITY CONNECTION
Type III Permit

Permit Number(s): PL-SDP-21-0001, PL-SEPA-21-0001
Date Application was Submitted: February 12, 2021
Date of Notice of Complete Application: March 4, 2021
Name of Applicant: Dominick (Nick)Tarabochia, 3707 Rosedale Street, Gig Harbor WA 98335
Name of Agent: Stephen Bridgeford, P.O. Box 949, Gig Harbor, WA 98335
Project Location: 2788 Harborview Dr, site is located at the bottom of the hillside beneath Soundview Ln, access to the site is via boat or via a foot trail from the terminus of the southern end of Harborview Dr. Sec 08, Tw 21, R 02 Qtr 13.
Assessor's Parcel Number: 0221081064
Description of Proposed Project: The proposal involves connecting the historic working Tarabochia Net Shed to the public water and sewer utility system that runs along Soundview Ln. The sewer and water service connection will provide necessary sanitation facilities for those working in the netshed.
Project Permits Included with Application: Substantial Shoreline Development Permit, SEPA threshold determination.
Further Studies Being Required by Applicable Official: None at this time.
Other Required Permits Not Included in Application: No additional City permits at this time.
Existing Environmental Documents which Evaluate Proposed Project:
SEPA Environmental Checklist, prepared by Stephen Bridgeford, dated February 2, 2021; Sewer Hydraulic Report, prepared by Contour Engineering, dated January 2018; Water Hydraulic Report Prepared by Contour Engineering, dated January 2018; Geotechnical Engineering Report prepared by GeoResources dated April 10, 2019; Habitat Management Plan, prepared by Soundview Consultants, dated January 7, 2021; Washington State Joint Aquatic Resources Permit (JARPA) prepared by Contour Engineering, dated January 2021.
Tentative Public Meeting or Public Hearing Date: A hearing date has not been scheduled for this application.
As of March 16, 2020, at 12 PM noon, our Civic Center will be closed to the general public until further notice. Therefore, documents pertinent to this application are available for review and inspection online only using the City of Gig Harbor Permit Portal. Please contact Kimberly Mahoney, Associate Planner at kmahoney@gigharborwa.gov for questions regarding access to other documents pertinent to 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 Department by no later than **May 1, 2021**. All public comments or requests must be received at the Planning Department by no later than 5:00pm on the last date of the comment period.
Questions regarding the above stated application should be made to Kimberly Mahoney, Associate Planner, City of Gig Harbor Community Development Department, 3510 Grandview St., Gig Harbor, WA 98335, or by calling (253) 851-6170. Additional permit information can also be found at www.cityofgigharbor.net by clicking "Permit Portal" and entering the above permit numbers.
IPL0017363
Apr 1 2021

CITY OF GIG HARBOR
NOTICE OF APPLICATION
April 1, 2021
TARABOCHIA NET SHED- UTILITY CONNECTION
Type III Permit

Permit Number(s): PL-SDP-21-0001, PL-SEPA-21-0001
Date Application was Submitted: February 12, 2021
Date of Notice of Complete Application: March 4, 2021
Name of Applicant: Dominick (Nick)Tarabochia, 3707 Rosedale Street, Gig Harbor WA 98335
Name of Agent: Stephen Bridgeford, P.O. Box 949, Gig Harbor, WA 98335
Project Location: 2788 Harborview Dr, site is located at the bottom of the hillside beneath Soundview Ln, access to the site is via boat or via a foot trail from the terminus of the southern end of Harborview Dr. Sec 08, Tw 21, R 02 Qtr 13.
Assessor's Parcel Number: 0221081064
Description of Proposed Project: The proposal involves connecting the historic working Tarabochia Net Shed to the public water and sewer utility system that runs along Soundview Ln. The sewer and water service connection will provide necessary sanitation facilities for those working in the netshed.
Project Permits Included with Application: Substantial Shoreline Development Permit, SEPA threshold determination.
Further Studies Being Required by Applicable Official: None at this time.
Other Required Permits Not Included in Application: No additional City permits at this time.
Existing Environmental Documents which Evaluate Proposed Project:
SEPA Environmental Checklist, prepared by Stephen Bridgeford, dated February 2, 2021; Sewer Hydraulic Report, prepared by Contour Engineering, dated January 2018; Water Hydraulic Report Prepared by Contour Engineering, dated January 2018; Geotechnical Engineering Report prepared by GeoResources dated April 10, 2019; Habitat Management Plan, prepared by Soundview Consultants, dated January 7, 2021; Washington State Joint Aquatic Resources Permit (JARPA) prepared by Contour Engineering, dated January 2021.
Tentative Public Meeting or Public Hearing Date: A hearing date has not been scheduled for this application.
As of March 16, 2020, at 12 PM noon, our Civic Center will be closed to the general public until further notice. Therefore, documents pertinent to this application are available for review and inspection online only using the City of Gig Harbor Permit Portal. Please contact Kimberly Mahoney, Associate Planner at kmahoney@gigharborwa.gov for questions regarding access to other documents pertinent to 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 Department by no later than **May 1, 2021**. All public comments or requests must be received at the Planning Department by no later than 5:00pm on the last date of the comment period.
Questions regarding the above stated application should be made to Kimberly Mahoney, Associate Planner, City of Gig Harbor Community Development Department, 3510 Grandview St., Gig Harbor, WA 98335, or by calling (253) 851-6170. Additional permit information can also be found at www.cityofgigharbor.net by clicking "Permit Portal" and entering the above permit numbers.
W00000000
Publication Dates

CITY OF GIG HARBOR

NOTICE OF APPLICATION
April 1, 2021

TARABOCHIA NET SHED- UTILITY CONNECTION
Type III Permit

Permit Number(s): PL-SDP-21-0001, PL-SEPA-21-0001

Date Application was Submitted: February 12, 2021

Date of Notice of Complete Application: March 4, 2021

Name of Applicant: Dominick (Nick)Tarabochia, 3707 Rosedale Street, Gig Harbor WA 98335

Name of Agent: Stephen Bridgeford, P.O. Box 949, Gig Harbor, WA 98335

Project Location: 2788 Harborview Dr, site is located at the bottom of the hillside beneath Soundview Ln, access to the site is via boat or via a foot trail from the terminus of the southern end of Harborview Dr. Sec 08, Tw 21, R 02 Qtr 13. Assessor's Parcel Number: 0221081064

Description of Proposed Project: The proposal involves connecting the historic working Tarabochia Net Shed to the public water and sewer utility system that runs along Soundview Ln. The sewer and water service connection will provide necessary sanitation facilities for those working in the netshed.

Project Permits Included with Application: Substantial Shoreline Development Permit, SEPA threshold determination.

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

Other Required Permits Not Included in Application: No additional City permits at this time.

Existing Environmental Documents which Evaluate Proposed Project:
SEPA Environmental Checklist, prepared by Stephen Bridgeford, dated February 2, 2021; Sewer Hydraulic Report, prepared by Contour Engineering, dated January 2018; Water Hydraulic Report Prepared by Contour Engineering, dated January 2018; Geotechnical Engineering Report prepared by GeoResources dated April 10, 2019; Habitat Management Plan, prepared by Soundview Consultants, dated January 7, 2021; Washington State Joint Aquatic Resources Permit (JARPA) prepared by Contour Engineering, dated January 2021.

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

As of March 16, 2020, at 12 PM noon, our Civic Center will be closed to the general public until further notice. Therefore, documents pertinent to this application are available for review and inspection online only using the City of Gig Harbor Permit Portal. Please contact Kimberly Mahoney, Associate Planner at kmahoney@gigharborwa.gov for questions regarding access to other documents pertinent to 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 Department by no later than **May 1, 2021**. All public comments or requests must be received at the Planning Department by no later than 5:00pm on the last date of the comment period.

Questions regarding the above stated application should be made to Kimberly Mahoney, Associate Planner, City of Gig Harbor Community Development Department, 3510 Grandview St., Gig Harbor, WA 98335, or by calling (253) 851-6170. Additional permit information can also be found at www.cityofgigharbor.net by clicking “Permit Portal” and entering the above permit numbers.

EXHIBIT M

From: Jennifer M. Keating
To: Kimberly Mahoney
Subject: NOTICE OF APPLICATION TARABOCHIA NET SHED - PL-SDP-21-0001
Date: Thursday, April 1, 2021 9:12:46 AM

Good morning Kim,
The Puyallup Tribe would like to request that an inadvertent discovery plan be on file for this project. Any ground disturbance at this location has a high likelihood of impacting cultural resources. Please let me know if there are any questions.

Thank you,

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

From:	David Winfrey
To:	Kimberly Mahoney
Cc:	Alec Wrolson
Subject:	Tarabochia net shed
Date:	Monday, April 5, 2021 10:00:58 AM
Attachments:	#17 Tarabochia Skansie Brothers Netshed highlighted.pdf

Hi Kimberley,

As discussed with you this morning, here is the historical write up regarding the Gig Harbor net sheds. I will inquire about the website/ source and provide that when I get it.

The pile wrapping company is Pilemedic.

Best…….

DW

David Winfrey
Shellfish Biologist
Puyallup Tribe of Indians
3009 East Portland Avenue
Tacoma, WA 98404
253-573-7933
http://puyallup-tribe.com/shellfish/

Skansie Brothers Netshed

GIG HARBOR NETSHEDS

GIG HARBOR NETSHEDS (/GIG-HARBOR-NETSHEDS)

#1 DON GILICH (/GILICH-NETSHED)

#2 MORIN | LOVROVICH (/MORIN-LOVROVICH-NETSHED)

#3 BUJACICH BROTHERS (/BUJACICH-BROTHERS)

#4 IVANOVICH (/IVANOVICH-ANCICH)

#5 ANCICH-TARABOCHIA (/TARABOCHIA-1)

#6 ANCICH BROTHERS (/NEW-PAGE)

#7 CASTELAN-JERKOVICH (/CASTELAN-JERKOVICH)

#8 PURATICH (/PURATICH)

#9 STANICH (/STANICH)

#10 GILICH BROTHERS (/ANDREW-ANTONE-GILICH)

#11 NOVAK (/NOVAK)

#12 ROSS (/ROSS)

#13 SKANSIE BROTHERS (/SKANSIE-BROTHERS)

#14 PAUL BABICH (/PAUL-BABICH)

#15 PETER BABICH (/PETER-BABICH)

#16 PETER SKANSIE (/SKANSIE-NETSHED)

#17 TARABOCHIA

HISTORIC AMERICAN ENGINEERING SURVEY

GIG HARBOR NET SHEDS

MOJEAN NET SHED

(TARABOCHIA NET SHED)

HAER No. WA-186-Q

LOCATION

2788 Harborview Drive, Gig Harbor, Pierce County, Washington

PRESENT OWNER

Nick Tarabochia, Jr.

PRESENT USE

General storage, net and tool storage, net repair, social gathering place.

SIGNIFICANCE

The seventeen extant net sheds in Gig Harbor, Washington, are significant as remnants of the community's cultural heritage and economic development. Families, mostly of Croatian ancestry, have passed down the net sheds and fishing vessels for several generations. Many of the extant net sheds are an integral part of successful

commercial fishing operations and are used for storing and mending fishing nets as well as repairing the equipment used for commercial vessels. Except for the remaining commercial fishing boats in the harbor, net sheds are the only surviving architectural connection between the community and what was once one of the most successful fishing fleets on the west coast.

HISTORIAN

Shelly Leavens

PROJECT INFORMATION

The City of Gig Harbor has taken steps to provide incentives for property owners who retain historic net sheds, and in 2006, conducted a general survey of the seventeen remaining structures lining the harbor's waterfront. In 2008, Mildred Andrews of the Andrews Group completed an independent survey of Gig Harbor's historic downtown. The city secured grant funds from the Washington State Department of Archaeology and Historic Preservation to document the net sheds for the Historic American Engineering Record (HAER), a division of the National Park Service, U.S. Department of the Interior. Todd Croteau, of the HAER Maritime Program, supervised the documentation team, which consisted of Brian Diveley and Shelly Leavens, both Sally Kress Tompkins Maritime Documentation Interns. A survey team of students from Bates Technical College in Tacoma, Washington, also lent support to the documentation effort. The documentation team's liaison to the net shed owners is the City of Gig Harbor's Special Projects Coordinator, Lita Dawn Stanton.

PART I -- GIG HARBOR NET SHEDS
HISTORICAL INFORMATION

PHYSICAL HISTORY OF BUILDINGS

DATE OF CONSTRUCTION -- ca. 1907 (original shed), ca. 1943 (second adjoining shed), 1961 (third adjoining shed)
ARCHITECT / ENGINEER -- not known
BUILDER / CONTRACTOR / SUPPLIER -- Nick Tarabochia Sr. and Mike Gallagan (additions)
ORIGINAL PLANS -- none available
ALTERATIONS AND ADDITIONS

Future additions to the overall Mojean (Tarabochia) net shed occurred in stages, the first of which appears to be the attached south-facing shed and dock, followed by the northfacing shed and dock. Around 1942-1943 Nick Tarabochia Sr. applied to the War Department to build the south dock. In 1961 Nick Sr. and his fishing partner Mike Gallagan (a construction worker, pile driver and dock builder) built the north portion of the dock, with contains a small “bunkhouse” room that is used by visitors, often fishermen. The interior of the net shed has been reconfigured for multiple uses many times through the years, noted by the mixture of eras represented by fishing gear and

ephemera. This structure was severely damaged in a landslide in the late 1970s to early 1980s, and the southwest portion of the nets shed's exterior wall was re-built.

HISTORICAL CONTEXT

The earliest the original Mojean (Tarabochia) net shed may have been built is 1907. When repairing damage from a landslide to the west face of the building in the 1980's, Nick Tarabochia Sr., lifted a piece of wood on one corner of the shed which revealed a carved "1907." The shed was owned by the Mojean family until its purchase by the Tarabochia family around 1939 to 1941. The Mojean family had a boat construction and livery business. Reportedly they built flat bottom, two-person rowing skiffs that were popular throughout Puget Sound. When Nick Tarabochia Sr. bought the property it was being used as a workshop and to store nets. With the passing of ownership of the property to his son, Nick Jr., it is still being used for net and gear storage, net repair, and load/offload of nets and gear, as well as a social gathering place. Like many sons of Croatian fishermen in the area, Nick Jr. started fishing when he was 7 years old. He is now 62 and still leaves to gillnet fish each summer. Tarabochia Jr. stated that he can remember the days of pulling the heavy cotton nets up by hand. He would go with his father to take the nets to the family property, on the opposite side of town, where they would tar and lay out the nets. In this location, the Tarabochias had a side business of tarring nets for other fishermen that they loosely called "Tarabochia's Tar Pots." Tarabochia Jr. started seining in 1972 with f/v Chinook. (65 ft) He sold the Chinook in 1975 and purchased the 58 foot Kathy H which he seined in Puget Sound and tendered until 2006 in Bristol Bay. He has been fishing since 1992 with the Christine Jane, an aluminum Bristol Bay Gilnetter named after his daughter. The boat was christened at the Mojean (Tarabochia) net

named after his daughter. The boat was christened at the Mojean (Tarabochia) net shed. Christine's husband expressed interest in carrying on the family fishing legacy.

PART II -- STRUCTURAL / DESIGN INFORMATION

GENERAL DESCRIPTION

The Mojean (Tarabochia) net shed is approximately 4,320 square feet. The property is 72'-3" wide and 94' long. The buildings are 72'-3" wide and 25' long, 45' wide and 29' long, and 48' wide and 32' long.

1. CHARACTER

Since the original building was without a dock and did not sit over water (it faces the water horizontally) there is question as to whether this original structure should be considered a net shed. According to the 1982 Pierce County Cultural Resource Survey, the Mojean (Tarabochia) net shed is, "A gable roof shed with an adjacent gable roof building, and shed roof building, mainly constructed of wood. A portion of the complex is on pilings over the water." This description is still accurate, confirmed by a recent site visit. Due to multiple additions to the structure over close to a century, the shed is divided into three main sections. The original structure is the horizontal facing section abutting the bulkhead, which now serves as the entrance to the shed and a workshop. This portion of the shed now has a partitioned room to the south, as well as a functioning storage loft above the entire space. The south

south, as well as a functioning storage loft above the entire space. The south structure, built in the mid 1940s, shows markers every 60 feet, since the nets would be in 60 ft. sections. This portion of the overall net shed is used almost exclusively for traditional functions of the commercial fishing industry. The north space is occupied by a small room and appears to be used for general storage and as a social gathering place. Nick Jr. lived in the netshed from 1990 to 2000. The bunkhousewas originally designed for out-of-town crew members working on gear. The bunkhouse is still used as living space today.

2. CONDITION OF FABRIC

The Mojean (Tarabochia) net shed is in good working condition.

SITE LAYOUT

Unlike many of the other Gig harbor net sheds, the Mojean (Tarabochia) net shed lies outside of the harbor proper and is positioned over more land than water. (Thus, a fishing boat can only tie up to the shed at high tide.) At low tide a person has the ability to walk under the dock and through a series of pilings on the beach, some of which have been recently replaced. The view to the south is of South Puget Sound, and to the north, the entrance to Gig Harbor. The Skansie (Morris) net shed, HAER number WA-186-P, is the next structure along the shoreline to the north.

PART III. OPERATIONS AND PROCESSES

PART III -- OPERATIONS AND PROCESSES

OPERATIONS

Commercial fishing: gillnetting and purse seining.

MACHINES

A large power block is affixed and hangs at the front of the building to haul and manage nets. The power block was invented by Croatian fisherman Mario Puratić, prototyped by Marco Shipyards in Seattle, field tested by Puget Sound fishermen, and patented in the U.S. 1955.

“The Puretić power block is a special kind of mechanized winch used to haul nets on fishing vessels. The power block is a large powered aluminum pulley with a hard rubber-coated sheave. While many men were needed for the back-breaking work of hauling a purse seine manually, the same work could be done by fewer men with a power block. “The Puretić power block revolutionized the technology of hauling fishing nets, particularly purse seine nets. According to the Food and Agriculture Organization of the United Nations (FAO), ″no single invention has contributed more to the success of purse seine net hauling″ than the power block, which was ″the linch-pin in the mechanization of purse seining.″1

1 “Puretic power block”. http://en.wikipedia.org/wiki/Puretic_power_block

TECHNOLOGY

Gillnetting -- Gillnetting is a technique employing fine-filament nets that are lowered

off the stern or bow of a boat and allowed to drift freely in deep water, entangling fish that swim into them. Floats hold up the top edge of the net, and the bottom is pulled down by a heavy lead line forming a wall in the water that entangles the fish by their gills. They are usually set across the path of migrating salmon.

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

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

WORKERS

A crew of five men generally operate each purse seiner. A crew of five men generally operate each purse seiner. Prior to restrictions on large vessels, the advent of the nylon seine net and the power block in the 1940s and 1950s, seine vessels usually had crews of 8 to 10 men. There is at least one purse seiner and Tarabochia's gillnetter operating off of the (Tarabochia) dock and utilizing the workspace of the net shed. These workers include Nick Tarabochia and his crew, with the additional purse seine vessel crew who lease use of the property. Tarabochia was in Alaska during the site visit, but three men were using the shed and docks for commercial fishing operations.

END PRODUCT

Commercial fishing operations, and net and fishing gear storage.

ASSOCIATED VESSELS

Nick Tarabochia Sr. -- Margaret J (purse seiner; partnered with Mike Gallagan), Phyllis T (purse seiner; named for his daughter), Planet (purse seiner), Nancy Rose (purse seiner; named after daughter, Nancy and wife, Rose), Al-H((purse seiner; named for Alva Hager, founder of New England Fish Company; sister ship to Barbara S), St. Dominick (purse seiner) JoAnne ((purse seiner; last boat before retiring).

Nick Tarabochia Jr. -- Chinook (purse seiner), Kathy H (purse seiner and tender), Jason B (gillnetter), Christine Jane(gillnetter)

PART IV -- SOURCES OF INFORMATION

PRIMARY SOURCES

Telephone interview with Nick Tarabochia Jr., 6-19-2009

Interview with Christine Tarabochia 6-19-2009

Interview with Bill Schweitzer, 6-19-2009.

SECONDARY SOURCES

Ancich-Stanton, Lita Dawn. Gig Harbor Net Sheds Survey. City of Gig Harbor, 2006.

Andrews, Mildred. “Andrews Group Report.” 2008.

“Living on the Edge: Most Endangered Historic Properties List – 2008.” Washington Trust for Historic Preservation, 2008.

Harbor History Museum photo archives.

Gallicci, Caroline. “Net Shed (PC-125-2a)” Pierce County Cultural Resource Survey, 1982.

Lepow, Hannah. “Washington’s Fishing Sheds Get Boost.” National Trust for Historic Preservation. July 8, 2008. http://www.preservationnation.org/magazine/2008. Accessed June 2, 2009.

LIKELY SOURCES NOT YET INVESTIGATED

Nick Tarabochia Jr. oral history interview

Engineered Drawings -- Plan

Engineered Drawings -- Profile

Engineered Drawings -- Perspective 1

Engineered Drawings -- Perspective 2

Engineered Drawings -- Perspective 3

Misc Images

4x5 Prints

Powered by Squarespace (http://www.squarespace.com)

From: David Winfrey
To: Kimberly Mahoney
Subject: net shed History
Date: Thursday, April 8, 2021 4:11:09 PM

Hi Kimberley,

As discussed,

Here is the web site where the net shed history came from.

: http://www.skansiebrothersnetshed.com/tarabochia

BTW, Can this suffice as proper comment regarding the Tarabochia project?

The Puyallup Tribe encourages the replacement of creosote pilings to older structures that are being updated.

Thanks…..

DW

David Winfrey
Shellfish Biologist
Puyallup Tribe of Indians
3009 East Portland Avenue
Tacoma, WA 98404
253-573-7933
http://puyallup-tribe.com/shellfish/

From: Cindy Andrews
To: Kimberly Mahoney
Subject: FW: NOTICE OF APPLICATION TARABOCHIA NET SHED - PL-SDP-21-0001
Date: Monday, April 5, 2021 9:10:53 AM

Squaxin comments.

Thank you

From: Shaun Dinubilo <sdinubilo@squaxin.us>
Sent: Monday, April 5, 2021 9:07 AM
To: Cindy Andrews <candrews@gigharborwa.gov>
Subject: RE: NOTICE OF APPLICATION TARABOCHIA NET SHED - PL-SDP-21-0001

Hello Ms. Andrews,

Thank you for contacting the Squaxin Island Tribe Cultural Resources Department regarding the above listed project 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. If any archaeological or cultural resources are uncovered during implementation, please halt work in the area of discovery and contact DAHP and the Squaxin Island Tribe's Archaeologist, Shaun Dinubilo via email at sdinubilo@squaxin.us.

Shaun Dinubilo
Archaeologist
Cultural Resource Department
Squaxin Island Tribe
200 S.E. Billy Frank Jr. Way
Shelton, WA 98584
Office Phone: 360-432-3998
Cell Phone: 360-870-6324
Email: sdinubilo@squaxin.us

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

From: Cindy Andrews <candrews@gigharborwa.gov>

Sent: Thursday, April 1, 2021 7:29 AM
To: Adonais Clark (aclark@co.pierce.wa.us) <aclark@co.pierce.wa.us>; Alec, Wrolson, Puyallup Tribe <Alec.Wrolson@PuyallupTribe-nsn.gov>; Andrew Strobel, Puyallup Tribe <Andrew.Strobel@PuyallupTribe-nsn.gov>; aosullivan@suquamish.nsn.us; Brandon Reynon, Puyallup Tribe <Brandon.Reynon@PuyallupTribe-nsn.gov>; brandon.reynon@puyalluptribe.com; Carol <CarolAnn.Hawks@PuyallupTribe-nsn.gov>; Char Naylor, Puyallup Tribe <Char.Naylor@PuyallupTribe-nsn.gov>; Charles Matheson, Puyallup Tribe <Charlene.Matheson@PuyallupTribe-nsn.gov>; David Winfrey, Puyallup Tribe <David.Winfrey@PuyallupTribe-nsn.gov>; Department of Natural Resources SEPA Center (sepacenter@dnr.wa.gov) <sepacenter@dnr.wa.gov>; dwilliams@suquamish.nsn.us; efheinitz@doc1.wa.gov; eguenther@penmetparks.org; esorensen@penmetparks.org; ewatson@piercefire.org; Jennifer Keating, Puyallup Tribe <Jennifer.M.Keating@puyalluptribe-nsn.gov>; Kathleen Pierce County Planning and Land Services - Larrabee (klarrab@co.pierce.wa.us) <klarrab@co.pierce.wa.us>; Kelly Still - WDFW (sepadesk@dfw.wa.gov) <sepadesk@dfw.wa.gov>; Kristen Miller <kirsten.miller@dnr.wa.gov>; Lisa Anderson, Puyallup Tribe <Lisa.Anderson@PuyallupTribe-nsn.gov>; Lois Boome, Puyallup Tribe <Lois.Boome@PuyallupTribe-nsn.gov>; Michael Prentice <michaelp@penlight.org>; Muckleshoot Tribe - Laura Murphy (laura.murphy@muckleshoot.nsn.us) <laura.murphy@muckleshoot.nsn.us>; Nancy Games, Puyallup Tribe <nancy.games@puyalluptribe-nsn.gov>; Nisqually Tribe (mohan.maryanne@Nisqually-nsn.gov) <mohan.maryanne@Nisqually-nsn.gov>; OR-SEPA-REVIEW@wsdot.wa.gov; Puget Sound Partnership - Marsha Engel (marsha.engel@psp.wa.gov) <marsha.engel@psp.wa.gov>; Puyallup Tribe - Jeffrey Thomas, (jeffrey.thomas@puyalluptribe.com) <jeffrey.thomas@puyalluptribe.com>; reviewteam@commerce.wa.gov; Rhonda Foster <rfoster@squaxin.us>; Robert Barandon, Puyallup Tribe <Robert.B.Barandon@puyalluptribe-nsn.gov>; Russ Ladley, Puyallup Tribe <Russ.Ladley@PuyallupTribe-nsn.gov>; sepa <sepa@dahp.wa.gov>; sepaunit@ecy.wa.gov; Sharon Silver (sharons@penlight.org) <sharons@penlight.org>; Shaun Dinubilo <sdinubilo@squaxin.us>; Shital Saini <shital@penlight.org>; smithv@psd401.net; Suquamish Tribe - Dennis Lewarch (dlewarch@suquamish.nsn.us) <dlewarch@suquamish.nsn.us>; Tina Vaslet Pierce Transit (tvaslet@piercetransit.org) <tvaslet@piercetransit.org>; WA Department of Ecology <separegister@ecy.wa.gov>; Zachary Meyer <ZMEY461@ECY.WA.GOV>
Cc: Kimberly Mahoney <KMahoney@gigharborwa.gov>
Subject: NOTICE OF APPLICATION TARABOCHIA NET SHED - PL-SDP-21-0001

Please find attached the City of Gig Harbor Notice of Application and associated SEPA checklist for the Tarabochia Net Shed - Utility Connection project, site address 2788 Harborview Dr. Please provide your comments to Kimberly Mahoney, Associate Planner by May 1, 2021.

Best Regards
Cindy Andrews
Planning Technician
City of Gig Harbor
CAndrews@gigharborwa.gov

City Hall will be closed until further notice due to the on-going restrictions in effect caused by the COVID-19 pandemic. Once a decision to re-open City Hall has been made, it will be announced in

advance to our community, its residents and businesses. The status of the Civic Center and the Gig Harbor Municipal Court is available on our website at www.cityofgigharbor.net and will be updated as necessary. City Staff are working to conduct much-needed services, so please feel free to contact us by phone or email (Main City Phone Number 253-851-8136).

From: Cook, Allison E (DFW)
To: Stephen Bridgeford; Kimberly Mahoney
Subject: RE: NOTICE OF APPLICATION TARABOCHIA NET SHED - PL-SDP-21-0001
Date: Tuesday, April 6, 2021 5:00:17 PM

Hi Kimberly,

I just spoke to Stephen and cleared up the scope of the project. He let me know the outfall and diffuser T is all existing. I will not be requiring an HPA and have no concerns or comments about the project.

Thank you,

Allison Cook
Habitat Biologist Region 6
Covering South Mason & KGI Pierce County
1111 Washington St SE
Olympia, WA 98501
Work Cell: 360-480-3510

From: Stephen Bridgeford <Stephen.B@contourengineeringllc.com>
Sent: Monday, April 5, 2021 3:28 PM
To: Cook, Allison E (DFW) <Allison.Cook@dfw.wa.gov>; KMahoney@gigharborwa.gov
Cc: Lentes, Gwendolen A (DFW) <Gwendolen.Lentes@dfw.wa.gov>
Subject: RE: NOTICE OF APPLICATION TARABOCHIA NET SHED - PL-SDP-21-0001

External Email

Hi Allison,

I left you a voicemail. Please give me a call at your convenience.

DUE TO CURRENT CONDITIONS, CONTOUR'S OFFICE WILL BE CLOSED TO THE PUBLIC

Stephen Bridgeford
Senior Land Planner
Contour Engineering, LLC
Phone : (253) 234-9721
Office: (253) 857-5454

From: Cook, Allison E (DFW) <Allison.Cook@dfw.wa.gov>
Sent: Monday, April 05, 2021 3:03 PM
To: KMahoney@gigharborwa.gov; Stephen Bridgeford <Stephen.B@contourengineeringllc.com>

Cc: Lentes, Gwendolen A (DFW) <Gwendolen.Lentes@dfw.wa.gov>
Subject: RE: NOTICE OF APPLICATION TARABOCHIA NET SHED - PL-SDP-21-0001

Hi Stephen,

Your application materials indicate you will not be applying for a WDFW HPA. After reviewing the plans and project proposal, I am almost certain an HPA will be needed for this project. Hoping we can touch base and clear this up when you have time. I would specifically be interested in seeing a more detailed plan of the proposed T-diffuser just above OHWL.

Thank you,

Allison Cook
Habitat Biologist Region 6
Covering South Mason & KGI Pierce County
1111 Washington St SE
Olympia, WA 98501
Work Cell: 360-480-3510

From: SEPADesk (DFW) <SEPAdesk@dfw.wa.gov>
Sent: Thursday, April 1, 2021 4:28 PM
To: Cook, Allison E (DFW) <Allison.Cook@dfw.wa.gov>
Cc: Lentes, Gwendolen A (DFW) <Gwendolen.Lentes@dfw.wa.gov>
Subject: FW: NOTICE OF APPLICATION TARABOCHIA NET SHED - PL-SDP-21-0001

For your review.

~Faith

From: Cindy Andrews <candrews@gigharborwa.gov>
Sent: Thursday, April 1, 2021 7:29 AM
To: Adonais Clark (aclark@co.pierce.wa.us) <aclark@co.pierce.wa.us>; Alec, Wrolson, Puyallup Tribe <Alec.Wrolson@PuyallupTribe-nsn.gov>; Andrew Strobel, Puyallup Tribe <Andrew.Strobel@PuyallupTribe-nsn.gov>; aosullivan@suquamish.nsn.us; Brandon Reynon, Puyallup Tribe <Brandon.Reynon@PuyallupTribe-nsn.gov>; brandon.reynon@puyalluptribe.com; Carol <CarolAnn.Hawks@PuyallupTribe-nsn.gov>; Char Naylor, Puyallup Tribe <Char.Naylor@PuyallupTribe-nsn.gov>; Charles Matheson, Puyallup Tribe <Charlene.Matheson@PuyallupTribe-nsn.gov>; David Winfrey, Puyallup Tribe <David.Winfrey@PuyallupTribe-nsn.gov>; DNR RE SEPACENTER <SEPACENTER@dnr.wa.gov>; dwilliams@suquamish.nsn.us; Heinitz, Eric F. (DOC) <efheinitz@DOC1.WA.GOV>; eguenther@penmetparks.org; esorensen@penmetparks.org; ewatson@piercefire.org; Jennifer Keating, Puyallup Tribe <Jennifer.M.Keating@puyalluptribe-nsn.gov>; Kathleen Pierce County Planning and Land Services - Larrabee (klarrab@co.pierce.wa.us) <klarrab@co.pierce.wa.us>; SEPADesk (DFW) <SEPAdesk@dfw.wa.gov>; Miller, Kirsten (DNR) <Kirsten.Miller@dnr.wa.gov>; Lisa

Anderson, Puyallup Tribe <Lisa.Anderson@PuyallupTribe-nsn.gov>; Lois Boome, Puyallup Tribe <Lois.Boome@PuyallupTribe-nsn.gov>; Michael Prentice <michaelp@penlight.org>; Muckleshoot Tribe - Laura Murphy (laura.murphy@muckleshoot.nsn.us) <laura.murphy@muckleshoot.nsn.us>; Nancy Games, Puyallup Tribe <nancy.games@puyalluptribe-nsn.gov>; Nisqually Tribe (mohan.maryanne@Nisqually-nsn.gov) <mohan.maryanne@Nisqually-nsn.gov>; OR-SEPA-REVIEW@wsdot.wa.gov; Puget Sound Partnership - Marsha Engel (marsha.engel@psp.wa.gov) <marsha.engel@psp.wa.gov>; Puyallup Tribe - Jeffrey Thomas, (jeffrey.thomas@puyalluptribe.com) <jeffrey.thomas@puyalluptribe.com>; COM GMU Review Team <reviewteam@commerce.wa.gov>; Rhonda Foster at Squaxin Island Tribe <rfoster@squaxin.us>; Robert Barandon, Puyallup Tribe <Robert.B.Barandon@puyalluptribe-nsn.gov>; Russ Ladley, Puyallup Tribe <Russ.Ladley@PuyallupTribe-nsn.gov>; SEPA (DAHP) <sepa@dahp.wa.gov>; ECY RE SEPA REGISTER <separegister@ecy.wa.gov>; Sharon Silver (sharons@penlight.org) <sharons@penlight.org>; Shaun Dinubilo <sdinubilo@squaxin.us>; Shital Saini <shital@penlight.org>; smithv@psd401.net; Suquamish Tribe - Dennis Lewarch (dlewarch@suquamish.nsn.us) <dlewarch@suquamish.nsn.us>; Tina Vaslet Pierce Transit (tvaslet@piercetransit.org) <tvaslet@piercetransit.org>; ECY RE SEPA REGISTER <separegister@ecy.wa.gov>; Meyer, Zachary (ECY) <ZMEY461@ECY.WA.GOV>
Cc: Kimberly Mahoney <KMahoney@gigharborwa.gov>
Subject: NOTICE OF APPLICATION TARABOCHIA NET SHED - PL-SDP-21-0001

External Email

Please find attached the City of Gig Harbor Notice of Application and associated SEPA checklist for the Tarabochia Net Shed - Utility Connection project, site address 2788 Harborview Dr. Please provide your comments to Kimberly Mahoney, Associate Planner by May 1, 2021.

Best Regards
Cindy Andrews
Planning Technician
City of Gig Harbor
CAndrews@gigharborwa.gov

City Hall will be closed until further notice due to the on-going restrictions in effect caused by the COVID-19 pandemic. Once a decision to re-open City Hall has been made, it will be announced in advance to our community, its residents and businesses. The status of the Civic Center and the Gig Harbor Municipal Court is available on our website at www.cityofgigharbor.net and will be updated as necessary. City Staff are working to conduct much-needed services, so please feel free to contact us by phone or email (Main City Phone Number 253-851-8136).

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

April 30, 2021

Kimberly Mahoney, Associate Planner
City of Gig Harbor
Community Development Department
Planning Division
3510 Grandview Street
Gig Harbor, WA 98335

Dear Kimberly Mahoney:

Thank you for the opportunity to comment on the prethreshold consultation for the Tarabochia Net Shed Utility Extension Project (PL-SEPA-21-0001, PL-SDP-21-0001) located at 2788 Harborview Drive as proposed by Dominick Tarabochia. The Department of Ecology (Ecology) reviewed the environmental checklist and has the following comment(s):

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

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 the 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 for proper management of these materials.

TOXICS CLEANUP/TACOMA SMELTER PLUME:
Eva Barber, Technical Assistance Coordinator (360) 407-7094

This proposed project is located in an area that may have been contaminated with heavy metals due to the air emissions originating from the old Asarco smelter in north Tacoma (visit Ecology's Tacoma Smelter Plume map search tool: https://fortress.wa.gov/ecy/smeltersearch/).

Soil contamination from the former Asarco smelter poses a risk to human health and the environment. Children are at especially high risk from direct exposure to contaminated soil. Construction workers, landscapers, gardeners, and others who work in the soils are also at risk.

Ecology recommends that the lead agency include the following as conditions of approval, prior to the issuance of any site development permits or the initiation of grading, filling, or clearing:

- Sample the soil and analyze for arsenic and lead following the 2012 Tacoma Smelter Plume Guidance. The soil sampling results shall be sent to Ecology for review. If the project includes open space areas, contact the Technical Assistance Coordinator, Eva Barber, for assistance in soil sampling methodology within the open space area.

- If lead or arsenic are found at concentrations above the Model Toxics Control Act (MTCA) cleanup levels (Chapter 173-340 WAC); the owners, potential buyers, construction workers, and others shall be notified of their occurrence. The MTCA cleanup level for arsenic is 20 parts per million (ppm) and lead is 250 ppm.

- If lead, arsenic and/or other contaminants are found at concentrations above MTCA cleanup levels, the applicant shall:

  1) Develop soil remediation plan and enter into the Voluntary Cleanup Program with Ecology. For more information on the Voluntary Cleanup Program, visit Ecology's website at: http://www.ecy.wa.gov/programs/tcp/vcp/vcpmain.htm.

  2) Obtain an opinion letter from Ecology stating that the proposed soil remediation plan will likely result in no further action under MTCA. The applicant shall provide to the local land use permitting agency the opinion letter from Ecology.

  3) Prior to finalizing site development permits, provide to the local land use permitting agency "No Further Action" determination from Ecology indicating that the remediation plans were successfully implemented under MTCA.

- If soils are found to be contaminated with arsenic, lead, or other contaminants, extra precautions shall be taken to avoid escaping dust, soil erosion, and water pollution during grading and site construction. Site design shall include protective measures to isolate or remove contaminated soils from public spaces, yards, and children's play areas. Contaminated soils generated during site construction shall be managed and disposed of in accordance with state and local regulations, including the Solid Waste Handling Standards regulation (Chapter 173-350 WAC). For information about soil disposal contact the local health department in the jurisdiction where soils will be placed.

The link below provides a fact sheet that explains more how the arsenic and lead clean-up levels were set and why Ecology sees that they are protective for human health: https://fortress.wa.gov/ecy/publications/SummaryPages/1109095.html.

For assistance and information about Tacoma Smelter Plume and soils contamination, the applicant shall contact, Eva Barber with the Toxics Cleanup Program at (360) 407-7094 or via email at Eva.Barber@ecy.wa.gov.

WATER QUALITY/WATERSHED RESOURCES UNIT:
Jessica Eakens (360) 407-0246

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

Any discharge of sediment-laden runoff or other pollutants to waters of the state is in violation of Chapter 90.48 RCW, Water Pollution Control, and WAC 173-201A, Water Quality Standards for Surface Waters of the State of Washington, and is subject to enforcement action.

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

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

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

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

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

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

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

Department of Ecology
Southwest Regional Office

(GMP:202101663)

cc: Derek Rockett, SWM
Eva Barber, TCP
Jessica Eakens, WQ

EXHIBIT N

City of Gig Harbor
Transmittal Form

Routing for: **NOA SEPA NOPH NOPM NOD Notice Date: Feb 28, 2023**
Project: TARABOCHIA NET SHED – UTILITY CONNECTION

PL-SDP-21-0001, PL-DR-21-0233, PL-SEPA-21-0001
Planner: **ROBIN BOLSTER - GRANT**

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

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

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

☑ TACOMA NEWS TRIBUNE

McClatchy

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

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
23685	392855	Print Legal Ad-IPL01118940 - IPL0111894		$131.76	2	53 L

Attention: CITY OF

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

CITY OF GIG HARBOR
NOTICE OF PUBLIC HEARING
TARABOCHIA NET SHED- UTILITY CONNECTION

Permit Number(s):	PL-SDP-21-0001, PL-DR-21-0233, PL-SEPA-21-0001
Date of Notice:	March 7, 2023
Applicant:	Dominick (Nick)Tarabochia, 3707 Rosedale Street, Gig Harbor WA 98335
Agent:	Stephen Bridgeford, P.O. Box 949, Gig Harbor, WA 98335
Project Location:	2788 Harborview Dr, site is located at the bottom of the hillside beneath Soundview Ln, access to the site is via boat or via a foot trail from the terminus of the southern end of Harborview Dr. Sec 08, Tw 21, R 02 Qtr 13. Assessor's Parcel Number: 0221081064
Project Description:	The proposal would extend approximately 300 lineal feet of sewer and water service lines from Soundview Lane to an existing historic net shed located overwater in the Tacoma Narrows (Puget Sound). 115 lineal feet of service line will be trenched from the connection at Soundview Lane, with the remaining 185 lineal feet constructed on grade to the net shed.
SEPA Threshold Determination:	Determination of Nonsignificance, issued February 27, 2023.
PUBLIC HEARING DATE:	Hearing Examiner, **March 21, 2023, at 1:30 pm, VIRTUAL HEARING**

Interested persons are invited to attend the public hearing and provide testimony on this proposal. The hearing will be conducted in the manner prescribed by Gig Harbor Municipal Code Chapter 19.05.
Documents pertinent to this application are available for review and inspection at the City of Gig Harbor Planning Division, 3510 Grandview Street, Gig Harbor, WA 98335, during normal business hours, Monday through Friday or on the City's Permit Portal. A copy of the staff report on this proposal will be available at least seven days prior to the hearing. A copy of the application, all documents and evidence relied upon by the applicant, and applicable criteria are available for inspection at no cost; copies will be provided at the requestor's cost.
Interested persons may comment on the above stated application or may request a copy of the decision on this application. **Requests for notification, written comments, including any written comments addressing the findings required for a decision, must be submitted to the Planning Division no later than 5:00 PM on March 20th, 2023.**
Questions regarding the above stated application should be made to Robin Bolster-Grant, Principal Planner, City of Gig Harbor Community Development Department, 3510 Grandview Street, Gig Harbor, WA 98335, or by calling (253)851-6170. Additional permit information can also be found at www.cityofgigharbor.net by clicking "Permit Portal" and entering the above permit numbers into "My Portal".
IPL0111894
Mar 7 2023

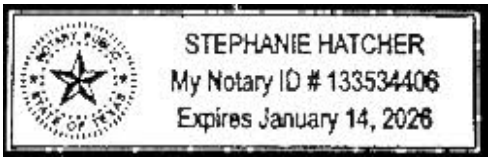
Stefani Beard, being duly sworn, deposes and says: That he/she is the Principal Clerk of the publication; The News Tribune, printed and published in Tacoma, Pierce County, State of Washington, and having a general circulation therein, and which said newspaper(s) have been continuously and uninterruptedly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

1 insertion(s) published on:
03/07/23

Stefani Beard
Principal Clerk

Sworn to and subscribed before me this 10th day of March in the year of 2023 before me, a Notary Public, personally appeared before me Stefani Beard known or identified to me to be the person whose name subscribed to the within instrument, and being by first duly sworn, declared that the statements therein are true, and acknowledged to me that he/she executed the same.

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



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

CERTIFICATION OF PUBLIC NOTICE

==========

DECLARATION OF PUBLISHING

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

On February 28, 2023, I sent a true and correct copy of the **NOTICE OF PUBLIC HEARING** for publication in the **March 7, 2023,** edition of the Tacoma News Tribune for the following:

Project Name: **TARABOCHIA NET SHED – UTILITY CONNECTION**

Project Location: **2788 HARBORVIEW DR.**

Permit Number(s): **PL-SDP-21-0001 / PL-DR-21-0233/ PL-SEPA-21-0001**

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

Cindy Andrews

DECLARANT (signature)

EXHIBIT O

GIG HARBOR

"THE MARITIME CITY"

COMMUNITY DEVELOPMENT
PLANNING DIVISION

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

Environmental Review Application No.: PL-SEPA-21-0001

Parcel Numbers: 0021081064; 0221085024

Action: Shoreline Substantial Development Permit (PL-SDP-21-0001)
Design Review (PL-DR-21-0233)

Proposal: To extend approximately 300 lineal feet of sewer and water service lines from Soundview Lane to an existing historic net shed located overwater in the Tacoma Narrows. 115 lineal feet of service line will be trenched from the connection at Soundview Lane, with the remaining 185 lineal feet constructed on grade.

Location: 2788 Harborview Drive, Gig Harbor, WA 98335

Proponent: Dominick Tarabochia Jr., 8021 Shirley Ave., Gig Harbor, WA 98332

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

[x] This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for at least 14 days from the date below, or by the date comments are due, whichever is longer. Comments must be submitted by March 13, 2023

Any interested person may appeal the adequacy of this SEPA Threshold Determination to the City of Gig Harbor Hearing Examiner pursuant to the procedures set forth under Chapter 18.04 of the Gig Harbor Municipal Code if a written request for appeal is received within 21 days after the date of issuance, or

5:00 PM on March 20, 2023, whichever is later. The written appeal must be submitted with a filing fee of three hundred twelve dollars ($312.00).

Contact: Robin Bolster-Grant, Principal Planner; Phone: (253) 853-7615

SEPA Responsible Official: Carl de Simas

Position Title: Community Development Director Phone: (253) 853-7628

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

Signature _____ Date: February 27, 2023

cc: Proponent

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

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

***Instructions for applicants*:**

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

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

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

Use of checklist for nonproject proposals:

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

A. Background

1. Name of proposed project, if applicable:

Tarabochia Net Shed – Utility Extension

2. Name of applicant:

Proponent: **Christine Gates**

Agent: **Stephen Bridgeford, Senior Land Planner**
Contour Engineering LLC

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

Proponent: **Christine Gates**
3707 Rosedale St
Gig Harbor, WA 98335

Prepared by: **Stephen Bridgeford, Senior Land Planner**
Contour Engineering LLC
PO Box 949
Gig Harbor, WA 98335
Email: stephen.b@contourengineeringllc.com
Phone: (253) 857-5454

4. Date checklist prepared:

January 2021

5. Agency requesting checklist:

City of Gig Harbor

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

Work will be completed once all permits are approved. Work will be completed in a single phase

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

At this time, there are no plans for future additions, expansions, or other activity related to this application

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

Geotechnical Engineering Report by GeoResources LLC and dated October 26, 2006, for the Cozart Short Plat.

Geotechnical Consultation Letter by GeoResources LLC and dated March 18, 2019, for Contour Engineering LLC.

Updated Geotechnical Engineering Report by GeoResources LLC and dated April 10, 2019, for Mr. Steve Seher – Regarding the Hillside analysis

Non-Wetland, Shoreline, and Fish and Wildlife Habitat Assessment and Habitat Management Plan, Technical Memorandum, by Soundview Consultants LLC, and dated January 7 2021.

Copies of both are included with this checklist.

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

To our knowledge, there are no pending applications or government approvals affecting the properties

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

The known government approvals and permits are:
City of Gig Harbor
Shoreline Substantial Development Permits
Civil Permits for Water, and Sewer Extension

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.)

Project Description:
The proposed activity to be reviewed by the City of Gig Harbor's Shoreline Substantial Development (SSD) permit is the sewer and water service extension from Soundview Lane to the existing Historic Tarabochia net shed located overwater in the Tacoma Narrows (Puget Sound). The service utilities are accessory to the net shed structure and are allowed outright by the City of Gig Harbor's Shoreline Master Program (SMP) Chapter 7.21.2. The site is located within the "Low Intensity Environment," the net shed is an existing historic use, and no change in use is proposed with this SSD permit. Chapter 3.2.2 indicates that a key recommendation of the Shoreline Master Program is the preservation of the Historic net shed located as outlined in the Gig Harbor Shoreline Master Program Chapter 5.2.4. Slope.

Shoreline. There are portions of feeder bluffs to the north and the south of the site. The area immediately landward of the Ordinary High-Water Mark (OHWM) is indicated as a Hillside. The proposed service utility extension is an accessory to the existing net shed, a water-dependent use. Chapter 6.2.3.2 of the Shoreline Master Program discusses the

requirements for Marine- - Vegetation Conservation Strips conservation strip. The Master Programs States that "A vegetation conservation strip shall be maintained on all marine shorelines for all non-water dependent uses." As the net shed is a water-dependent use and the service utilities are accessory to the use the vegetation conservation strip does not appear to apply to the proposed.

The water and sewer service lines are 3-inch pipe assemblies including a sleeve, insulation, heat trace wire, and the utility service line. The services will be extended to the property via a combination of sub-grade and on-grade construction techniques. The utilities will be located sub-grade until they are beyond the top of the slope setback where they will be placed on-grade with anchors. Placing the sewer and water utilities on-grade will create negligible impacts on the slope and existing vegetation. The project will not require additional removal of vegetation. All over bank work will be done manually.

Property Description:
The project site is located along the Puget Sound outside Gig Harbor Bay. The site slopes steeply from west to east down to the Puget Sound. Slope gradients range between 35 and 65%.

The site upland of the existing net shed is being developed with a single-family residence. The surrounding properties are all developed will residential uses including detached and attached single-family.

The area within 1,000 ft of the property is generally developed with residential uses. including a combination of single-family attached and detached residences. there are commercial uses about 850 ft to the northwest of the site.

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.

Tax Parcels numbers: 0221085024 & 0221081064
Address: 2854 SOUNDVIEW LN
A portion of the NW 1/4 of Section 8, Township 21 N., Range 2 E. of the W.M.

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

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

The steepest slopes on-site are approximately 45%

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.

Per the Soil Survey of Pierce County (Soil Conservation Survey) the upland portion of the subject property is Harstine gravelly sandy loam 16C 6-15% slopes and 16D 15 to 30 percent slopes. The steep area closer to the shoreline is mapped as Xerochrepts (47F) with 45-70% slopes.

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

Not to our knowledge.

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.

Fill and Grade Activities will be needed for the site development activities related to the construction of the utility extensions. Exact quantities and the source of materials for site development activities is not known at this time but is anticipated to be approximately 100 cubic yards. It is anticipated that the site will balance except for organic topsoils that will be removed from the project site.

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

With any clearing, grading, and construction operations, there is always the potential for erosion. The implementation of applicable erosion control BMP's will help limit the impacts. There is likely very little potential for erosion on the completed multi-family residential project.

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

The proposed utility extension will not create any new impervious surfaces.

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

A Temporary Erosion and Sediment Control Plan per City of Gig Harbor standards will be in-place until on-site construction operations have concluded and the site is fully stabilized. A current copy of the Construction SWPPP will be on-site at all times.

Erosion Control plans will be developed with the construction plan development and submitted to the City for compliance and approval.

2. Air

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.

During the construction phase of the project, exhaust from construction equipment and minor amounts of dust may be emitted as is expected. The contractor will be responsible for the reduction of errant dust during the construction process. Once construction is complete, there is no known emission to the air from the proposed.

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

There are no known off-site sources of emissions that will affect the proposed utility extension.

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

During construction operations, the contractor will be required to provide adequate water coverage to keep errant dust to a minimum.

3. **Water**

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.

Yes, the site is adjacent to the Tacoma Narrows (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 development is within 200 feet of the water bodies mentioned above. No work will take plan in the Tacoma Narrows. Utility Connections to the building will be constructed over water.

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 fill or dredge materials are proposed within the waterbodies mentioned above.

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

No, surface water withdrawals or diversions are proposed.

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

Yes, there is a coastal flood zone with a base flood elevation of 16 ft on NAVD 88 Datum

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 proposed will not discharge waste material to the Puget Sound

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.

No groundwater will be withdrawn

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

No waste materials will be discharged into the ground as part of the proposed.

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.

The primary source of runoff will be from stormwater. During construction, there will be the potential for runoff. Runoff during construction activities will be managed by on-site BMPs identified in the Temporary Erosion and Sediment Control Plan (TESC). After construction activities, the project will have the potential for stormwater runoff there will be minimal potential from stormwater runoff from the utility extensions.

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

With the correct BMP's (Best Management Practices) in place, there is minimal potential for waste from equipment storage and use, eroding soils, or other wastes generated during construction activities to enter either 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 proposed will not affect the drainage patterns onsite or in the vicinity of the site.

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

A Temporary Erosion and Sediment Control plan utilizing Best Management Practices will be implemented during construction.

4. **Plants**

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

__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
_____ water plants: water lily, eelgrass, milfoil, other
_____ other types of vegetation

A Kelp Bed was confirmed over 150 ft waterward of the project site. Please see the Non-Wetland, Shoreline, and Fish and Wildlife Habitat Assessment and Habitat Management Plan, Technical Memorandum, by Soundview Consultants LLC for more information.

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

Minimal vegetation will be altered or removed to place the sewer and water service lines. The vegetation on the slope is primarily bigleaf maple and bitter cherry saplings, red elderberry, western swordfern, trailing blackberry, and non-native invasive Himalayan blackberry.

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

A Kelp Bed was confirmed over 150 ft waterward of the project site. Please see the Non-Wetland, Shoreline, and Fish and Wildlife Habitat Assessment and Habitat Management Plan, Technical Memorandum, by Soundview Consultants LLC for more information.

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

Any disturbed areas will be reseeded as necessary with an approved native seed mix. Per the Habitat Management Plan.

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

Pierce County Noxious Weed Control Board lists Himalayan Blackberry as Non-Regulated Class C Noxious Weeds.

5. **Animals**

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

Examples include:

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.

As the site is adjacent to the Puget Sound the following species could be found near the site Bocaccio rockfish, Chinook Salmon, steelhead trout, killer whale, and bull trout. WDFW also identifies potential smelt spawning grounds. Please see the Non-Wetland, Shoreline, and Fish and Wildlife Habitat Assessment and Habitat Management Plan, Technical Memorandum, by Soundview Consultants LLC for more information..

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

To our knowledge, the site is not a part of a migration route. However, as with the rest of Western Washington State, the project site is located within the Pacific Flyway.

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

It is not anticipated that the proposed project will affect wildlife habitat or cause disturbance such that mitigation measures will be needed. Please see the Non-Wetland, Shoreline, and Fish and Wildlife Habitat Assessment and Habitat Management Plan, Technical Memorandum, by Soundview Consultants LLC for more information.

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

There are no known invasive animal species on or near the site

6. **Energy and Natural Resources**

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.

Not applicable to the proposed utility extension.

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

Not applicable to the proposed utility extension.

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:

Not applicable to the proposed utility extension.

7. **Environmental Health**

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.

The use of construction equipment can be a source of environmental health hazards. No other environmental health hazards are anticipated to occur because of this proposal.

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

There is no known contamination at the site from present or past uses.

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.

There are no known existing hazardous chemicals and/or conditions that might affect the proposed development.

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.

Diesel fuel, Gasoline, and Oils typical of construction equipment will be used onsite during the construction of the project.

4) Describe special emergency services that might be required.

None anticipated

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

Best Management Practices shall be implemented during all construction activities to reduce or control environmental health hazards. There are no measures proposed for the completed project.

b. Noise

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

Not applicable to the proposed utility extension.

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.

Localized noise of short duration is commonly associated with the construction of a project of this type and the operation of construction equipment. Noise from the construction equipment will occur during daylight hours. There will be no long-term noise generated by the proposed.

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

Contractors shall be required to comply with the City of Gig Harbor limitations for operating hours of construction equipment.

8. **Land and Shoreline Use**

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 current uses of the site vacant are a vacant single-family residential parcel located upland of the OHW and a historic net shed located below the OHW.

The uses of the adjacent sites are as follows (per Pierce County Assessor-Treasurer:

Property to the North: Single-family residential

Property to the South: Two-family residential

Property to the East: Puget Sound

Property to the West: Single-family residential

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?

Not to our knowledge

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:

Not to our knowledge

c. Describe any structures on the site.

The subject site is occupied by a historic working net shed located over water.

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

No

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

The site is currently zoned R-2

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

The current Gig Harbor Comprehensive Plan Land Use Designation is Residential Medium

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

The Shoreline Designation is Residential Low Intensity.

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

No, not to our knowledge.

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

Not applicable to the proposed utility extension.

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

Not applicable to the proposed utility extension.

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

Not applicable there is no displacement

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

Not applicable to the proposed utility extension.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

Not applicable to the proposed utility extension.

9. **Housing**

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

Not applicable to the proposed utility extension.

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

Not applicable to the proposed utility extension.

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

Not applicable to the proposed utility extension.

10. **Aesthetics**

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

Not applicable to the proposed utility extension.

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

Not applicable to the proposed utility extension.

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

Not applicable to the proposed utility extension.

11. **Light and Glare**

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

Not applicable to the proposed utility extension.

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

Not applicable to the proposed utility extension.

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

Not applicable to the proposed utility extension.

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

Not applicable to the proposed utility extension.

12. **Recreation**

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

There are no known designated or informal recreation opportunities on-site.

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

No, not to our knowledge

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

There are no measures proposed to reduce or control impacts on recreation

13. **Historic and cultural preservation**

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.

Yes, the Tarabochia Net Shed is one of 17 extant net sheds in Gig Harbor.

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.

Not to our knowledge.

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.

Pierce County GIS, Pierce County Assessor, and the Department of Archaeology & History Preservation's WISAARD program

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.

If any archaeological sites, Traditional Cultural Properties (TCPs), or historic buildings are identified within or adjacent to the project area that is eligible for national, state, or local registers, additional coordination with Pierce County, Department of Archaeology and Historic Preservation, and Puyallup Indian Tribe (if applicable) will be necessary. Potential mitigation measures for controlling impacts would be to avoid the resource and/or minimize impact to the resource by conducting additional archaeological testing, a TCP study, and/or further documentation of the historic use of the site if an archeological site is discovered during construction.

14. **Transportation**

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.

The utility connections will be brought down to the net shed from Soundview Lane. The Net Shed is accessed by water or a trail the Harborview Drive Street End park to the north.

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?

No, Pierce Transit does not have a bus service within walking distance to the site.

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

Not applicable to the proposed utility extension.

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).

Not applicable to the proposed utility extension.

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

As a Net Shed, the site is accessed by the water as it is a working net shed. The site is not located near a working port.

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 non-passenger vehicles). What data or transportation models were used to make these estimates?

Not applicable, no new trips will be generated by the proposed utility extension.

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.

Not applicable

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

None are proposed.

15. **Public Services**

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.

The proposed utility extension will not generate the need for new public services.

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

None proposed

16. **Utilities**

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.

A sewer service (City of Gig Harbor) will be extended to the property
A water service (City of Gig Harbor) will be extended onto the property

C. Signature

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: _____

Name of signee STEPHEN BRIDGEFORD

Position and Agency/Organization SENIOR LAND PLANNER
CONTOUR ENGINEERING LLC

Date Submitted: 02/04/21

Nisqually Indian Tribe
Tribal Historic Preservation Office
4820 She-Nah-Num Dr. S.E.
Olympia, WA 98513
(360) 456-5221

February 28, 2023

To: Robin Bolster-Grant, Principal Planner
City of Gig Harbor
3510 Grandview St.
Gig Harbor, WA 98335

Re: PL-SEPA-21-0001

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

Although the Nisqually Indian Tribe has no specific concerns at this time, we respect the traditional cultural knowledge of affected tribes and support their opinions on this matter as well.

Sincerely,

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

cc: Annette Bullchild, Director, Nisqually Indian Tribe

From: Shaun Dinubilo
To: Cindy Andrews
Subject: RE: Tarabochia Net Shed - Utility Connection - PL-SEPA-21-0001
Date: Wednesday, March 8, 2023 11:38:45 AM
Attachments: image001.png
image002.png
image003.png
image007.png

Hello Cindy,

Thank you for contacting the Squaxin Island Tribe Cultural Resources Department regarding the above listed project for our review and comment. The project area has a known historic era net shed. We recommend a cultural resources survey or archaeological monitoring and report be completed for this project. We would prefer to receive an electronic copy by email once completed.

Shaun Dinubilo
Archaeologist
Cultural Resource Department
Squaxin Island Tribe
200 S.E. Billy Frank Jr. Way
Shelton, WA 98584
Office Phone: 360-432-3998
Cell Phone: 360-870-6324
Email: sdinubilo@squaxin.us
Email is my perferred method of communication.

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

From: Cindy Andrews <candrews@gigharborwa.gov>
Sent: Monday, February 27, 2023 11:49 AM
To: Adonais Clark (aclark@co.pierce.wa.us) <aclark@co.pierce.wa.us>; Alec, Wrolson, Puyallup Tribe <Alec.Wrolson@PuyallupTribe-nsn.gov>; Andrew Strobel, Puyallup Tribe <Andrew.Strobel@PuyallupTribe-nsn.gov>; aosullivan@suquamish.nsn.us; Brad Beach <beach.brad@nisqually-nsn.gov>; Carol <CarolAnn.Hawks@PuyallupTribe-nsn.gov>; Caroline Antholt <antholtc@psd401.net>; Char Naylor, Puyallup Tribe <Char.Naylor@PuyallupTribe-nsn.gov>; David Winfrey, Puyallup Tribe <David.Winfrey@PuyallupTribe-nsn.gov>; Deana McCortney <Deana.McCortney@dnr.wa.gov>; Department of Natural Resources SEPA Center (sepacenter@dnr.wa.gov) <sepacenter@dnr.wa.gov>; dwilliams@suquamish.nsn.us; ewatson@piercefire.org; Jennifer Keating, Puyallup Tribe <Jennifer.M.Keating@puyalluptribe-

nsn.gov>; JOE CUSHMAN <cushman.joe@nisqually-nsn.gov>; Kaitlin Harris, Puget Sound Partnership <kaitlin.harris@psp.wa.gov>; Lois Boome, Puyallup Tribe <Lois.Boome@PuyallupTribe-nsn.gov>; Michael Prentice <michaelp@penlight.org>; Muckleshoot Tribe - Laura Murphy (laura.murphy@muckleshoot.nsn.us) <laura.murphy@muckleshoot.nsn.us>; Nancy Games, Puyallup Tribe <nancy.games@puyalluptribe-nsn.gov>; Nicole Jones-Vogel - PenMet Parks <njones-vogel@penmetparks.org>; OR-SEPA-REVIEW@wsdot.wa.gov; reviewteam@commerce.wa.gov; Rhonda Foster <rfoster@squaxin.us>; Robert Barandon, Puyallup Tribe <Robert.B.Barandon@puyalluptribe-nsn.gov>; Russ Ladley, Puyallup Tribe <Russ.Ladley@PuyallupTribe-nsn.gov>; sepa <sepa@dahp.wa.gov>; SEPA <SEPAReview@PuyallupTribe-nsn.gov>; sepaunit@ecy.wa.gov; Sharon Silver (sharons@penlight.org) <sharons@penlight.org>; Shaun Dinubilo <sdinubilo@squaxin.us>; Shital Saini <shital@penlight.org>; Stacie Snuffin - PenMet Parks <SSnuffin@PenMetParks.org>; Suquamish Tribe - Dennis Lewarch (dlewarch@suquamish.nsn.us) <dlewarch@suquamish.nsn.us>; Tina Vaslet Pierce Transit (tvaslet@piercetransit.org) <tvaslet@piercetransit.org>; Wren Mcnally, Puget Sound Partnership <wren.mcnally@psp.wa.gov>; Zachary Meyer <ZMEY461@ECY.WA.GOV>
Subject: Tarabochia Net Shed - Utility Connection - PL-SEPA-21-0001

The City of Gig Harbor has issued a DNS including the SEPA checklist for the Tarabochia Net Shed - Utility Connection - PL-SEPA-21-0001 project, I have included above the Determination of Nonsignificance (DNS) and associated SEPA checklist and included a link to the City of Gig Harbor **Permit Portal** for all of the project information submitted to date. Please provide your comments no later than March 13, 2023, and please let me know if you have any questions.

Thank you
Cindy Andrews

Cindy Andrews | Planning Technician
3510 Grandview St • Gig Harbor, WA 98335
253-851-6170 253-853-7625 (direct) www.cityofgigharbor.net

From:	Jennifer M. Keating
To:	Cindy Andrews
Cc:	Brandon Reynon; Brad Beach
Subject:	RE: Tarabochia Net Shed - Utility Connection - PL-SEPA-21-0001
Date:	Tuesday, March 7, 2023 1:23:10 PM
Attachments:	image008.png image001.png image002.png image003.png image007.png

Good afternoon Cindy,
The Puyallup Tribe is not seeing that we were ever notified of this project so we were surprised to see a DNS issued. This is a very high probability area for cultural resources and really needed a cultural resource survey conditioned as part of the permit prior to a DNS being issued.

Brad, did Nisqually get a heads up on this one?

Thank you,

Jennifer M. Keating
Land Use Manager & ATHPO
Puyallup Tribe of Indians
Office of Planning & Land Services
Ph. (253) 549-5397

From: Cindy Andrews [mailto:candrews@gigharborwa.gov]
Sent: Monday, February 27, 2023 11:49 AM
To: Adonais Clark (aclark@co.pierce.wa.us) <aclark@co.pierce.wa.us>; Alec Wrolson <Alec.Wrolson@PuyallupTribe-nsn.gov>; Andrew Strobel <Andrew.Strobel@PuyallupTribe-nsn.gov>; aosullivan@suquamish.nsn.us; Brad Beach <beach.brad@nisqually-nsn.gov>; Carol Ann Hawks <CarolAnn.Hawks@PuyallupTribe-nsn.gov>; Caroline Antholt <antholtc@psd401.net>; Char Naylor <Char.Naylor@PuyallupTribe-nsn.gov>; David Winfrey <David.Winfrey@PuyallupTribe-nsn.gov>; Deana McCortney <Deana.McCortney@dnr.wa.gov>; Department of Natural Resources SEPA Center (sepacenter@dnr.wa.gov) <sepacenter@dnr.wa.gov>; dwilliams@suquamish.nsn.us; ewatson@piercefire.org; Jennifer M. Keating <Jennifer.M.Keating@puyalluptribe-nsn.gov>; JOE CUSHMAN <cushman.joe@nisqually-nsn.gov>; Kaitlin Harris, Puget Sound Partnership <kaitlin.harris@psp.wa.gov>; Lois Boome <Lois.Boome@PuyallupTribe-nsn.gov>; Michael Prentice <michaelp@penlight.org>; Muckleshoot Tribe - Laura Murphy (laura.murphy@muckleshoot.nsn.us) <laura.murphy@muckleshoot.nsn.us>; Nancy Shippentower-Games <nancy.games@puyalluptribe-nsn.gov>; Nicole Jones-Vogel - PenMet Parks <njones-vogel@penmetparks.org>; OR-SEPA-

REVIEW@wsdot.wa.gov; reviewteam@commerce.wa.gov; Rhonda Foster at Squaxin Island Tribe <rfoster@squaxin.us>; Robert B. Barandon <Robert.B.Barandon@puyalluptribe-nsn.gov>; Russ Ladley <Russ.Ladley@PuyallupTribe-nsn.gov>; sepa <sepa@dahp.wa.gov>; SEPA Review <SEPAReview@PuyallupTribe-nsn.gov>; sepaunit@ecy.wa.gov; Sharon Silver (sharons@penlight.org) <sharons@penlight.org>; Shaun Dinubilo <sdinubilo@squaxin.us>; Shital Saini <shital@penlight.org>; Stacie Snuffin - PenMet Parks <SSnuffin@PenMetParks.org>; Suquamish Tribe - Dennis Lewarch (dlewarch@suquamish.nsn.us) <dlewarch@suquamish.nsn.us>; Tina Vaslet Pierce Transit (tvaslet@piercetransit.org) <tvaslet@piercetransit.org>; Wren Mcnally, Puget Sound Partnership <wren.mcnally@psp.wa.gov>; Zachary Meyer <ZMEY461@ECY.WA.GOV>
Subject: Tarabochia Net Shed - Utility Connection - PL-SEPA-21-0001

The City of Gig Harbor has issued a DNS including the SEPA checklist for the Tarabochia Net Shed - Utility Connection - PL-SEPA-21-0001 project, I have included above the Determination of Nonsignificance (DNS) and associated SEPA checklist and included a link to the City of Gig Harbor **Permit Portal** for all of the project information submitted to date. Please provide your comments no later than March 13, 2023, and please let me know if you have any questions.

Thank you
Cindy Andrews

Cindy Andrews | Planning Technician
3510 Grandview St • Gig Harbor, WA 98335
253-851-6170 253-853-7625 (direct) www.cityofgigharbor.net