

Pacific County Department of Community Development

PLANNING • ENVIRONMENTAL HEALTH • BUILDING

SOUTH BEND OFFICE
Courthouse Annex
1216 W. Robert Bush Drive
P.O. Box 68
South Bend, WA 98586

(360)875-9356
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E-Mail Address:
dcd@co.pacific.wa.us



PACIFIC COUNTY COURTHOUSE
National Historic Site

LONG BEACH OFFICE
7013 Sandridge Road
Long Beach, WA 98631

(360)642-9382
FAX (360)642-9387
Naselle (360)484-7136

REFERRAL: Taylor Shellfish Bulkhead Repair/Replacement- SEPA

DATE: January 16th, 2024

TO:

<input type="checkbox"/> PACIFIC COUNTY BLDG. DIVISION	<input type="checkbox"/> DPW/LADO/ROADS
<input type="checkbox"/> ENVIRONMENTAL HEALTH	<input type="checkbox"/> ASSESSOR'S OFFICE
<input type="checkbox"/> DEPT. OF ECOLOGY (SHORELANDS REVIEW)	<input checked="" type="checkbox"/> DEPT. OF ECOLOGY (SEPA REVIEW)
<input checked="" type="checkbox"/> WA. ST. DEPT. OF FISH & WILDLIFE	<input type="checkbox"/> US DEPT. OF FISH & WILDLIFE
<input checked="" type="checkbox"/> DEPT. OF NATURAL RESOURCES	<input checked="" type="checkbox"/> ARMY CORPS OF ENGINEERS
<input type="checkbox"/> PACIFIC CO. FIRE DIST. AREA	<input type="checkbox"/> PACIFIC TRANSIT SYSTEM
<input type="checkbox"/> OCEAN PARK WATER SYSTEM	<input type="checkbox"/> PACIFIC COUNTY PUD
<input type="checkbox"/> WASH. STATE PARKS & REC. COMM.	<input type="checkbox"/> GILLNETTER'S ASSOC.
<input type="checkbox"/> CRABBER'S ASSOCIATION	<input type="checkbox"/> OYSTERMEN'S ASSOC.
<input type="checkbox"/> WSDOT	<input type="checkbox"/> OTHER

FROM: PACIFIC COUNTY DEPT. OF COMMUNITY DEVELOPMENT
ATTN: Zane Johnson, Planner

RE: AGENCY COMMENTS PER ENCLOSED REFERRAL. FILE NO. P2400014

SUBMITTED BY: Erin Ewald (applicant)

PROPOSAL:

The applicant is proposing to repair and replace an existing bulkhead on their property located at the Port of Nahcotta. There is currently an existing 50-foot section of bulkhead composed of old creosote timbers with shell material filled in behind them. This bulkhead ties into an existing concrete bulk head. This section is currently failing and needs replacement. The applicant has proposed to remove the existing creosote timbers and replace them with new untreated lumber. The shell material behind the existing structure will be removed and replaced with clean gravel fill. All of this work will occur within the current footprint and no expansion to the bulkhead is proposed.

Please submit your comments regarding the proposed project to the Department of Community Development by January 30th, 2024. If comments are not submitted by the indicated date, our office will assume that the agency has no comment regarding the project.

Comments: _____

NOTICE OF APPLICATION SEPA DETERMINATION OF NON-SIGNIFICANCE

Case No (s): P2400014

Description of Proposal: The applicant is proposing to repair and replace an existing bulkhead on their property located at the Port of Nahcotta. There is currently an existing 50-foot section of bulkhead composed of old creosote timbers with shell material filled in behind them. This bulkhead ties into an existing concrete bulk head. This section is currently failing and needs replacement. The applicant has proposed to remove the existing creosote timbers and replace them with new untreated lumber. The shell material behind the existing structure will be removed and replaced with clean gravel fill. All of this work will occur within the current footprint and no expansion to the bulkhead is proposed.

Proponent(s): Taylor Shellfish Farms Inc. (owner) & Erin Ewald (applicant)

Location of Proposal: The property is located at 3511 273rd St. in Nahcotta, Washington. The County Assessor's Parcel number is: 12112752052; located in Section 27, Township 12 North, Range 11 West of W.M.

Lead Agency: Pacific County Department of Community Development.

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 on request.

Any person desiring to express his or her views or to be notified of the action taken on this application should notify Zane Johnson, Planner, at Pacific County Department of Community Development, 7013 Sandridge Rd., Long Beach, WA 98631.

This DNS is issued under WAC 197-11-340 (2); the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted by January 30th, 2024.

Responsible Official:	Zane Johnson
Position/Title:	Planner
Phone:	(360) 875-9356
Address:	P.O. Box 68 South Bend, WA 98586

Date of Publication: January 17th, 2024

Name: Taylor Shellfish Farms IncParcel No.: 12112752052Description: Replace Existing Bulkhead.

License Application No.: _____

Department Review	Date Routed	Action	Action Date	Signature	Comments/Notes
Planning P2400013 SE P2400014 SEPA	1/8/24				
Roads					
LADO/ Floodplain					
Building					Electronic Plan Log Complete? Yes <input type="checkbox"/> Workflow Complete? Yes <input type="checkbox"/> Scanned: Yes <input type="checkbox"/> No <input type="checkbox"/>
Health					

App/Tech	95-	Septic Site Rvw		Zoning		Special Use	
State B/C		Septic Eval		CARL		Variance	
Building		Septic Install		Road Appr		Reasonable Use	
Plan Check		Septic Repair		Shoreline EX	240	Short Plat	
Manu Home		Design Review		Floodplain		BLA	
MHT		Winter Hold		LADO		Public Notice	280-
Fire/Life Safety		Well		Wetland Delin		Revision Fee	
Fireworks		Plan Review		Cond Use			
Penalty Fee		License		SEPA	400-		

Rolled set of building plans? Yes ☐ No ☐Added to Electronic Bldg. Plan Log? Yes ☐ No ☐**Fees Received**

Date Received	Amount
1/11/24 1/8/24 sent	\$ 1015-

Balance Due: _____ Date Issued: _____ Issued to: _____

Notes:



Development Permit Application
Pacific County Department of Community Development
Internet Address: www.co.pacific.wa.us

PROPERTY OWNER INFORMATION	Contact Person
Name: Taylor Shellfish Farms, Inc	
Mailing Address: 130 SE Lynch Rd	
City/State/Zip: Shelton, WA 98584	
Phone: 360-432-3348	Phone: 360-432-3348
Email: ErinE@TaylorShellfish.com	

APPLICANT INFORMATION	<input checked="" type="checkbox"/> Contact Person
Name: Erin Ewald	
Mailing Address: 130 SE Lynch Rd	
City/State/Zip: Shelton, WA 98584	
Phone: 360-432-3348	Phone: 253-606-2585
Email: ErinE@TaylorShellfish.com	

OFFICE USE ONLY
PERMIT FEES:
Issued Date: _____
Issued By: _____
RECEIVED
DEC 19 2023
DEPT. OF COMMUNITY DEVELOPMENT PACIFIC COUNTY, LONG BEACH, WA

DESCRIPTION OF WORK
Replace existing bulkhead with green lumber and clean fill.

JOB SITE INFORMATION AND LOCATION	
Job Site Address: 3511 273rd St, Ocean Park, WA 98640	Tax Parcel ID No.: 12112752052
Legal Description: TL 121127 052 /2.46 AC	Township/Range/Section 12 / 11 / 27
Directions to Site: SR 103 (East), turn N on Sandridge Rd, turn E on 273rd.	

Legal Description and Tax Parcel Number can be found on your tax statement, the Pacific County web site address listed above or by calling the Assessor's office at 360-642-9301 or 360-875-9301. **Applications cannot be processed without this information.**

Note: If your property is in a current use program (timber, farm, agricultural, or open space), contact the Assessor before applying, as taxes may be due.

All permits shall be picked up within 30 days of notification by the Department of Community Development that the permit is ready for issuance. Failure to pick up the outstanding permit(s) and pay all outstanding fees within the specified timeframe shall result in the forfeiture of all permit documentation and all application fees paid to date on that project. Any subsequent permitting on the same parcel by the same property owner requires the submittal of new permit application materials and the payment of all new fees at the time of application.

I authorize employees and officials of Pacific County and/or the Flood Control Zone District No. 1 of Pacific County the right to enter and remain on the property in question to determine whether a permit should be issued and whether special conditions should be placed on any issued permit. I have the legal authority to grant such access to the property in question.

I also acknowledge that if a permit is issued for land development activities, no terms of the permit can be violated without further approval by the permitting entity. I understand that the granting of a permit does not authorize anyone to violate in any way any federal, state, or local law/regulation pertaining to development activities associated with a permit.

I hereby certify under penalty of perjury under the laws of the State of Washington that the following is true and correct:

- I have read and examined this development application, as well as the County site-plan checklist and have documented all applicable requirements on the site plan.
- The information provided in this application contains no misstatement of fact.
- I am the owner(s), the authorized agent(s) of the owner(s) of the above referenced property, or I am currently a licensed contractor or specialty contractor under Chapter 18.27 RCW or I am exempt from the requirements of the Chapter 18.27 RCW.
- I understand this permit is subject to all other local, state, and federal regulations.

Note: This application will not be processed unless the above certification is endorsed by an authorized agent of the owner(s) of the property in question and/or the owner(s) themselves. If Pacific County and/or the Flood Control Zone District No.1 of Pacific County has reason to believe that erroneous information has been supplied by an authorized agent of the owner(s) of the property in question and/or by the owner(s) themselves, processing of the application may be suspended.

Printed Name: **Erin Ewald**

Authorized Signature:	Date: 12/13/2023
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Revised 02.27.2014



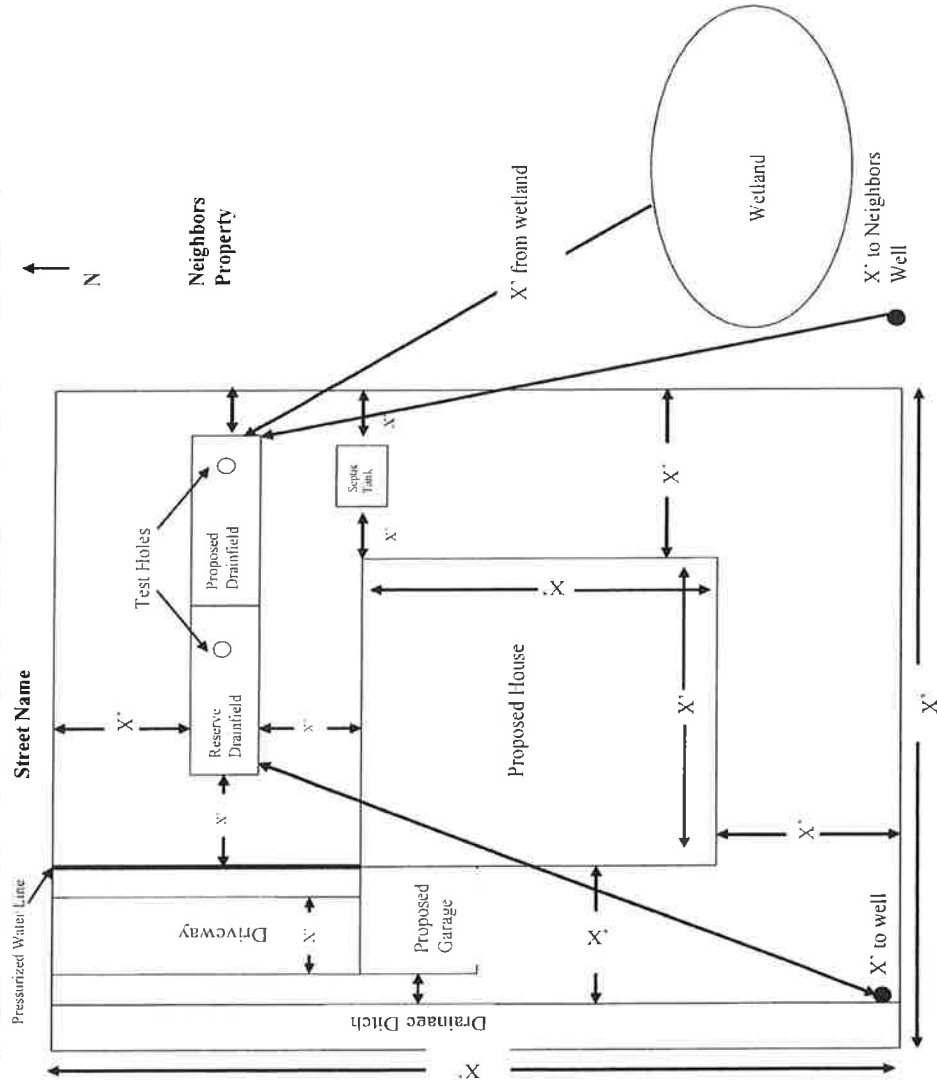
DEPARTMENT OF COMMUNITY DEVELOPMENT

BUILDING • ENVIRONMENTAL HEALTH • PLANNING

Example Site Plan

Follow Checklist when drawing site plan
Drawn to Scale 1" = 20ft
"X" = Distance

Note: Any changes to your site plan will require re-submittal and a re-submittal fee may be charged.



Revised 03/27/2019

Site Plan Requirements Checklist

All site plans shall be clearly and accurately drawn to scale on paper no larger than 11"x 17" and must indicate all of the information listed below. For ease of drawing the site plan, use the graph paper provided with your application packet. For each item, mark either "shown" or "N/A" as appropriate for your project.

This checklist must be completed and included with all site plans. Any site plan without this checklist may be rejected and returned to the applicant for correction.

Parcel No.: 12112752052

A. General Property Information:

Shown	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>

Property Lines, including dimensions.
North arrow and site plan scale.
Marine waters, lakes, ponds, streams, creeks and wetlands.

B. Existing Property Improvements:

Shown	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>

Locations and dimensions of all existing structures on the property in relation to property lines.
Location of any existing wells and their 100' well radius.
Location of all existing drainfields on the site including: the locations of existing drainfields on adjacent properties within 100' of any well.
Location of existing drainage systems.
Location of all existing roads, driveways, utilities, easements, and bridges.

C. Proposed Property Improvements:

Shown	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>

Location and dimensions of all proposed structures with setbacks shown to property lines, other structures, wetlands, etc.
Location of all proposed wells and their 100' well radius.
Location and dimensions of all proposed septic systems including: tanks, drainfields, reserve areas, and pre-treatment units.
Location and dimensions of all proposed drainage systems.
Location and dimensions of all proposed roads, driveways, parking areas, and utilities.
Location/extent of all clearing, grading and filling.

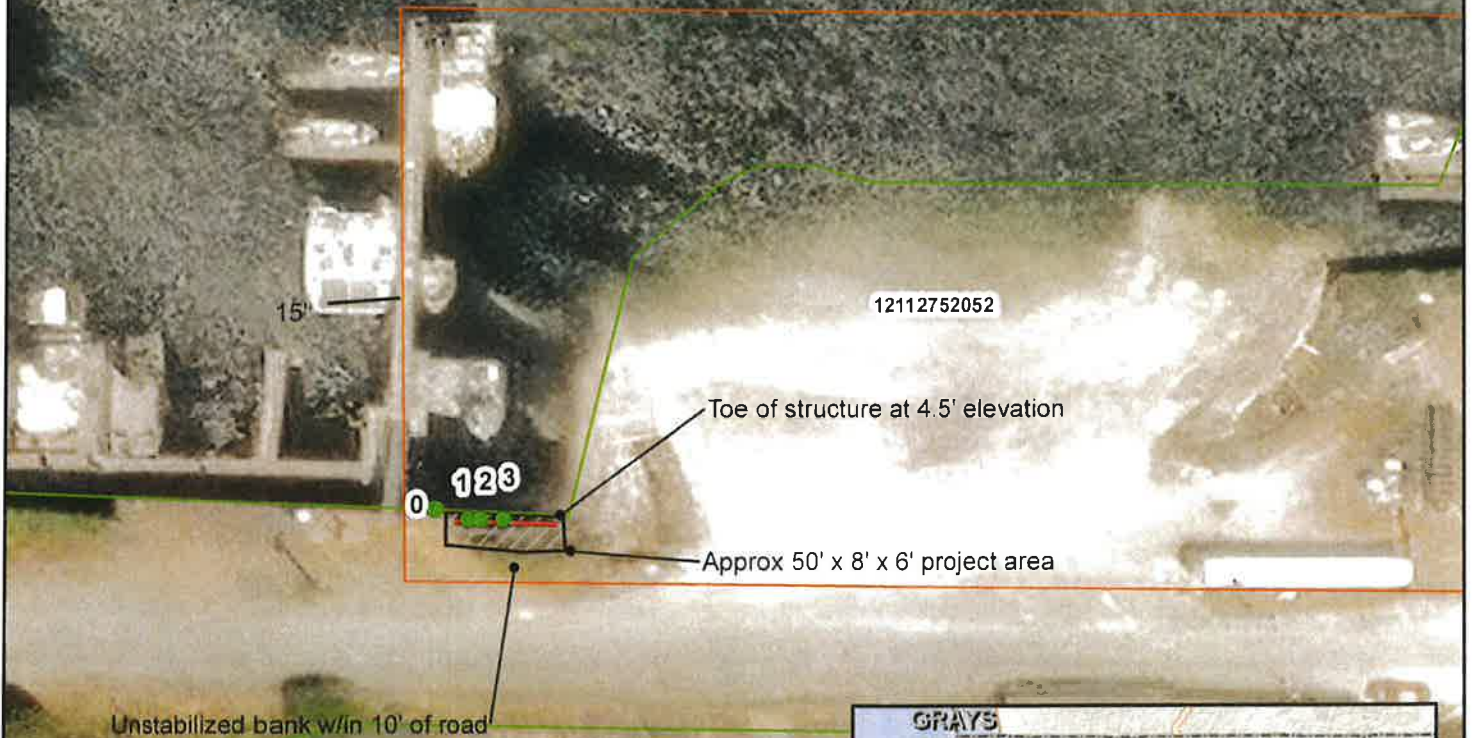
Signature: _____

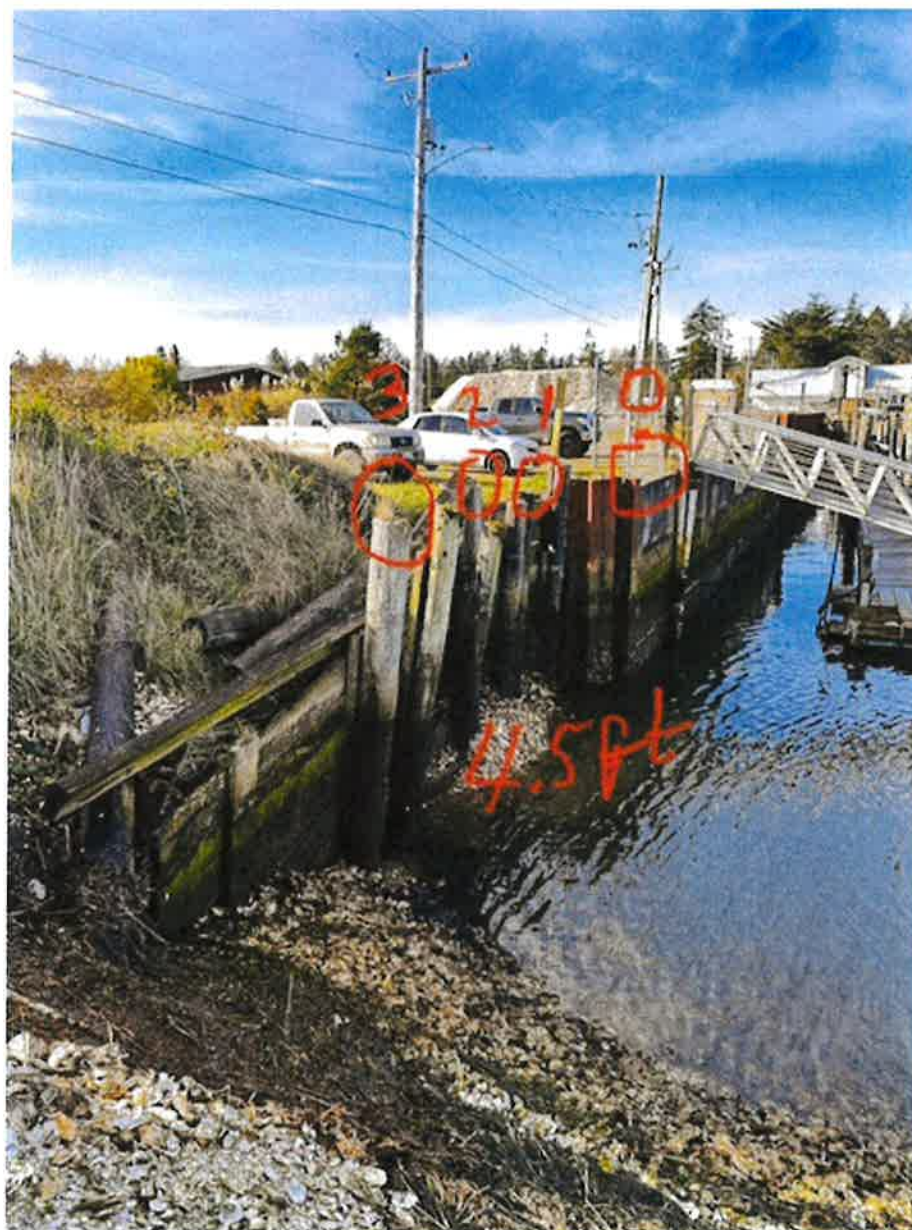
Date: 12/18/2023

Nahcotta Bulkhead 2023

- Reference Points
- Existing Bulkhead
- SMA Jurisdiction - Marine
- ▨ Nahcotta Bulkhead Project Area
- ▭ PacificCounty Non Survey Parcel

Description	Latitude	Longitude
0 Concrete Bulkhead	46.499696	-124.030297
Pilot 1	46.499685	-124.030262
Pilot 2	46.499685	-124.03025
Pilot 3	46.499685	-124.030226









Land Use Planning Permit Application
Pacific County Department of Community Development
Internet Address: www.co.pacific.wa.us

OFFICE USE ONLY

PROJECT/PROPERTY INFORMATION

Tax Parcel ID #: 12112752052

Project Value: \$100,000.00

OWNER/APPLICANT INFORMATION

Owner: Taylor Shellfish Farms, Inc

Applicant: Erin Ewald

Contractor: Taylor Shellfish

PLANNING INFORMATION - Failure to provide complete information will lead to a rejection of your permit application.

1. List existing improvements and structures: Commercial pier, structure and bulkhead for oyster farm operations

2. Is the proposed development one phase of a larger project or larger development?

If yes, describe the entire project in detail: **No**

3. Is there any surface water body on or in the immediate vicinity of the proposed site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? YES ☒ NO ☐

4. Name of water and/or wetlands within which development is proposed: **Willapa Bay**

5. Does the property have an existing driveway?: YES ☒ NO ☐

6. Will fill material be placed near or within a drainage way (ditch, swale, channel, etc.)?: YES ☐ NO ☒

7. Are activities adjacent to unstable soils or slopes?: YES ☐ NO ☒

8. Will activities alter man-made or natural drainage features?: YES ☐ NO ☒

9. Indicate amount of new impervious areas (areas covered by buildings, pavement, concrete, rock, etc.): **None**

10. Does the project involve any clearing, filling, grading, paving, surfacing and/or dredging?: YES ☒ NO ☐

If Yes, answer the following. If No, go to number 11.

A. If activities include clearing and grading greater than 5,000 sq. ft. Indicate SF: **NA**

B. If activities include new landscaping, yard maintenance, or gardening greater than 7,500 sq. ft. Indicate SF: **NA**

C. Will activities involve placing fill materials? YES ☐ NO ☐

1. If fill materials exceed 1 foot in depth. Indicate Depth: **7'**

2. If fill materials exceed 50 cubic yards. Indicate Cubic Yards: **300**

D. If activities involve earth removal exceeding 2 feet in depth (Excluding foundation excavations). Indicate FT: **7'**

E. If activities add more than 10,000 sq. ft. of impervious area (Road projects only). Indicate SF: **NA**

F. If activities add 5,000 sq. ft. of impervious area (All other projects). Indicate SF: **NA**

11. Proposed site must be flagged/staked at time of application submittal. Completed ☐

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SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist

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

Instructions for applicants

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

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

Instructions for lead agencies

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

Use of checklist for nonproject proposals

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

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

1. Name of proposed project, if applicable: Taylor Shellfish, Nahcotta Bulkhead repair

2. Name of applicant: Taylor Shellfish Farms, Inc

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

Erin Ewald
Taylor Shellfish Farms, Inc
130 SE Lynch Rd
Shelton, WA 98584

4. Date checklist prepared:

12/12/2023

5. Agency requesting checklist:

Pacific County, WA

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

On receipt of permits. Project is expected to take 45 days to complete.

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

No expansion or additional activity is proposed with this proposal.

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

This site is connected to the Nahcotta Port facility. The area is reported to be regularly dredged for navigation and commerce.

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

No.

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

Hydraulic Permit Approval (WDFW)

11. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) This project will require removal of existing creosote timbers and shell material used previously as fill. New, untreated lumber will be installed and the work area backfilled with clean, locally sourced gravels.

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.

This project is located at 3511 273rd St., Ocean Park, WA 98640.

Pacific County parcel 12112752052 / T 12N, R 11W, S 27

B. Environmental Elements

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

a. General description of the site:

The project area is on private property within the Nahcotta Port District. The uplands are used for historical and current industrial purposes (fishing, aquaculture and navigation) and as such have been significantly modified to allow heavy vehicle access to and from the water. The shoreline is also modified, with most either armored, or filled with compacted shell and gravel. The channel has been routinely dredged to allow navigation to larger vessels.

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

b. What is the steepest slope on the site (approximate percent slope)? < 5% grade

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. The soils are highly modified, with most surfaces consisting of compacted shell and gravel.

- d. **Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.** The shoreline has been modified and includes compacted shell and gravel. Recent storms and time have taken their toll and armoring and exposed banks are being scoured, leading to failure of the roads providing access to adjacent parcels.
- 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.** This project will include removal of approximately 60 yards of existing creosote timber armoring and shell backfill material. The timbers will be replaced with untreated lumber and backfilled with approximately 100 yards of clean, locally sourced gravel.
- f. **Could erosion occur because of clearing, construction, or use? If so, generally describe.** No. This project will be conducted on currently armored ground. All material will be pulled landward at low tide. While some materials may accidentally fall into the water, the intent is to remove and dispose of excavated material at a local landfill facility.
- g. **About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?** No additional impervious surface will be created as a result of the project.
- h. **Proposed measures to reduce or control erosion, or other impacts to the earth, if any.** The project will be conducted at low tide and all work will be conducted from uplands. The excavated material will be disposed of off site at a registered landfill facility and replacement materials will be untreated and locally sourced.

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

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. This project is located in an active port district, with significant use by boats, generators and heavy equipment. This project will require the use of an excavator, dumptruck and work vehicles, all which will produce levels of CO₂.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. Creosote removal and excavation of old shell may create fresh odors in the immediate vicinity. However, these materials will be removed from the site and disposed of at a registered landfill facility.

c. Proposed measures to reduce or control emissions or other impacts to air, if any. This project will be accomplished expediently to minimize disruption and impacts of any emissions.

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

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

- 1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.** This project is located in the port of Nahcotta, with direct access to Willapa Bay.
- 2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.** The project will be conducted adjacent to marine shorelines of Willapa Bay in the Port of Nahcotta. The project will remove approximately 50' of failing armoring and approximately 6-8' back of shell hash, garbage and gravel fill.
- 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.** Approximately 100 yards of clean, locally sourced gravel will be used to stabilize soils sufficiently to prevent failure of the existing road.

4. Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known. NA
5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. The property lies within the marine shoreline.
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. None expected.

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

1. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give a general description, purpose, and approximate quantities if known. NA
2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. NA

c. Water Runoff (including stormwater):

- a) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. The property does not have existing storm water protections. Rainfall has historically flowed from uplands towards Willapa Bay.
- b) Could waste materials enter ground or surface waters? If so, generally describe. No. The project is situated on historic fill material. While a small amount of existing shell material may slough off during excavation, the project is designed to be installed from the uplands, with attention towards preventing impacts to surface water.

c) **Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.** The project is to replace existing armoring. No drainage will be altered as a result of the project.

d) **Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any.** The project will be conducted at low tide to prevent impacts to surface water. Excavated material will be either immediately removed and disposed of, or set aside temporarily. Any loose material will be covered with a secured tarp to prevent impacted runoff.

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

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

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

b. **What kind and amount of vegetation will be removed or altered?** Blackberry, grass and buffalo burr

c. **List threatened and endangered species known to be on or near the site.** None

d. **Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.** None

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

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

a. **List any birds and other animals that have been observed on or near the site or are known to be on or near the site.** Shorebirds and marine waterfowl may occasionally use the area or be in the vicinity. Those listed include Dunlin, Blackbellied Plover, Marbled Goodwit, Western Sandpiper, Shortbilled Dowitcher

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.** Shorebirds and marine waterfowl may occasionally use the area or be in the vicinity. Those listed include Dunlin, Blackbellied Plover, Marbled Goodwit, Western Sandpiper, Shortbilled Dowitcher
- c. Is the site part of a migration route? If so, explain.** This project is situated on marine shorelines. Birds may occasionally fly over or come near for rest. However, there is no quality habitat or food source to attract.
- d. Proposed measures to preserve or enhance wildlife, if any.** None
- e. List any invasive animal species known to be on or near the site.** European Green Crab have been found in Willapa Bay.

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

- 1. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.** This project will require the use of diesel or gas powered heavy equipment to excavate and transport materials.
- 2. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.** No. This project will remove shoreline armoring up to approximately 3' above OHWM.
- 3. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.** None

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

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.** Exposure to creosote is the most likely health hazard to be expected as a result of the project.

- 1. Describe any known or possible contamination at the site from present or past uses.**
Unknown. The project has historically and is currently used for marine port operations.
- 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. No hazardous chemicals or pipelines are known to be in the project area.

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.** None are expected.
4. **Describe special emergency services that might be required.** Taylor employs a full time safety officer who has trained all crews on emergency response, including first aid and CPR. All staff have mobile devices to contact emergency services. If an injury occurs on site needing medical attention, they will be transported to Columbia Memoria Hospital or other appropriate facility for care.
5. **Proposed measures to reduce or control environmental health hazards, if any.** NA

b. Noise

1. **What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?** This project is situated in an active marine port district. Noise from boats and heavy equipment are within normal operations.
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)?** This project may slightly increase heavy equipment traffic and noise temporarily during the project activity.
3. **Proposed measures to reduce or control noise impacts, if any.** This project is outside of residential area. Operations may occur throughout the day and night as normal course of operations. Deliveries and most work will be conducted during daylight hours.

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

- a. **What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.** This project is located within the Nahcotta Port. The project is intended to restabilize the shoreline, prevent failure of the road, thereby restricting safe access to parcels situated east of the project parcel.
- b. **Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because of the proposal, if any? If resource lands have not been designated, how many**

acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? NA

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? NA

c. Describe any structures on the site. The parcel includes a 11,000sf pier and warehouse, various pilings and ancillary structures.

d. Will any structures be demolished? If so, what? No.

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

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

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

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. 100 year flood

i. Approximately how many people would reside or work in the completed project? The project is for a bulkhead and not a structure. Taylor employs approximately 30 people in Pacific County.

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

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

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.** This project is intended to protect access to adjacent parcels and maintain existing shoreline armoring within a port district for commercial activities.
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any.** NA

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

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.** NA
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.** NA
- c. Proposed measures to reduce or control housing impacts, if any.** NA

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

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?** NA
- b. What views in the immediate vicinity would be altered or obstructed?** NA
- c. Proposed measures to reduce or control aesthetic impacts, if any.** NA

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

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?**
NA. The project is not illuminated.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?**
NA

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

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

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

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

NA. This project is in a commercial port.

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

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

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

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe. NA. This project is for a replacement bulkhead. The warehouse structure on site was built on or around 1960, but is low quality and used for equipment and gear storage only.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. None. The area is highly modified.

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. NA

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. NA

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

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. The parcel is accessed directly off of 273rd Street. No additional access is proposed. The project intent is to preserve road

access to other east adjacent parcels.

- 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? Unknown.
- c. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). NA
- d. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. NA
- e. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? Heavy equipment and work vehicles will be required to access the site during the armoring replacement project. It is estimated that an additional 4 to 5 trips/day will be required to/from the site over a 45 day estimated work window.
- f. Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. NA
- g. Proposed measures to reduce or control transportation impacts, if any. No impacts to transportation are expected.

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

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. NA
- b. Proposed measures to reduce or control direct impacts on public services, if any. NA

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

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other: No utilities are required for the proposed project. The entire parcel has electricity, water and refuse service. No sewer service or septic service is connected.

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. No new utility connections are proposed.

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

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

X 

Type name of signee: Erin Ewald

Position and agency/organization: Director of Regulatory Affairs

Date submitted: 12/13/2023
~~Click or tap to enter a date.~~

D. Supplemental sheet for nonproject actions [Find help for the nonproject actions worksheet](#)

IT IS NOT REQUIRED to use this section for project actions.

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

No increase is expected as a result of the proposal. The project will remove failing creosote timbers from contact with marine water, providing net benefit to the immediate environment.

- Proposed measures to avoid or reduce such increases are: NA

2. How would the proposal be likely to affect plants, animals, fish, or marine life? NA

- **Proposed measures to protect or conserve plants, animals, fish, or marine life are: NA**

3. How would the proposal be likely to deplete energy or natural resources? NA

- **Proposed measures to protect or conserve energy and natural resources are: NA**

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands? NA

- **Proposed measures to protect such resources or to avoid or reduce impacts are: NA**

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans? The project is intended to replace failing infrastructure and maintain road access to other companies adjacent east.

- **Proposed measures to avoid or reduce shoreline and land use impacts are: NA**

6. How would the proposal be likely to increase demands on transportation or public services and utilities? NA

- **Proposed measures to reduce or respond to such demand(s) are: NA**

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment. This project removes aging creosote from direct contact with marine waters and is intended as a net benefit to the environment. No conflicts with environmental protections are foreseen.