# NOTICE OF APPLICATION
# SEPA DETERMINATION OF NON-SIGNIFICANCE
# SUBSTANTIAL SHORELINE DEVELOPMENT CONDITIONAL USE

Case No (s): P2300807 (SEPA) & P2300809 (SSDP conditional use)

Description of Proposal: The Port of Chinook has requested a new 10-year maintenance dredging permit. The project includes maintenance dredging within the Port of Chinook Marina (the aquatic portion of the Columbia River Estuary Shoreline Environmental Designation) and dredge material placement at the Port's existing dredged material upland placement site (High Intensity Shoreline Environmental Designation). An initial dredging of 65,761 cubic yards of sediment within the marina will be completed, with an additional maximum of 25,000 cubic yards of maintenance dredging per year after the initial dredge action is compete. The Port has requested a total of 300,000 cubic yards of removal over the requested 10-year period. The proposed project also includes dredged material placement at three in-water placements sites located in Clatsop County, Oregon that will be permitted separately in accordance with state of Oregon, local and federal permitting. A conditional use permit is required to complete all aspects of the proposed project description, including maintenance dredging and upland placement pursuant to Pacific County Ordinance No. 192 Table 5-1.

Proponent(s): Port of Chinook (owner) & Tracy Lofstrom (applicant)

Location of Proposal: The subject property is located near 743 Water Street in Chinook, Washington. The County Assessor's Parcel number includes 09101755517 and 0910175548; located in Section 17, Township 09 North, Range 10 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.

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 for the SEPA Determination of Non-Significance by the end of the day on September 24th, 2024.

The Hearings Examiner will hear the following application via zoom: P2300809 on October 14th, 2024 via zoom at the following link: https://zoom.us/j/3066189481. You can join the meeting by going to this link or you can call in using the number +12532158782, US (Tacoma) and entering the Meeting ID: 3066189481#. You may also attend the hearing in person in Conference Room A located at the Long Beach County Building located at 7013 Sandridge Rd. in Long Beach, WA. Hearings will begin at 2:00 p.m. or shortly thereafter and will be held consecutively. Any person desiring to express his or her views on this matter or wanting to be notified of the action taken on this application should notify Zane Johnson, Planner, with the Pacific County Department of Community Development, 7013 Sandridge Rd, Long Beach, WA 98631 in writing by the end of the day on October 13th, 2024 or by testifying at the public hearing. To view the complete application packet please visit our website at; http://www.co.pacific.wa.us/dcd/public_notices.htm.

Interpreters for people with hearing impairments or taped information for people with visual impairments can be provided at this public hearing if necessary. The Pacific County Department of General Administration must receive a request for this type of service ten (10) days before the meeting. Contact the Pacific County Department of General Administration, P.O. Box 6, South Bend, Washington 98586, (360) 875-9334.

Responsible Official: Zane Johnson
Position/Title: Sr. Planner

Date of Publication: September 11th, 2024

STAFF REPORT

DATE: October 14th, 2024

TO: Eric Weston, Hearings Examiner

FROM: Zane Johnson, Sr. Planner

RE: SUBSTANTIAL SHORELINE DEVELOPMENT/ SHORELINE CONDITIONAL USE APPLICATION NO. P2300809
Submitted by Port of Chinook (Tracy Lofstrom) Tax Parcel ID No.(s) 09101755517 and 09101755481

## Background Information:

1. Owner/Applicant: Port of Chinook (Tracy Lofstrom)

2. Tax Parcel ID No.(s): 09101755517 and 09101755481

3. Permit Application No.: P2300809

4. Request: The Port of Chinook has requested a new 10-year maintenance dredging permit. The project includes maintenance dredging within the Port of Chinook Marina (the aquatic portion of the Columbia River Estuary Shoreline Environmental Designation) and dredge material placement at the Port's existing dredged material upland placement site (High Intensity Shoreline Environmental Designation). An initial dredging of 65,761 cubic yards of sediment within the marina will be completed, with an additional maximum of 25,000 cubic yards of maintenance dredging per year after the initial dredge action is compete. The Port has requested a total of 300,000 cubic yards of removal over the requested 10-year period. The max dredging depth will be limited to the previous maximum depth of – 10 feet MILLW, last approved in 2016, with cuts ranging from 1 foot to 6 feet on average. The proposed project also includes dredged material placement at three in-water placements sites located in Clatsop County, Oregon that will be permitted separately in accordance with state of Oregon, local and federal permitting. The Port has requested authorizing the dredge volume of up to 300,000 cubic yards for a new 10-year United States Army Corps of Engineers (USACE) dredging permit as well. A conditional use permit is required to complete all aspects of the proposed project description, including maintenance dredging and upland placement pursuant to Pacific County Ordinance No. 192 Table 5-1.

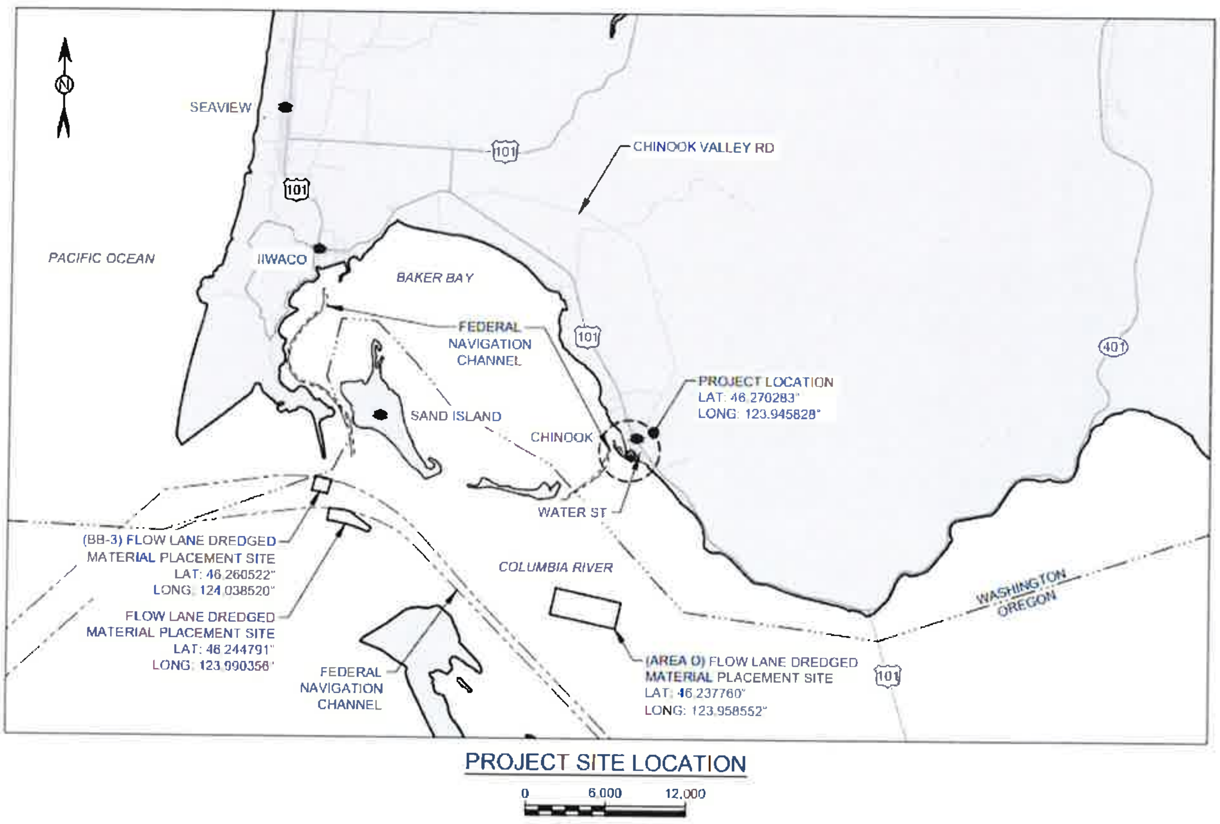
5. Public Notification: A Notice of Application and Hearing was posted at the Port of Chinook on or prior to September 13th, 2024, in a manner that is visible to passersby as required by Pacific County Procedures Ordinance No. 177. Additionally, the Notice of Application and Hearing was mailed to all property owners within 300'. A Declaration of Posting and Affidavit of Mailing is included with this report.

6. Section (3) of Pacific County Ordinance No. 177, Procedures for Processing Land Use and the Pacific County Shoreline Master Plan, Substantial Shoreline Development Conditional Permits are classified as a Type III Quasi-Judicial process.

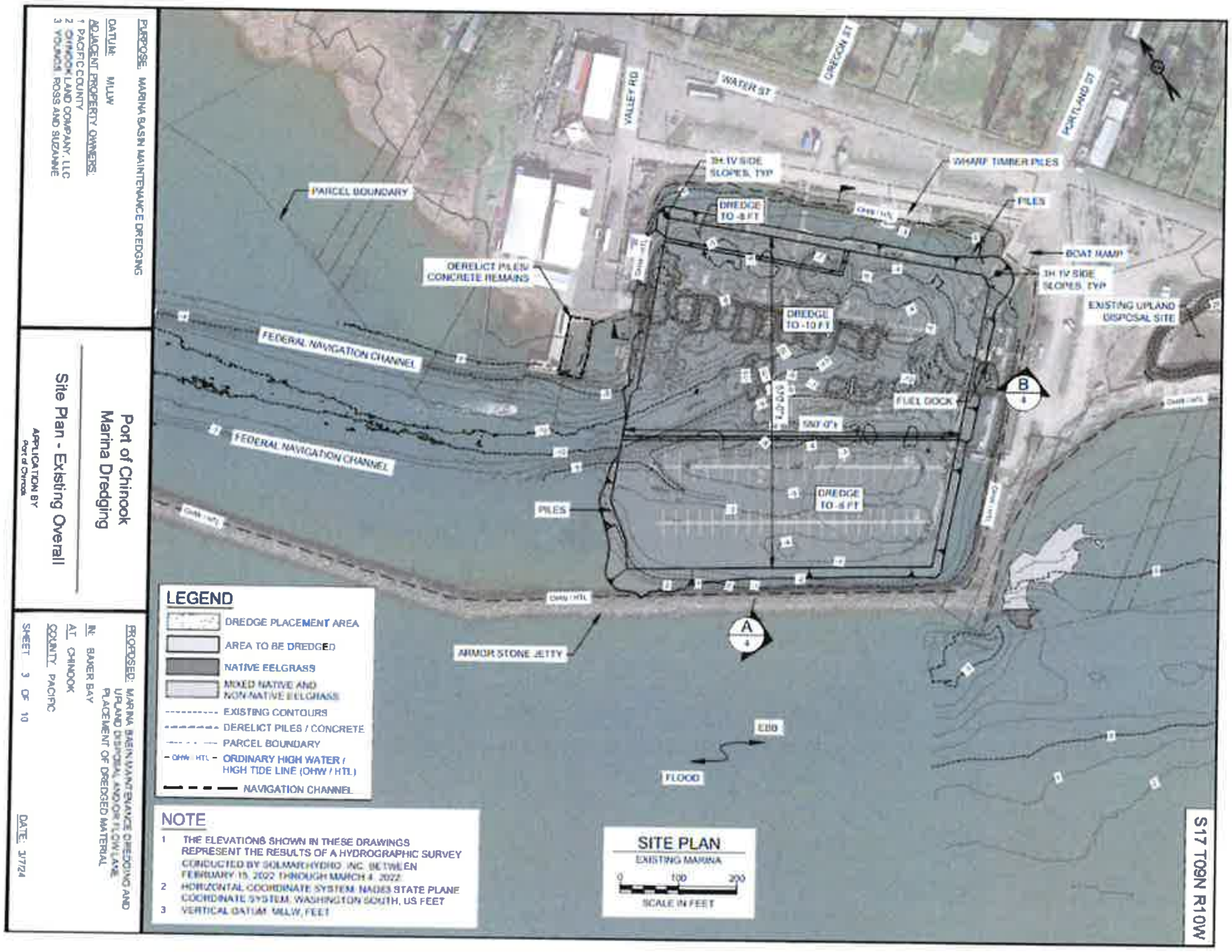
## Findings of Fact:

Location: The subject property is located near 743 Water Street in Chinook, Washington. The County Assessor's Parcel number includes 09101755517 and 0910175548; located in Section 17, Township 09 North, Range 10 West of W.M.

Subject Location:



Project Site:



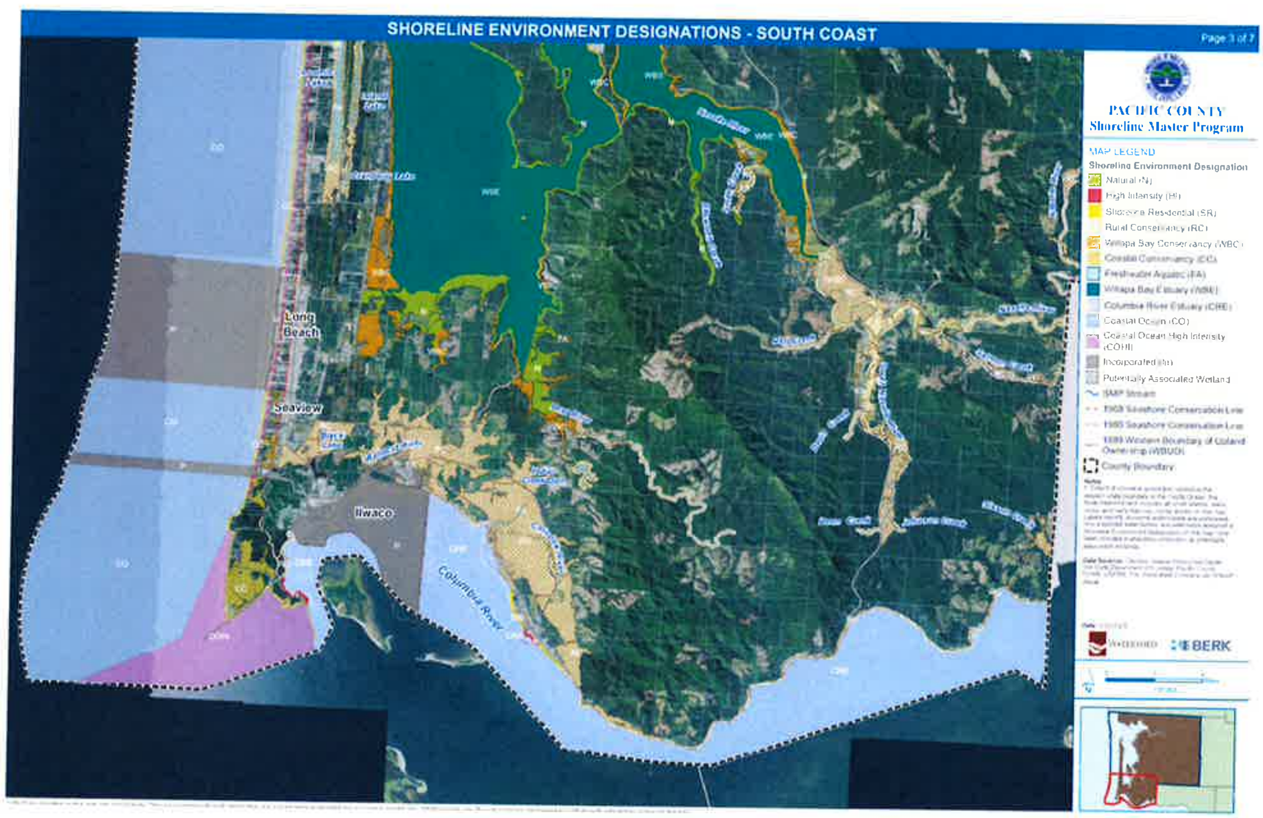

Site Characteristics: The Port of Chinook generally consists of a marina used for year-round moorage of recreational and commercial fishing vessels, upland commercial buildings, a boat ramp, and parking. The existing structures at the marina include wood dock floats and moorage slips secured with timber and steel piles. A two-lane concrete public boat ramp is located on the northeast side of the marina. A commercial wharf, including a seafood processing facility, is located on the northwest side of the marina. The marina also has one fueling dock located south of the boat ramp.

Zoning: The upland portion of the project site is located in the Industrial Land Use District (I). The in-water portion of the subject properties are considered shorelines of the state and are not subject to a zoning district.

Shoreline Designation: This upland portion of this project is located within the High Intensity Environment (HI) designation under the Pacific County Shoreline Master Program.

The Pacific County Shoreline Master Program describes the purpose of the Rural Conservancy Shoreline Environment is to provide for high intensity water-oriented commercial, transportation, and industrial uses while protecting existing ecological functions and restoring ecological functions in areas that have been previously degraded.
The in-water designation is Columbia River Estuary (CRE) under the Pacific County Shoreline Master Program.

The Pacific County Shoreline Master Program describes the purpose of the Columbia River Estuary Shoreline Environment is to protect and restore the ecological functions of the Columbia River waterway within Pacific County, including its associated wetlands, open space, floodplain, and other sensitive lands where they exist in both urban and undeveloped settings, including vital rearing and nursery habitat for fish and shellfish, such as Dungeness crab, salmonids, and sturgeon; and that require special attention to protect and preserve; while allowing for a variety of compatible uses. An additional purpose is to recognize and provide for priority uses, including but not limited to transportation, public access, and commercial and recreational uses including fishing.




Comprehensive Plan Designation: The upland portion of the property is located in a Rural Activity Center Comprehensive Plan designation. The primary purpose is described in the Pacific County Comprehensive Plan (2020) as:

*"The purpose of this designation is to recognize the historic, unincorporated communities that are characterized by urban type densities, are self-sufficient villages offering a full range of consumer goods and services, and which may offer some urban services such as*

*community water and fire protection. The rural village typically does not offer sewer treatment services. This designation provides for the infill, development, or redevelopment of lands within the rural village boundary. The rural village is generally a compact, self-sufficient town that functions as a small urban center and provides housing, convenience goods, and services to residents in and around the area. The rural village is characterized by activities including, but not limited to, single family residences, small scale industries and businesses in a compact core, public facilities such as post offices, schools, and fire departments, and open space. Densities are limited by the capacity of area soils to support on-site sewage disposal. Industry and businesses do not necessarily provide services to neighboring residents but do provide job opportunities for rural residents. In addition, the rural village provides services to the traveling public.*

*The Rural Activity Centers designation is similar to the Rural Village designation but connotes an area generally not self-sufficient relative to consumer goods and services. These centers are generally small, compact isolated rural centers that primarily exist to provide housing, convenience goods, and services to residents in and around the area and are served by on-site sewage disposal."*

Floodplain Designation: The Port of Chinook upland dredge material disposal site occurs outside of the FEMA floodplain based on Panel No. 53049CO740D eff. 5/18/2015.

Critical Areas and Resource Lands: The proposal includes development within or near a designated fish and wildlife habitat conservation area. To meet the requirements of Pacific County Ordinance No. 193, an Aquatic Critical Areas Assessment and Macrovegetation/Eelgrass Survey was submitted with this application. The assessment from GeoEngineers dated December 13, 2022, describes that there are no wetlands, streams, eelgrass or macroalgae within the proposed dredging area. The presence of native eelgrass outside of the project area is shown below. A Biological Evaluation was also prepared by Moffat & Nichol dated July 2024, which describes that direct and indirect adverse impacts could occur to protected species but are unlikely to occur given the extent of the proposed work.


SEPA: A State Environmental Policy Act (SEPA) Checklist and Determination of Non-Significance is attached with this report. The Determination of Non-Significance is limited to review of development with Pacific County. Disposal of dredging materials within the proposed Columbia River flow lane sites will be reviewed by Clatsop County and other applicable agencies with jurisdiction.

**Analysis:**

The Port of Chinook has requested a new 10-year maintenance dredging permit. The project includes maintenance dredging within the Port of Chinook Marina (the aquatic portion of the Columbia River Estuary Shoreline Environmental Designation) and dredge material placement at the Port's existing dredged material upland placement site (High Intensity Shoreline

Environmental Designation). An initial dredging of 65,761 cubic yards of sediment within the marina will be completed, with an additional maximum of 25,000 cubic yards of maintenance dredging per year after the initial dredge action is compete. The Port has requested a total of 300,000 cubic yards of removal over the requested 10-year period. The max dredging depth will be limited to the previous maximum depth of – 10 feet MILLW, last approved in 2016, with cuts ranging from 1 foot to 6 feet on average. The proposed project also includes dredged material placement at three in-water placements sites located in Clatsop County, Oregon that will be permitted separately in accordance with state of Oregon, local and federal permitting. The Port has requested authorizing the dredge volume of up to 300,000 cubic yards for a new 10-year United States Army Corps of Engineers (USACE) dredging permit as well. A conditional use permit is required to complete all aspects of the proposed project description, including maintenance dredging and upland placement pursuant to Pacific County Ordinance No. 192 Table 5-1.

**Shoreline Management Substantial Shoreline Development Conditional Use Permit Pacific County SMP:**

**Section 3.2. Shoreline Environment Designations**

**High Intensity Management Policies**

a. Give priority for development and use first to water-dependent uses, then to water-related, then water-enjoyment uses.
b. Full utilization of existing developed areas should be achieved before further expansion of intensive development is allowed. Consideration should be given to the potential for displacement of non-water-oriented uses with water-oriented uses when analyzing full utilization of urban waterfronts and before considering expansion of such areas.
c. New non-water-oriented uses should not be allowed except:
    i. As part of a mixed-use development that includes at least one water-dependent use;
    ii. In limited situations where they do not conflict with or limit opportunities for water-oriented uses; or
    iii. On sites where there is no direct access to the shoreline.
d. Ensure that developments within the High Intensity environment are compatible with uses and activities in adjacent (including aquatic) environments.
e. Policies and regulations shall assure no net loss of shoreline ecological functions as a result of new development. Where applicable, new development shall include environmental cleanup and restoration of the shoreline to comply with any relevant state and federal law.
f. Where feasible, visual and physical public access should be required.
g. Aesthetic objectives should be implemented by means such as sign control regulations, appropriate development siting, screening and architectural standards, and maintenance of natural vegetative buffers.
h. Public access and public recreation objectives should be implemented whenever feasible and significant ecological impacts can be mitigated.

**Columbia River Estuary Management Policies**

a. Uses that preserve the natural character of the area or promote preservation of open space, floodplain or sensitive lands either directly or over the long term should be the primary allowed uses. Uses that result in restoration of ecological functions should be allowed if the use is otherwise compatible with the purpose of the environment and the setting.
b. Within the primary allowed uses, prioritize transportation, public access, recreation, fishing, and other commercial uses.
c. Standards for development within Columbia River Estuary shorelines should ensure that new development does not result in a net loss of shoreline ecological functions or further degrade other shoreline values.
d. Public access and public recreation objectives should be implemented whenever feasible and significant ecological impacts can be mitigated.
e. Water-oriented uses should be given priority over non-water-oriented uses. For shoreline areas adjacent to commercially navigable waters, water-dependent uses should be given highest priority.

**Section 5.9 Dredging and Dredge Material Disposal**

**Policies**

1. Site and regulate dredging and dredge material disposal in a manner which minimizes adverse effects on natural resources.
2. Ensure that dredging operations are planned and conducted in a manner that will minimize interference with navigation, fishing, and other existing shoreline uses.
3. Discourage the disposal of dredge material on shorelands or wetlands within a channel migration zone, unless part of an approved restoration project. The beneficial reuse of dredge spoils is encouraged.
4. Site and design new development to avoid or, if that is not possible, to minimize the need for new and maintenance dredging.
5. Natural scour holes within waterways should be encouraged as preferred disposal areas.
6. Recognize maintenance dredging as a preferred activity in navigable waters to maintain water-dependent uses important to the economy of Pacific County, the state, and the nation.

**Regulations**

1. General requirements.

    a. Consistent with mitigation sequencing principles outlined in Section 4.2, Environmental Protection and Critical Areas, dredging and dredge material disposal shall be done in a manner that avoids or minimizes significant ecological

or ecosystem impacts, and impacts that cannot be avoided shall be mitigated in a manner that assures no net loss of shoreline ecological functions.

b. Dredging and dredge disposal operations shall be located and conducted in a manner that will minimize interference with navigation, fishing, and other existing shoreline uses.
c. New development shall be sited and designed to avoid or, if that is not possible, to minimize the need for new and maintenance dredging.
d. Dredging operations shall conform to the operating standards on any federal and state permits required for such operations. Operations not requiring federal or state permits shall have similar standards imposed as conditions of obtaining a permit.
e. Erosion, sedimentation, increased flood hazard, and other undesirable changes in circulation shall be avoided. Tidal marshes, tidal flats, and other wetlands shall not be adversely affected.
f. The timing of dredging and dredged material disposal in aquatic areas shall minimize interference with commercial and recreational fishing activities. Dredging and dredged material disposal shall occur during periods of adequate river flow.
g. Dredging and dredge disposal shall be scheduled to minimize impacts to biological productivity (including, but not limited to, fish runs, spawning, vulnerable life stages such as softshelled crabs, and benthic productivity) and to minimize interference with fishing activities and other water-dependent uses.

2. Dredging.
   a. Dredging in aquatic areas shall be permitted for the following purposes only:
      i. Establishing, expanding, or reconfiguring navigation channels, anchorage areas, and basins in support of existing navigational uses;
      ii. Implementing an approved regional dredge management plan for flood control purposes that also benefits shoreline resources as part of an interagency dredge material management plan;
      iii. As part of an ecological restoration and enhancement project benefiting water quality and/or fish and wildlife habitat;
      iv. As part of a Model Toxics Control Act or Comprehensive Environmental Response, Compensation, and Liability Act project;
      v. As part of an approved underground utility installation requiring trenches when boring, directional drilling, or other installation methods are not feasible;
      **vi. In conjunction with a port, marina, bridge, navigational structure, wastewater treatment facility, essential public facility, hydroelectric facility, fish hatchery, or other water-dependent use;**
      vii. When otherwise approved by state and federal agencies.
   b. Dredging waterward of the ordinary high-water mark for the primary purpose of obtaining fill material is allowed only when the material is necessary for the restoration of ecological functions. When allowed, the site where the fill is to be placed shall be located waterward of the ordinary high-water mark. The project shall be either associated with a Model Toxics Control Act or Comprehensive Environmental Response, Compensation, and Liability Act habitat restoration

project or, if approved through a Shoreline Conditional Use Permit, any other significant habitat enhancement project.

c. Dredging shall be the minimum necessary to accomplish the proposed use.
d. Maintenance dredging shall be restricted to previously authorized locations, depths, and widths.

3. Dredge material disposal.
    a. Dredge disposal shall be permitted only under the following conditions:
        i. Where it is demonstrated by a qualified professional that disposal will not result in significant or ongoing adverse impacts to shoreline ecological or ecosystem functions and processes. If impacts are unavoidable, they shall be minimized and mitigated to ensure no net loss of shoreline ecological functions;
        ii. Where it is demonstrated that dredge disposal will avoid and minimize interference with existing shoreline uses; and
        iii. Where it will not result in significant or ongoing adverse impacts to public access to shorelines. Where such impacts are unavoidable, they shall be minimized and mitigated to ensure no net loss of public access to shorelines.
    b. Upland disposal of dredged materials, when allowed, shall comply with the following:
        i. Disposal sites shall be selected to minimize detrimental effects on the shoreline environment. In particular, disposal sites should avoid any area of productive wetlands.
        ii. Surface runoff shall be controlled to protect water quality and prevent sedimentation of adjacent water bodies, wetlands, and drainageways. Disposal runoff water shall enter the receiving waterway through a controlled outfall at a location with adequate circulation and flushing. Underground springs and aquifers shall be identified and protected.
        iii. Dikes shall be constructed and form a sufficiently large containment area to encourage proper "ponding" and to prevent the return of dredged materials into the waterway. Containment ponds shall be designed to maintain at least one foot of standing water.
        iv. The final height and slope after each use of a land dredged material site:
            1. Shall not enlarge itself by sloughing and eroding into adjacent aquatic areas;
            2. Shall minimize loss of material from the site during storms and freshets; and
        v. Land disposal sites that are not intended for immediate developments, including sites which will be reused for dredged material disposal, shall be revegetated. vi. Disposal sites which have been completely filled shall be drained, tilled, and planted by the second growing season following filling, if possible, unless specific plans for other uses of the filled land are submitted to the Administrator within one year of filling.

**Section 8.5 Conditional Uses**

A. Any use activity or development not specifically permitted, prohibited, or classified by this Master Program, or a proposed use activity or development listed as a conditional use, shall require a conditional use permit. The review authority may attach to the permit conditions, modifications and restrictions regarding the proposed development as are deemed necessary to assure consistency with this Master Program and assure no net loss of ecological processes or functions.

*Maintenance dredging and upland disposal of dredged material both require a conditional use permit. The recommended conditions of approval are noted below. However, additional conditions, modifications and restrictions may be added by the Hearings Examiner in the subsequent decision. Disposal within the proposed Columbia River flow lane sites must be authorized by Clatsop County and other applicable review authorities. No disposal within the Columbia River flow lane may be conducted without the appropriate authorizations.*

B. Before any conditional use permit is granted, all applicable criteria listed in WAC 173-27-160, as amended, must be satisfied.

*Responses to the criteria within WAC 173-27-160 are included below.*

**Criteria for Granting a Shoreline Conditional Use Application as referenced in WAC 173-27-160.**

The purpose of a conditional use permit is to provide a system within the master program which allows flexibility in the application of use regulations in a manner consistent with the policies of RCW 90.58.020. In authorizing a conditional use, special conditions may be attached to the permit by local government or the department to prevent undesirable effects of the proposed use and/or to assure consistency of the project with the act and the local master program.

1. Uses which are classified or set forth in the applicable master program as conditional uses may be authorized provided that the applicant demonstrates all of the following:
   a. That the proposed use is consistent with the policies of RCW 90.58.020 and the master program;

      *The proposed use of conducting maintenance dredging appears to be consistent with the policies of RCW 90.58.020 and the Pacific County Shoreline Master Program (Ordinance No. 192). The proposed dredging activity is in support of a water dependent use and facilitates use of the Port's marina, boat launch and related facilities.*

   b. That the proposed use will not interfere with the normal public use of public shorelines;

      *The ongoing dredging maintenance activity will provide sustained long-term public access to the Port of Chinook's facilities. The proposed dredging and upland placement of dredged material will not interfere with the normal public use*

*of the shoreline or related facilities. This activity is currently authorized under a previous maintenance dredging permit and is proposed to be continued. The upland dredge material placement will be consistent with the approved disposal location and related conditions.*

c. That the proposed use of the site and design of the project is compatible with other authorized uses within the area and with uses planned for the area under the comprehensive plan and shoreline master program;

*The proposed use is consistent with the intent of both the aquatic and upland shoreline environmental designations. The High-Intensity (HI) shoreline environmental designation is to support commercial, transportation, and industrial uses while protecting existing ecological function. The project site includes an active marina managed by the Port of Chinook with moorage for commercial and private vessels. The project is not expected to displace any existing commercial or recreational uses. The proposed activity is intended to maintain the existing marina and is compatible with the existing and planned uses under the Comprehensive Plan and Shoreline Master Program.*

d. That the proposed use will cause no significant adverse effects to the shoreline environment in which it is to be located; and

*As described in the Aquatic Critical Areas Assessment and Macrovegetation/Eelgrass Survey prepared by GeoEngineers dated December 13, 2022, describes that there are no wetlands, streams, eelgrass or macroalgae within the proposed dredging area. The Biological Evaluation also prepared by Moffat & Nichol dated July 2024 describes that direct and indirect adverse impacts could occur to protected species but are unlikely to occur given the extent of the proposed work. No adverse impacts are expected as a result of the proposed maintenance dredging and associated upland disposal. The proposal initially included placement of dredged materials in a beneficial use site adjacent to the marina. However, the proposed beneficial use site was eliminated due to presence of eelgrass and the associated compensatory mitigation requirements.*

*Disposal within the proposed Columbia River flow lane sites will be occurring outside of the Pacific County's jurisdiction in Clatsop County. Separate review and authorization will be required from the appropriate local, state, and federal agencies.*

e. That the public interest suffers no substantial detrimental effect.

*The existing marina is currently enclosed by shoreline armoring (rock jetties) with limited natural vegetation and associated aquatic vegetation. The shoreline in the vicinity is considered altered. It is not expected that the proposed use of continued maintenance dredging will impact the shoreline within the Port of Chinook property. The dredging associated with the marina will allow for*

*continued use of the Port property and public access to the shoreline environment for water-dependent and water-oriented uses.*

2. In the granting of all conditional use permits, consideration shall be given to the cumulative impact of additional requests for like actions in the area. For example, if conditional use permits were granted for other developments in the area where similar circumstances exist, the total of the conditional uses shall also remain consistent with the policies of RCW 90.58.020 and shall not produce substantial adverse effects to the shoreline environment.

   *The proposal includes maintenance dredging to support the functions of an existing port (Port of Chinook). The Port of Chinook currently has an approved 10-year dredging permit and upland disposal site. There have not been any known substantial adverse effects as documented in the Biological Evaluation. The proposal was revised to remove in-water placement of materials in the vicinity of the port due to the presence of eelgrass.*

3. Other uses which are not classified or set forth in the applicable master program may be authorized as conditional uses provided the applicant can demonstrate consistency with the requirements of this section and the requirements for conditional uses contained in the master program.

   *Pursuant to Table 5-1 of Pacific County Ordinance No. 192, Shoreline Master Program, dredging in the Columbia River Estuary Shoreline Environment requires a Shoreline Conditional Use permit. Upland dredge material is also considered a Shoreline Conditional Use permit but has been previously authorized. No changes to the upland disposal site are proposed with this application.*

4. Uses which are specifically prohibited by the master program may not be authorized pursuant to either subsection (1) or (2) of this section.

   *As described above, pursuant to Table 5-1 of Pacific County Ordinance No. 192, Shoreline Master Program, dredging in the Columbia River Estuary Shoreline Environment requires a Shoreline Conditional Use permit. Upland dredge material is also considered a Shoreline Conditional Use permit but has been previously authorized. No changes to the upland disposal site are proposed with this application.*

   *Disposal within the proposed Columbia River flow lane sites will be occurring outside of the Pacific County's jurisdiction in Clatsop County. Separate review and authorization will be required from the appropriate local, state, and federal agencies.*

**<u>Findings of Fact:</u>**

1. Type III review of the proposed Shoreline Conditional Use permit is consistent with the processing requirements of Procedural Ordinance No. 177.

2. The proposed use is consistent with the requirements of the Shoreline Variance under the SMP Section 3.2, Section 5.9, and Section 8.5.

3. The proposed use is consistent with the requirements under Critical Area Ordinance 193.

4. The project proposal is consistent with Criteria for Granting a Shoreline Conditional Use Application as referenced in WAC 173-27-160.

**Recommendation:**

Based on the Findings of Fact and Conclusions of Law for a Shoreline Conditional Use for Permit Application No. P2300809, the Planning Division recommends the Hearings Examiner **approve** the proposal from the Port of Chinook for a new 10-year maintenance dredging permit that will allow for placement of dredged material at their existing approved upland disposal site.

Questions regarding this project and/or staff report can be addressed to Zane Johnson, Senior Planner, (360) 875-9356, or by email zjohnson@co.pacific.wa.us.

**Conditions of Approval:**

1. The permit shall not begin and is not authorized until twenty-one (21) days from the date of filing as defined in RCW 90.58.140(6) and WAC 173-27-130, as amended, or until all review proceedings initiated within twenty-one (21) days from the date of such filings have been terminated, except as provided in RCW 90.58.140(5)(c) and (d).

2. Dredge spoils exceeding the Environmental Protection Agency criteria for toxic sediments shall be disposed of in an approved upland location. The results of chemical and physical analysis of the spoil material shall be forwarded to the Administrator prior to the beginning of dredging operations and at regular intervals thereafter to ensure water and sediment quality.

3. Dredging and dredge disposal operations shall be located and conducted in a manner that will minimize interference with navigation, fishing, and other existing shoreline uses.

4. Dredging operations shall conform to the operating standards on any federal and state permits required for such operations. Authorization from all applicable local, state and federal agencies shall be obtained prior to any dredge material disposal within the proposed Columbia River flow lane and shall occur during periods of adequate river flow.

5. The timing of dredging and dredged material disposal in aquatic areas shall minimize interference with commercial and recreational fishing activities.

6. Maintenance dredging is restricted to previously authorized locations, depths, and widths.

7. No alterations to the previously approved upland disposal location are permitted with this application.

8. All State and Federal permitting must be completed prior to initiating the project.

**Exhibit List:**

1. Staff Report
2. Application & Related Documents
3. Section 6, Pacific County Ordinance No. 177
4. Zoning Map
5. Comprehensive Map
6. Declaration of Posting & Photos
7. Affidavit of Mailing & Addresses
8. Correspondence

Name Port of Chinook DPA# 09101755517

## Re-Route Sheet

Resubmitted of Revised shoreline app + SEPA checklist

| Department Review | Date Re-Routed | Action | Action Date | Signature | Comments/ Notes |
|---|---|---|---|---|---|
| Planning | 7/31/24 | | | | |
| LADO | | | | | |
| Building | | | | | |
| Health | | | | | |
| Other | | | | | |

Fees Received

| Date Paid | Amount | Receipt No. |
|---|---|---|
| | | |
| | | |
| | | |
| | | |

Notes

# Shoreline Master Program
# Conditional Use Permit Application

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

| OFFICE USE ONLY |
|---|
| RECEIVED<br>JUL 3 1 2024<br>DEPT. OF COMMUNITY DEVELOPMENT<br>PACIFIC COUNTY, SOUTH BEND, WA |

| PROJECT/PROPERTY INFORMATION |
|---|
| Tax Parcel ID #: |
| Site Address: 743 Water Street, Chinook, WA 98614 |

| OWNER/APPLICANT INFORMATION |
|---|
| Owner: Port of Chinook |
| Applicant: Sven Antijunti |

The purpose of a conditional use permit is to provide a system within the master program which allows flexibility in the application of use regulations in a manner consistent with the policies of RCW 90.58.020.

In authorizing a conditional use, special conditions may be attached to the permit by local government or the department to prevent undesirable effects of the proposed use and/or to assure consistency of the project with the act and the Pacific County Master Program.

**DIRECTIONS:**
This SMP Conditional Use Permit Application shall accompany a completed Development Permit Application, a completed Planning Application, a SEPA Checklist, a Pre-Application Waiver (if applicable), and a completed and accurate to scale Site Plan. Provide all of the requested information and answer the questions as thoroughly as possible. Attach supporting information as necessary to support the application.

**INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED AND WILL BE RETURNED.**

**Project Description:**
The Port requests a new 10-year maintenance dredging permit that will allow for placement of dredged material either upland or in-water. The proposed project includes conducting maintenance dredging within the currently authorized marina dredge footprint. An initial 65,761 cubic yards will be dredged with an annual maximum of 25,000 cubic yards of sediment from within the marina. The proposed project also includes dredged material placement at three in-water placements sites located in Clatsop County, Oregon (**Note: The Columbia River flow lane sites will be permitted separately in accordance with state of Oregon, local and federal permitting.)

The Port requests authorizing the dredge volume of up to 300,000 cubic yards for a new 10-year United States Army Corps of Engineers (USACE) dredging permit. See the attached SEPA Checklist and Joint Aquatic Resources Permit Application (JARPA) for additional information.

**Describe the requested conditional use:**
The project includes maintenance dredging within the Port of Chinook Marina (the aquatic portion of the Columbia River Estuary Shoreline Environmental Designation) and dredge material placement at the Port's existing dredged material upland placement site (High Intensity Shoreline Environmental Designation). A conditional use permit is required to complete all aspects of proposed project description, including maintenance dredging and upland placement.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**Describe how the proposed use is consistent with the policies of RCW 90.58.020 and the Pacific County Master Program:**

The policies of RCW 90.58.020 are primarily meant to shape a local government's SMP (in this case Pacific County) in terms of how uses are prioritized within the shoreline. Water-dependent uses requiring a shoreline location receive the highest priority for a shoreline location, followed by water-related/enjoyment uses. Dredging by definition is a water-dependent use because of the intrinsic nature of its operations. Maintenance dredging at the Port's marina also facilitates water-dependent and water-related/enjoyment uses.

The purpose of the "high-intensity" environment is to provide for high intensity water-oriented commercial, transportation, and industrial and the environment designation is assigned to shoreline areas owned or managed by the public Ports of Pacific County or other areas that support high-intensity uses related to commerce, transportation or navigation; or are suitable and planned for high-intensity water-oriented uses. Dredging and dredge material placement support commerce, transportation, navigation, and recreational activities facilitated by the Port's marina.

Therefore, the proposed project is consistent with the policies of RCW 90.58.020 and the Pacific County SMP.

Additional Information is provided in the attached SEPA Checklist and JARPA prepared for the project.

**Describe how the proposed use will not interfere with the normal public use of public shorelines:**

Ongoing maintenance dredging will provide sustained long-term public access to the shoreline without requiring its significant modification. Maintenance dredging and dredged material placement will not affect the safety of the shoreline or its accessibility to the public.

Dredging is necessary to provide access to commercial and recreational water-dependent and water-oriented opportunities and is compliant with the goals and policies of the SMP.

**Describe how the proposed use of the site and design of the project is compatible with other authorized uses within the area and with uses planned for the area under the Comprehensive Plan and Shoreline Master Program:**

The purpose of the "high-intensity" shoreline environmental designation is to provide for high intensity water-oriented commercial, transportation, and industrial uses while protecting existing ecological functions and restoring ecological functions in areas that have been previously degraded. High intensity designations are assigned to shoreline areas owned or managed by the public Ports of Pacific County or other areas that support high-intensity uses related to commerce, transportation or navigation; or are suitable and planned for high-intensity water-oriented uses.

Facilities at the project site include an active marina with moorage for over 310 charter, commercial, private recreational and sports fishing vessels. The proposed project would not displace any existing commercial and recreational uses.

**Describe how the proposed use will cause no significant adverse effects to the shoreline environment in which it is to be located and how the public interest suffers no substantial detrimental effect:**

The project has been designed to avoid and minimize impacts to natural resources to the extent feasible. The proposed in-water placement is not likely to jeopardize the existence of listed fish species within the project area. Initially the Port evaluated placing dredged material at a proposed beneficial use site located in water southeast of the marina. However, the proposed beneficial use placement site was eliminated due to eelgrass present at the proposed site and associated mitigation requirements that the Port could not accommodate – avoiding impacts to these resources all together.

The marina is enclosed by rock jetties with only limited natural cover or aquatic vegetation. Most of the shoreline consists of developed and/or armored areas with only short statured vegetation when present. The proposed use will not impact the limited vegetation located along the shoreline environment.

Dredging within the marina will provide continued public access to the shoreline environment for water-dependent and water-oriented uses.

See the attached SEPA Checklist and JARPA for additional information.

Authorized Signature:

Print Name: Antijunti Sven 3ø JUL 24

Sven M Antijunti

09/21/2009

Attachments:

- State Environmental Policy Act (SEPA) Checklist
    - SEPA Attachments:
        - Joint Aquatic Resources Permit Application (JARPA)
            - JARPA Permit Application Drawings
            - Dredged Material Suitability Memorandum
            - Cultural Resources Report
            - Biological Evaluation

# SEPA Checklist

# *Pacific County Department of Community Development*

**PLANNING • ENVIRONMENTAL HEALTH • BUILDING**


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PACIFIC COUNTY COURTHOUSE
National Historic Site


**LONG BEACH OFFICE**
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Naselle (360)484-7136


REFERRAL: Port of Chinook Substantial Shoreline Development Conditional Use Permit - SEPA

DATE: September 10th, 2024

TO:

___PACIFIC COUNTY BLDG. DIVISION
___ ENVIRONMENTAL HEALTH
___ DEPT. OF ECOLOGY (SHORELANDS REVIEW)
_x_WA. ST. DEPT. OF FISH & WILDLIFE
_x_DEPT. OF NATURAL RESOURCES
___PACIFIC CO. FIRE DIST. AREA ________
___OCEAN PARK WATER SYSTEM
___WASH. STATE PARKS & REC. COMM.
___CRABBER'S ASSOCIATION
___WSDOT
___ DPW/LADO/ROADS
___ASSESSOR'S OFFICE
_X_ DEPT. OF ECOLOGY (SEPA REVIEW)
___US DEPT. OF FISH & WILDLIFE
_X_ARMY CORPS OF ENGINEERS
___PACIFIC TRANSIT SYSTEM
___PACIFIC COUNTY PUD
___GILLNETTER'S ASSOC.
___OYSTERMEN'S ASSOC.
___OTHER

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

RE: AGENCY COMMENTS PER ENCLOSED REFERRAL. FILE NO. P2300807 (SEPA)

SUBMITTED BY: Port of Chinook – Tracy Lofstrom

PROPOSAL:

The Port of Chinook has requested a new 10-year maintenance dredging permit. The project includes maintenance dredging within the Port of Chinook Marina (the aquatic portion of the Columbia River Estuary Shoreline Environmental Designation) and dredge material placement at the Port's existing dredged material upland placement site (High Intensity Shoreline Environmental Designation). An initial dredging of 65,761 cubic yards of sediment within the marina will be completed, with an additional maximum of 25,000 cubic yards of maintenance dredging per year after the initial dredge action is compete. The Port has requested a total of 300,000 cubic yards of removal over the requested 10-year period. The max dredging depth will be limited to the previous maximum depth of – 10 feet MILLW, last approved in 2016, with cuts ranging from 1 foot to 6 feet on average. The proposed project also includes dredged material placement at three in-water placements sites located in Clatsop County, Oregon that will be permitted separately in accordance with state of Oregon, local and federal permitting. The Port has requested authorizing the dredge volume of up to 300,000 cubic yards for a new 10-year United States Army Corps of Engineers (USACE) dredging permit as well. A conditional use permit is required to complete all aspects of the proposed project description, including

maintenance dredging and upland placement pursuant to Pacific County Ordinance No. 192 Table 5-1.

Please submit your comments regarding the proposed project to the Department of Community Development by the end of the day on September 24th, 2024. If comments are not submitted by the indicated date, our office will assume that the agency has no comment regarding the project.

Comments:______________________________________________________________
_______________________________________________________________________
_______________________________________________________________________
_______________________________________________________________________
_______________________________________________________________________.

# 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:**

   Port of Chinook Marina Maintenance Dredging (NWP-2008-472-1)

2. **Name of applicant:**

   Port of Chinook

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

   Applicant: Sven Antijunti, Port of Chinook

   P.O. Box 185, Chinook, WA 98614

   (360) 214-8863; (360) 777-8797

   Agent/Contact: Allison Kinney, Moffatt & Nichol

   915 Broadway St., Suite 310, Vancouver, WA 98660

   (319) 936-5369

4. **Date checklist prepared:**

   29 July 2024

5. **Agency requesting checklist:**

   Pacific County

6. **Proposed timing or schedule (including phasing, if applicable):**
   The current WDFW-approved in-water work window for the portion of the Columbia River that is within the action area is 15 July to 15 February of each year. The current federal in-water work window is 1 November to 15 February. Historical dredging at the Port of Chinook has occurred during the 1 November to 15 February in-water work window. It is anticipated that 1 November to 15 February will be the in-water work window for the new dredging permits.

7. **Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.**
   No. There are no plans for future additions, expansion, or further activity related to or connected with this proposal at this time. If any future plans are anticipated, an additional SEPA checklist will be prepared to provide project details.

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

- Joint Aquatic Resources Permit Application for the U.S. Army Corps of Engineers (USACE) and Washington Department of Wildlife (WDFW) – prepared July 2024
- Biological Assessment (July 2024)
- Dredged Material Sampling and Analysis Plan (September 2023)
- Dredged Material Characterization Report (Revised June 2024)
- Dredged Material Suitability Determination by the Portland Sediment Evaluation Team (PSET) – (26 July 2024)
- "Aquatic Critical Areas Assessment and Macrovegetation/Eelgrass Survey – Port of Chinook, Chinook, Washington" by GeoEngineers dated 13 December 2022
- "Cultural Resources Assessment for the Port of Chinook Dredging and Beneficial Use Site Projects, Pacific County, Washington" by Willamette Cultural Resources Associates LTD dated 20 September 2022

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.**

- USACE Clean Water Act Section 404
- USACE Rivers and Harbors Act Section 10
- Pacific County Shoreline Substantial Development Permit
- Washington Department of Ecology (Ecology) 401 Water Quality Certification (WQC)
- Ecology Coastal Zone Management Consistency
- WDFW Hydraulic Project Approval permit
- U.S. Fish and Wildlife Service/National Marine Fisheries Service Endangered Species Act Section 7 Consultation/Biological Opinion
- Department of Archaeology and Historic Preservation National Historic Preservation Act Section 106

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.)**

PROJECT DESCRIPTION: The Port of Chinook (Port) proposes to dredge a maximum of 300,000

cubic yards (cy) of sediment over a 10 year period from within the Port's 9.7-acre marina below the mean high water (MHW) and High Tide Line (HTL) of the Columbia River to the previously authorized dredged depths of -8 feet and -10 feet mean low lower water (MLLW) (see Sheets 1 through 10). The proposed project also includes:

1. Dredging an initial 65,761 cubic yards (one-time capital dredge event) plus an annual maximum of 25,000 cubic yards of sediment from within the marina using either hydraulic or mechanical dredging equipment;
2. Authorizing flow lane placement at three existing Columbia River in-water placement sites in Clatsop County, Oregon via bottom dump barge (See Sheets 7 through 10).** Note: The Columbia River flow lane sites will be permitted separately in accordance with state of Oregon, local and federal permitting.
3. Authorizing placement of dredged material at the currently authorized upland placement site;
4. Authorizing the dredge volume of up to 300,000 cubic yards for the duration of a new 10-year USACE permit;
5. Authorizing nighttime activities because dredging operations could include night shifts.

The previously authorized 1.5-acre upland placement site is located adjacent and southeast of the marina and includes two settling ponds isolated by berms. Dredged material would enter the first pond via pipeline for settling of particulates prior to the effluent waters entering the second pond via pipeline constructed within the berm. The effluent water would infiltrate into the ground at the disposal site and excess water would flow through the second settling pond prior to discharge to Baker Bay through a weir system.

Maintenance dredging at the Chinook marina will be completed using hydraulic (cutter suction dredge) or mechanical dredging methods (clamshell and/or bucket dredge).

A hydraulic dredge uses a cutterhead on the end of an arm that is buried typically 3 to 6 feet deep in the bottom of the dredge prism and swings in a 250- to 300-foot arc in front of the dredge barge during dredging. Dredged material is sucked up through the cutterhead and piped to the upland placement area.

A mechanical dredge removes material by scooping it up with a bucket. Mechanical dredges include clamshell or backhoe dredges. Mechanical dredging is performed using a bucket operated from a crane or derrick that is mounted on a barge or operated from shore. Sediment from the bucket will be placed on a scow or bottom dump (split) barge or directly onto the upland placement site when it has capacity.

DREDGED MATERIAL TESTING: The Port of Chinook marina dredge prism sediment was characterized in 2016 in accordance with a "Dredged Material Sampling and Analysis Plan" that was approved by the Portland Sediment Evaluation Team (PSET). The PSET issued a suitability determination in August 2016 indicating that the marina dredged material is suitable for in-water placement. The suitability determination expired in August 2023.

The Port of Chinook marina dredge prism and the dredged material that is currently stored at the Port's upland placement site was sampled in October 2023. The results of the sediment

characterization indicate that contaminants of concern were either not detected greater than laboratory detection limits or were detected at concentrations less than the applicable SEF marine screening levels. PSET reviewed the sediment characterization data and issued a dredged material suitability determination memorandum (SDM) finding that the Port's marina and upland placement site dredged prism materials are suitable for unconfined, aquatic placement and the marina and upland placement site post-dredge surfaces are suitable for unconfined, aquatic exposure per the 2018 SEF guidance (Memorandum: U.S. Army Corps of Engineers - Portland District, Regulatory Branch [CENWP-ODG, Friesen], Regulatory File No. NWP-2008-472-2, Port of Chinook, Marina maintenance dredging project. Dated 26 July 2024).

12. **Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.**

The proposed project is located at 743 Water Street, Chinook, WA 98614 in Pacific County. The proposed project occurs at the Port of Chinook located on the east shoreline of Baker Bay (Sheet 1). Baker Bay is located on the north side of the Columbia River and is an estuary for the Wallacut and Chinook Rivers. The site is tidally influenced because it is located approximately 6 miles from the confluence of the Pacific Ocean and the Columbia River.

Section: 17

Township: 9N

Range: 10W

The approximate coordinates of the Project sites are as follows:

- Port of Chinook Marina dredging site: 46.27027 N latitude / -123.94736 W longitude
- Upland placement site: 46.26928 N latitude / 123.944372 W longitude

# B. Environmental Elements

## 1. Earth

Find help answering earth questions

### a. General description of the site:

The Port area generally consists of a marina used for year-round moorage of recreational and commercial fishing vessels, upland commercial buildings, a boat ramp, and parking. The existing structures at the marina include wood dock floats and moorage slips secured with timber and steel piles. A two-lane concrete boat ramp is located on the northeast side of the marina and is open to the public (Sheet 3). A commercial wharf, including a seafood processing facility, is located on the northwest side of the marina. The marina has one fueling dock located south of the boat ramp. Derelict creosote-treated piles are located adjacent to the commercial buildings on the northwest side of the marina. An approximate 1,800-foot-long rock breakwater creates an entrance channel to the marina and provides protection from the wind, waves, and currents of waters of Baker Bay (Sheet 3).

The majority of the shoreline is armored with riprap and/or low-lying vegetation. Eelgrass was not observed within the Marina during the August 2022 survey (GeoEngineers 2022). An approximate 1,800-foot-long rock breakwater creates an entrance channel to the marina and provides protection from the waters of Baker Bay.

The upland dredged material placement site is located adjacent to/southeast of the marina and includes two bermed settling ponds (Sheet 5). Dredged material enters the first pond via a pipeline and is allowed to settle prior to the effluent water entering the second pond via pipes constructed within the berm. The effluent water infiltrates into the ground at the disposal site and excess water flows through the second settling pond prior to discharge in Baker Bay through a weir system. The effluent water infiltrates into the ground at the disposal site and excess water flows through the settling pond.

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

A mooring basin with an average depth of -6 feet MLLW, and authorized depth of -10 feet MLLW.

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

The riprap banks of the boat basin have a 30 percent slope.

### c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them, and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

The source of material is dredged material (Columbia River sand) from the Chinook Marina.

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

No. There are no surface indications or history of unstable soils in the immediate vicinity.

**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.**

The source of material is dredged material (Columbia River sand) from the Chinook marina.

The approximate quantities material to be dredged and/or placed and the total affected area is shown in Table 1 below.

**Table 1. Impacts Summary**

| Activity (clear, dredge, fill, pile drive, etc.) | Impact location | Duration of impact | Amount of material (cubic yards) to be placed in or removed from waterbody | Area (sq. ft. or linear ft.) of waterbody directly affected |
|---|---|---|---|---|
| Dredge | Chinook Marina | Temporary | Maximum total of 300,000 CY (65,761 CY one time; 25,000 CY annual maximum over the life of the permit) | 422,500 square feet (sq. ft.) |
| Upland Placement | Upland Disposal Facility | Temporary | Maximum of 25,000 CY of sediment from the marina will be placed upland and dewatered annually. Placement will occur on the upland adjacent to the Baker Bay in the 100-yr flood plain. | 261,360 sq. ft. |

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

The proposed maintenance dredging would restore slopes similar to those established and maintained on site since dredging first began.

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

There will be no impervious surfaces created by the project.

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

The following best management practices (BMPs) and conservation measures will be implemented to minimize environmental impacts during dredging and placement.

*Endangered Species Act BMPs*

Work will be completed during the fish protection work window as authorized by federal and state agencies.

The work will be conducted to ensure no impingement of juvenile salmonids by dredging equipment, clamshell or hydraulic dredge. Regular observation of sediment aboard the barge or at the placement areas will be conducted. If impingement is occurring, clamshell operations would be adjusted (slowed) to increase opportunity for juveniles to avoid the bucket and/or

suction head and the hydraulic dredge will be lowered deeper into the sand to minimize water entrainment.

*Turbidity BMPs*

Construction activities will be performed in compliance with Surface Water Quality Standards for the State of Washington (WAC 173-201A) or other conditions as specified in the WQC.

Appropriate BMPs will be employed to minimize sediment loss and turbidity generation during dredging. BMPs may include, but are not limited to the following:

- Smooth closure of the bucket when at the bottom (mechanical dredging only)
- No stockpiling of dredged material on the riverbed
- Maintain suction head of hydraulic dredge at the riverbed to the extent practicable (hydraulic only)
- Other conditions as specified in the WQC
- Enhanced BMPs may be implemented to control turbidity and may include, but are not limited to, the following:
- Slowing the velocity (i.e., cycle time) of the ascending loaded clamshell bucket through the water column
- Pausing the dredge bucket near the bottom while descending and near the water line while ascending

*Upland Placement Site BMPs*

- Discharge pipes at the upland placement site will be extended or moved as necessary to maintain an efficient ponding configuration within the placement site. Coarser dredged material will be stockpiled around the perimeter, where practical, to avoid reducing pond size unnecessarily.
- The dredging rate will not reach a level that results in noncompliance with the effluent limitations and/or water quality criteria at the discharge point. The level of settleable solids in the discharge will be in accordance with the WQC.
- A buffer plate or other means will be used to reduce flow discharge of the hydraulic dredge at the placement area if necessary.

Drainage from the dredged material will be discharged to Baker Bay in accordance with the water quality criteria specified in the WQC.

## 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.**

A hydraulic dredge operated with a diesel engine will be used. Diesel emissions will be present causing odor and emission at the site during dredging. These types of emissions are common

along the Columbia River and are caused by barge traffic, grain ships, and containerized units that travel up and down river. The diesel emissions are not expected to increase above typical conditions at the dredging/placement site. The diesel emissions will be short-term and temporary.

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

No. There are no off-site sources of emissions or odor that may affect the proposal.

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

## 3. Water

Find help answering water questions

### a. Surface Water:

Find help answering surface water questions

**1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

Yes, the marina is located in Baker Bay within the Columbia River. There are no wetlands on or adjacent to the project location.

**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, all of the work (dredging) will be completed within the waters of Baker Bay and the dredged material placement site located adjacent to the shoreline southeast of the marina. See attached Sheets 1 through 10.

**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.**

Maximum total of 300,000 CY (65,761 CY one time; 25,000 CY annual maximum over the life of the permit) of accumulated sediment will be dredged from the Port of Chinook Marina. No fill material will be placed within surface waters or wetlands.

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

Waters within the Columbia River will be withdrawn into a dredge slurry during dredging. When the dredged material is placed upland, it will be stockpiled for dewatering. Excess water from the dredge material will drain into a storage pond then discharge to Baker Bay in accordance with the water quality criteria specified in the 401 WQC. The approximate quantities of surface water usage is unknown and highly variable due to pump size, dredge volume and slurry solid

composition, and the amount of material dredged/placed upland. The water discharged with the dredged material will return to Baker Bay via discharge from the storage pond.

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

Yes, the project area is within a 100-year floodplain.

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 waste materials will be discharged into surface waters as a result of this project.

### b. Ground Water:

Find help answering ground water questions

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

No groundwater will be withdrawn for drinking water or other purposes, and no water will be discharged to groundwater.

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

No waste materials will be discharged into the ground as a result of this project.

### 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.**

Runoff from the upland dredged material placement will flow into Baker Bay. The upland placement site has been properly designed, constructed, and maintained to contain the dredge slurry. The dredging rate will not reach a level of noncompliance with the effluent limitations and/or water quality criteria determined by Ecology at the discharge point to Baker Bay. Weir heights will be raised as necessary to provide efficient ponding and will be of sufficient height and length to maintain a water depth of 2 inches to a maximum of 4 inches over the weir at maximum dredging flows. The dredge material discharge pipe will be extended or moved as necessary to maintain an efficient ponding configuration.

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

No waste materials will be allowed to enter the ground or surface waters. The minimization

measures and BMPs listed below will be used for dredging operations and to avoid and minimize the potential for adverse environmental effects.

**Minimization Measures and In-water Work BMPs**

- Project construction will be completed in compliance with Washington State Water Quality Standards (WAC 173-201A), including the following.
- Petroleum products, chemicals, or other toxic or deleterious materials will not be allowed to enter surface waters.
- There will be no discharge of oil, fuels, or chemicals to surface waters, or onto land where there is a potential for reentry into surface waters.
- Fuel hoses, oil drums, oil or fuel transfer valves, fittings, etc., will be checked regularly for leaks, and materials will be maintained and stored properly to prevent spills.
- A spill prevention, control, and countermeasures (SPCC) plan will be prepared by the contractor and used during all demolition and construction operations. A copy of the plan with any updates will be maintained at the work site.
- The SPCC plan will outline BMPs, responsive actions in the event of a spill or release, and notification and reporting procedures. The plan will also outline management elements, such as personnel responsibilities, project site security, site inspections, and training.
- The SPCC plan will outline the measures to prevent the release or spread of hazardous materials used during site activities or encountered on site during construction but not identified in contract documents, including any hazardous materials that are stored, used, or generated during dredging activities. These items generally include, but are not limited to, gasoline, diesel fuel, and oils.
- Applicable spill response equipment and material designated in the SPCC plan will be maintained at the job site.

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

No; the proposed maintenance dredging will be conducted in the waters of the Columbia River/Baker Bay and the drainage from the upland placement site has been previously established.

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

Primary and secondary dewatering cells were built within the placement site to reduce runoff. Please also refer to Section B.1.h for BMPs to control impacts during dredging and placement of dredged material.

## 4. Plants

Find help answering plants questions

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

☐ **deciduous tree: alder, maple, aspen, other**

☐ **evergreen tree: fir, cedar, pine, other**

☒ **shrubs**

☒ **grass (upland site only)**

☐ **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?**

Routine maintenance (i.e. mowing, etc.) will be performed on vegetation within the upland placement site.

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

There are no threatened or endangered plant species known to be on or near the site.

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

Not applicable. Vegetation will not be impacted by the proposed project and therefore there is no proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site.

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

There are known invasive (*Zostera Japonica*) eelgrass beds near the Chinook Marina.

## 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.**

**Examples include:**

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

Species observed on or near the proposed project site include shorebirds, salmon, and trout

as well as other common fish and bird species.

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

The Following ESA-Listed Species are known to occur or have the potential to occur in the vicinity of the proposed Project.

**Table 2. ESA-Listed Species with Potential to Occur Within the Project Action Area**

| Species | ESU/DPS | Scientific Name | Agency | Federal Status | CH |
|---|---|---|---|---|---|
| Chinook Salmon | Lower Columbia River evolutionarily significant unit (ESU) | *Oncorhynchus tshawytcha* | NMFS | Threatened | Occurs in Project Area |
| | Snake River fall-run ESU | | | Threatened | |
| | Snake River spring/summer-run ESU | | | Threatened | |
| | Upper Columbia River spring-run ESU | | | Endangered | |
| | Upper Willamette River ESU | | | Threatened | |
| Chum Salmon | Columbia River ESU | *O. keta* | NMFS | Threatened | Occurs in Project Area |
| Coho Salmon | Lower Columbia River ESU | *O. kisutch* | NMFS | Threatened | Occurs in Project Area |
| Sockeye Salmon | Snake River ESU | *O. nerka* | NMFS | Endangered | Occurs in Project Area |
| Steelhead | Lower Columbia River Distinct Population Segment (DPS) | *Onocorhynchus myskiss* | NMFS | Threatened | Occurs in Project Area |
| | Middle Columbia River DPS | | | Threatened | |
| | Snake River Basin DPS | | | Threatened | |
| | Upper Columbia River DPS | | | Threatened | |
| | Upper Willamette River DPS | | | Threatened | |
| Green Sturgeon | Southern DPS | *Acipenser medirostris* | NMFS | Threatened | Occurs in Project Area |
| Eulachon | Southern DPS | *Thaleichthys pacificus* | NMFS | Threatened | Occurs in Project Area |
| Sea Turtles | Leatherback | *Dermochelys coriacea* | NMFS | Endangered | None in Project Area |
| Killer Whale | Southern Resident | *Orcincus orca* | NMFS | Endangered | None in Project Area |
| Humpback Whale | Central America DPS | *Megaptera novaeangliae* | NMFS | Endangered | None in Project Area |
| | Mexico DPS | | | Threatened | None in Project Area |

| Species | ESU/DPS | Scientific Name | Agency | Federal Status | CH |
|---|---|---|---|---|---|
| Bull Trout | N/A | *Salvelinus confluentus* | USFWS | Threatened | None in Project Area |
| Western Snowy Plover | N/A | *Charadrius nivosus* | USFWS | Threatened | None in Project Area |
| Marbled Murrelet | N/A | *Brachyramphus marmoratus* | USFWS | Threatened | None in Project Area |
| Streaked Horned Lark | N/A | *Eremophila alpestris strigata* | USFWS | Threatened | None in Project Area |

Additionally - Yellow billed cuckoo (*Coccyzus americanus*), monarch butterfly (*Danaus plexippus*), short-tailed albatross (*Phoebastria albatrus*), and northwestern pond turtle (*Actinemys marmorata*) were identified as having the potential to occur in the vicinity of the project area (USFWS IPaC database 2024) however, these species were evaluated for their potential to occur in the Project area and it was determined that these species will either not occur (based on the location of the Project and available habitat) or would not be impacted by the Project (given the nature of the proposed activities). It has been determined that the Project would therefore have no effect on these species.

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

Yes. Portions of the Action Area in the Lower Columbia River may be used as migratory corridors for fish species such as Chinook salmon (Oncorhynchus tshawytcha), chum salmon (Oncorhynchus keta), Coho salmon (Oncorhynchus kisutch), Sockeye salmon (Oncorhynchus nerka), and steelhead (Onocorhynchus myskiss). The Project area is also situated within the Pacific Fly for migratory birds.

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

There will be minimal adverse effects to aquatic resources of the Columbia River (species or habitat) by following BMPs and conservation measures as described below.

Based upon previous and reinitiated ESA Consultation (Corps No. 1994-462 and 1994-462-1) there will be no permanent loss of habitat functions or effects to listed species. Dredging methods and dredge material placement methods will be conducted in accordance with applicable permit requirements/conditions and in manner then ensures avoidance and minimization of impacts to ESA-listed species and their habitat. The following BMPs will also be implemented to prevent incidental impacts to sensitive species and habitat.

**Best Management Practices[1]**

Temporary disturbance to fish and wildlife may occur from the dredging and placement

[1] Refer to Section B.1.h for turbidity and placement site BMPs.

activities but the work is short-term and any disturbances will be localized.

Marine mammals would be expected to avoid the immediate project area and continue migrating through the river and are not expected to be adversely affected. Furthermore, the BMPs described below and maintaining aquatic sediment in the river will minimize effects to fish and habitat to the maximum extent possible.

The following list summarizes the BMPs that will be followed to minimize adverse effects to aquatic resources.

- Work will be done during the fish protection work window as authorized by federal and state agencies.
- The work will be conducted to ensure no impingement of juvenile salmonids by dredging equipment, clamshell or hydraulic dredge. Regular observation of sediment aboard the barge or at the placement areas will be conducted. If impingement is occurring, clamshell operations would be adjusted (slowed) to increase opportunity for juveniles to avoid the bucket and/or suction head the hydraulic dredge will be lowered deeper into the sand to minimize water entrainment.
- Dredge material that is suitable for in-water placement will be placed in-water or beneficial reuse as beach nourishment to the extent practicable to maintain sediment in the river.
- Construction activities will be performed in compliance with Washington State Surface Water Quality Standards (WAC 173-201A) or other conditions as specified in the WQC.
- The appropriate BMPs will be implemented to minimize sediment loss and turbidity generation during dredging and placement activities.
- Preventing work barges from grounding out on the river bottom.
- Storing construction materials where wave action or upland runoff cannot cause materials to enter surface waters.
- Checking equipment for leaks and other problems that could result in discharge of petroleum-based products or other material into the Columbia River.
- Project personnel will be trained in hazardous material handling and spill response, and will be equipped with appropriate response tools, including absorbent oil booms. If a spill occurs, spill cleanup and containment efforts will begin immediately and will take precedence over normal work.
- The dredging contractor shall be responsible for the preparation of a SPCC Plan to be used for the duration of the project. The plan shall be submitted to the project engineer prior to the commencement of any construction activities. A copy of the plan with any updates will be maintained at the work site by the contractor.
- The SPCC Plan shall identify construction planning elements and recognize potential spill sources at the site. The SPCC Plan shall outline responsive actions in the event of a spill or release and shall describe notification and reporting procedures. The SPCC Plan shall outline contractor management elements, such as personnel responsibilities, project site security, site inspections, and training.

- The SPCC Plan will outline what measures shall be taken by the contractor to prevent the release or spread of hazardous materials, either found on site and encountered during construction but not identified in contract documents, or any hazardous materials that the contractor stores, uses, or generates on the construction site during construction activities. These items include, but are not limited to, gasoline, oils, and chemicals. Hazardous materials are defined in RCW 70.105.010 under "hazardous substance."

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

New Zealand mudsnail, Asian clam, freshwater hydroid (*Cordulophora caspia*), copepod (*Tachidius triangularis*), Chinese mitten crab, American shad, goldfish, and nutria.

## 6. Energy and Natural Resources

Find help answering energy and natural resource questions

**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.**

Project energy needs consist of fuel for dredging and placement equipment.

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

No. The project would not affect the potential use of solar energy by adjacent properties.

**c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.**

The project is not expected to increase existing energy demands. No energy conservation features are included in the plans for this proposal.

## 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.**

It is possible but unlikely that fuel or lubricants from the dredging and construction equipment could enter the water if the equipment were damaged. The contractor will prepare a SPCC plan to identify procedures to be implemented to avoid, minimize, and (if necessary) respond to any releases.

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

There is the potential for contamination from releases of fuel or other substances from the vessels that use the marina, as well as the operations around the marina.

**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.**

Gasoline and diesel fuel lines are present (supplying the fuel dock via pipeline from upland fuel tanks), however, these fuel lines would not be altered or impacted as a result of the proposed Project and do not affect the design or development of the project.

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.**

Fuel for construction equipment and the dredge may be stored on site for use during the dredging activities.

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

Ecology or the U.S. Coast Guard would provide additional resources in the event of an oil spill.

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

A site-specific SPCC plan will be completed and followed for all of the project work. Dredge vessel personnel will be trained in hazardous material handling and spill response, and will be equipped with appropriate response tools, including absorbent oil booms. If a spill occurs, spill cleanup and containment efforts will begin immediately and will take precedence over normal work.

### b. Noise

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

The site is an operating marina located within city limits of Chinook, Washington. Boat and upland vehicle traffic noise exists most hours of the day.

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)?**

The project noise will likely  short term and will be consistent with boat and upland vehicle traffic noise currently present in the project area.

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

The project is not expected to increase existing noise levels. Measures to reduce/control noise are not included in this proposal.

## 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.**

Facilities at the site include an active marina with moorage for over 310 charter, commercial, private recreational and sporting fishing vessels; a fuel dock; and public boat ramp. The upland properties adjacent to the marina are occupied by a commercial seafood facility, marina parking, Port offices, and the Port's upland dredged material placement site.

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

No. The project site has not been used a working farmlands or working forest lands.

**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?**

The proposal will not affect or be affected by surrounding working farm or forest land normal business operations.

**c. Describe any structures on the site.**

The existing structures at the marina include wood dock floats and moorage slips secured with timber and steel piles. A two-lane concrete boat ramp is located on the northeast side of the marina and is open to the public. A commercial wharf, including a seafood processing facility, is located on the northwest side of the marina. The marina has one fueling dock located south of the boat ramp. The majority of the shoreline is armored with riprap and/or low-lying vegetation. An approximately 1,800-foot-long rock breakwater creates an entrance channel to the marina and provides protection from the waters of Baker Bay.

The upland dredged material placement site is located adjacent to/southeast of the marina and includes two bermed settling ponds. Dredged material enters the first pond via pipeline and is allowed to settle prior to the effluent water entering the second pond via pipes constructed within the berm. The effluent water infiltrates into the ground at the disposal site and excess water flows through the second settling pond prior to discharge in Baker Bay through a weir system. The effluent water infiltrates into the ground at the disposal site and excess water flows through the settling pond.

There are no structures within the in-water dredged material placement sites.

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

No structures will be demolished.

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

Industrial.

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

Rural Activity Center

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

High intensity and Columbia River Estuary

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

The site is considered a fish and wildlife habitat conservation area ; a frequently flooded area; and a geologically hazardous area.

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

There will be no change to the number of people working or residing in the completed project.

It should be noted that the marina represents an important local economic resource as it supports the commercial fishing industry and cannery (approximately 40 full time jobs and as many as 50 seasonal workers that operate crab and fishing boats). These employment opportunities are only viable as long as the marina is dredged and accessible to the commercial vessels.

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

The project will not displace any people.

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

Not applicable. There are no measures proposed.

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

Not applicable. There are no measures proposed.

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

Not applicable. There are no measures proposed.

## 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.**

Not applicable. No housing units will be provided.

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

Not applicable. No housing units will be eliminated as a result of the project.

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

Not applicable. There are no measures proposed.

## 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?**

Not applicable.

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

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

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

Not applicable. There are no measures proposed.

## 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?**

Not applicable. The proposal will not produce any light or glare.

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

The proposal will not produce any light or glare that would result in a safety hazard or interfere with views.

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

There are no existing off-site sources of light or glare that may affect the proposal.

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

Not applicable. There are no measures proposed to reduce or control light and glare impacts.

## 12. Recreation

Find help answering recreation questions

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

Facilities at the project site include an active marina with moorage for over 310 charter, commercial, private recreational and sports fishing vessels. The proposed Project would maintain existing access to the shoreline that would otherwise be lost in the absence of maintenance dredging.

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

No. The project would not displace any existing recreational uses. The proposed Project would maintain existing access to the shoreline that would otherwise be lost in the absence of maintenance dredging.

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

Not applicable. There are no measures proposed to reduce or control impacts on recreation.

## 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.**

No. There are no 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.

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.**

No. There are no landmarks, features, or other evidence of Indian or historic use or occupation.

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.**

A cultural resources report was prepared for the Project by Willamette Cultural Resources Associates (*Cultural Resources Assessment for the Port of Chinook Dredging and Beneficial Use Site Projects, Pacific County, Washington*, September 2022). No archaeological resources were identified during the cultural resources investigation.

The project does not propose activities that pose a risk to cultural or historic resources. The Project only proposes subtidal dredging and in-water placement . As part of the permitting process Section 106 consultation will be completed. Should archaeological materials or human remains be observed during project activities, all work in the immediate vicinity shall stop. The State Department of Archaeology and Historic Preservation, the County planning office, the affected Tribe(s) and the county coroner (if applicable) shall be contacted immediately in order to help assess the situation and determine how to preserve the resource(s).

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.**

Not applicable.

## 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.**

Water Street serves the site and will be unaffected by the project.

b. **Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?**

The Pacific Transit System serves Pacific County and has a bus stop at the Chinook Store, approximately 0.3 mile north of the marina.

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

No. The proposal will not require any new or improvements to existing roads, streets, pedestrian bicycle, or state transportation facilities.

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

The project will occur in the Marina where recreational and commercial boat traffic pass on a daily basis.

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?**

None

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

No. The proposal will not interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area.

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

Not applicable. There are no measures proposed to reduce or control transportation impacts.

## 15. Public Services

Find help answering public service questions

a. **Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.**

No. The project would not result in an increased need for public services.

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

Not applicable. There are no measures proposed to reduce or control direct impacts on public services.

It should also be noted that the Port of Chinook Marina represents a potential point of deployment for rapid access to the Columbia River for emergency responders which significantly reduces response times for incidents that may occur in the River.

### 16. Utilities

Find help answering utilities questions

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

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

No utilities will be added to the site upon completion of the project. The project does not include any work-related existing or new facilities.

## 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 Sven M Antijunti 30 Jul 24

**Type name of signee: Sven Antijunti**

**Position and agency/organization: Port Manager**

**Date submitted:** 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?**

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

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

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

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

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

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?**

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

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?**

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

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

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

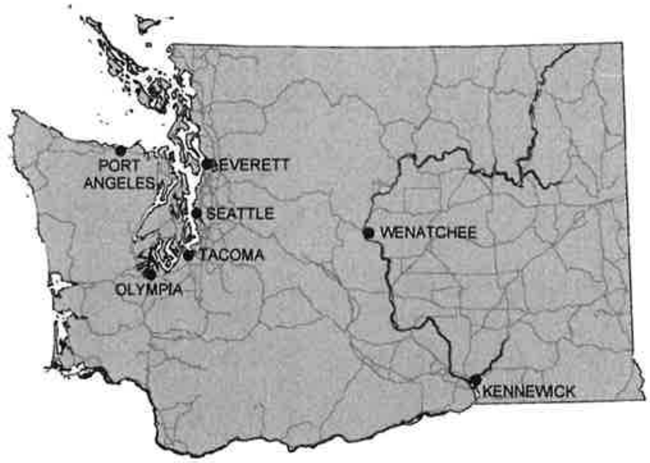
7. **Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.**

Attachments:

- Permit Application Drawings
- Joint Aquatic Resources Permit Application (JARPA)
    - JARPA Attachments:
        - Permit Application Drawings
        - Dredge Material Suitability Determination Memorandum
        - Cultural Resources Report
        - Biological Evaluation

**Permit Application Drawings – Sheets 1 through 10**

S17 T09N R10W



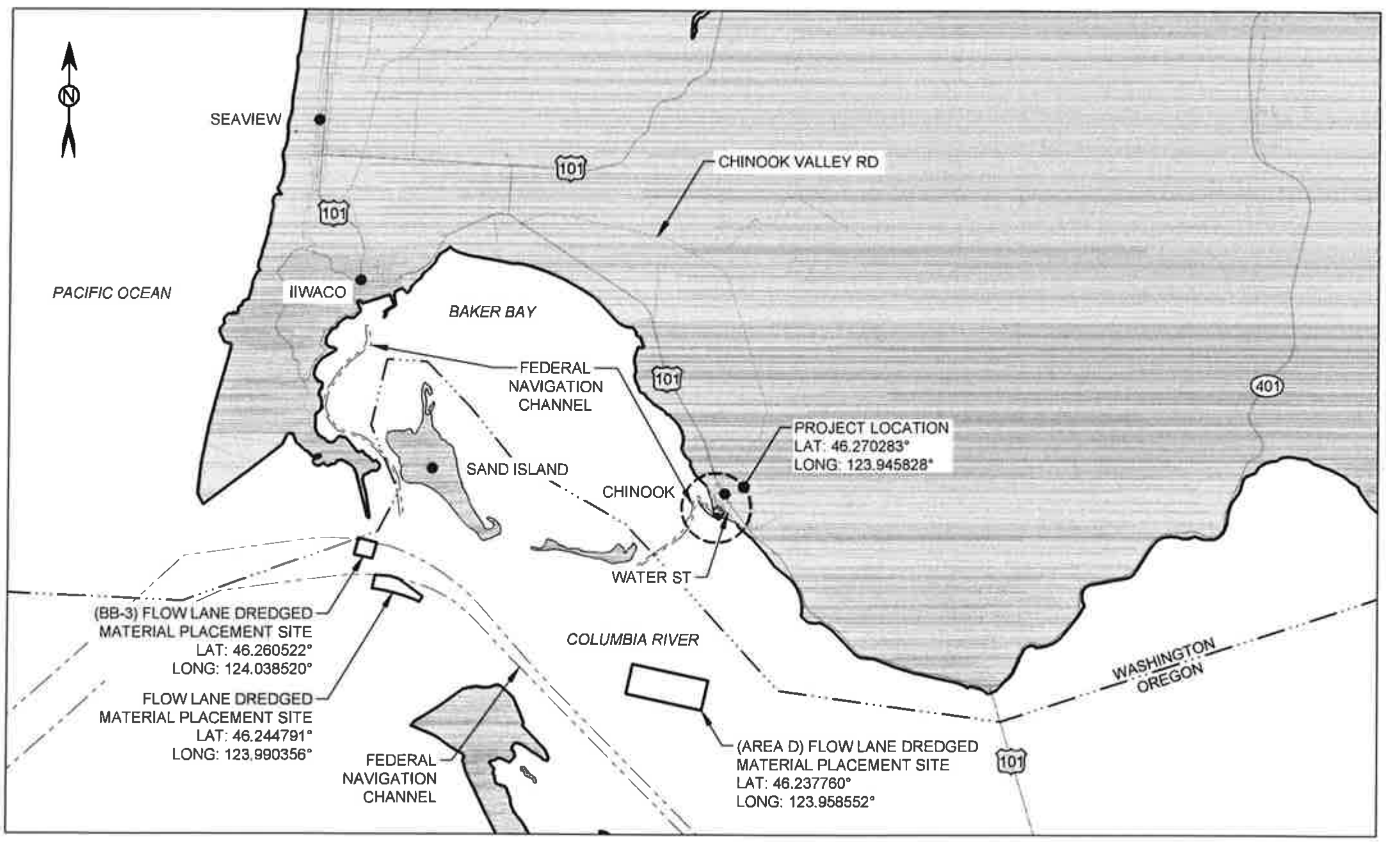

## WASHINGTON KEY MAP

## SHEET INDEX

| SHEET NO. | TITLE |
|---|---|
| 1 | Cover Sheet |
| 2 | Parcel Map |
| 3 | Site Plan - Existing Overall |
| 4 | Dredge Sections |
| 5 | Site Plan - Disposal Area |
| 6 | Upland Disposal Site Sections |
| 7 | Site Plan - Flow Lane Placement Site 1 |
| 8 | Site Plan - Flow Lane Placement Site 2 |
| 9 | Site Plan - Flow Lane Placement Site 3 |
| 10 | Sections - Flow Lane Placement Site |

## TIDAL ELEVATIONS, FT (MLLW)

| | |
|---|---|
| MEAN HIGH WATER (MHW) | +7.94' |




## PROJECT SITE LOCATION

0 6,000 12,000
SCALE IN FEET

PURPOSE: MARINA BASIN MAINTENANCE DREDGING.

DATUM: MLLW

ADJACENT PROPERTY OWNERS:
1. PACIFIC COUNTY
2. CHINOOK LAND COMPANY, LLC.
3. YOUNGS, ROSS AND SUZANNE

Port of Chinook
Marina Dredging

Cover Sheet

APPLICATION BY:
Port of Chinook

PROPOSED: MARINA BASIN MAINTENANCE DREDGING AND UPLAND DISPOSAL AND/OR FLOW LANE PLACEMENT OF DREDGED MATERIAL.

IN: BAKER BAY

AT: CHINOOK

COUNTY: PACIFIC

SHEET 1 OF 10

DATE: 3/7/24

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| | | |
|---|---|---|
| PURPOSE: MARINA BASIN MAINTENANCE DREDGING.<br><br>DATUM: MLLW<br>ADJACENT PROPERTY OWNERS:<br>1. PACIFIC COUNTY<br>2. CHINOOK LAND COMPANY, LLC.<br>3. YOUNGS, ROSS AND SUZANNE | Port of Chinook<br>Marina Dredging<br><br>Parcel Map<br><br>APPLICATION BY:<br>Port of Chinook | PROPOSED: MARINA BASIN MAINTENANCE DREDGING AND UPLAND DISPOSAL AND/OR FLOW LANE PLACEMENT OF DREDGED MATERIAL.<br>IN: BAKER BAY<br>AT: CHINOOK<br>COUNTY: PACIFIC<br><br>SHEET 2 OF 10 DATE: 3/7/24 |

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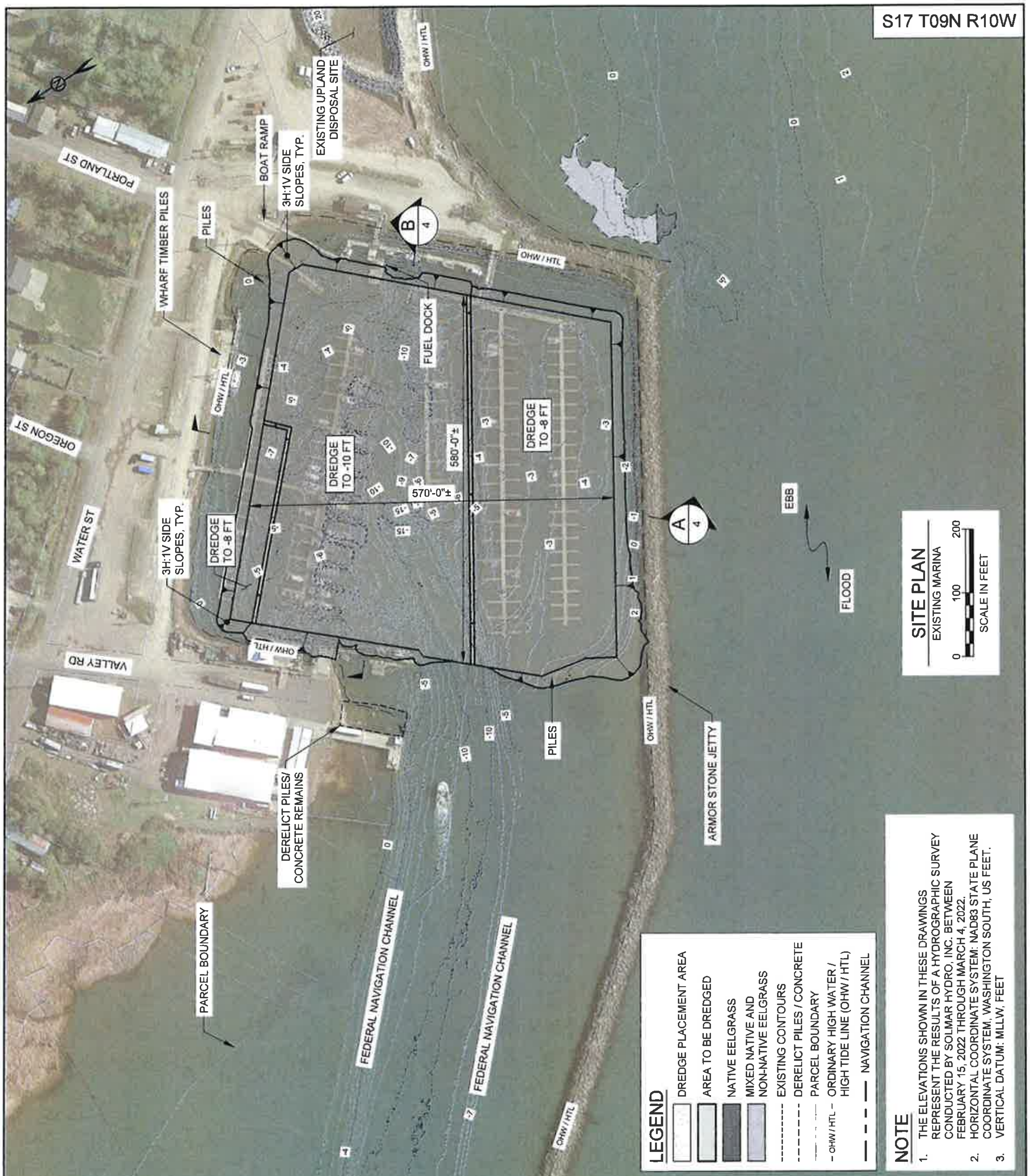



PURPOSE: MARINA BASIN MAINTENANCE DREDGING.

DATUM: MLLW

ADJACENT PROPERTY OWNERS:
1. PACIFIC COUNTY
2. CHINOOK LAND COMPANY, LLC.
3. YOUNGS, ROSS AND SUZANNE

# Port of Chinook
# Marina Dredging

## Site Plan - Existing Overall

APPLICATION BY:
Port of Chinook

PROPOSED: MARINA BASIN MAINTENANCE DREDGING AND UPLAND DISPOSAL AND/OR FLOW LANE PLACEMENT OF DREDGED MATERIAL.

IN: BAKER BAY

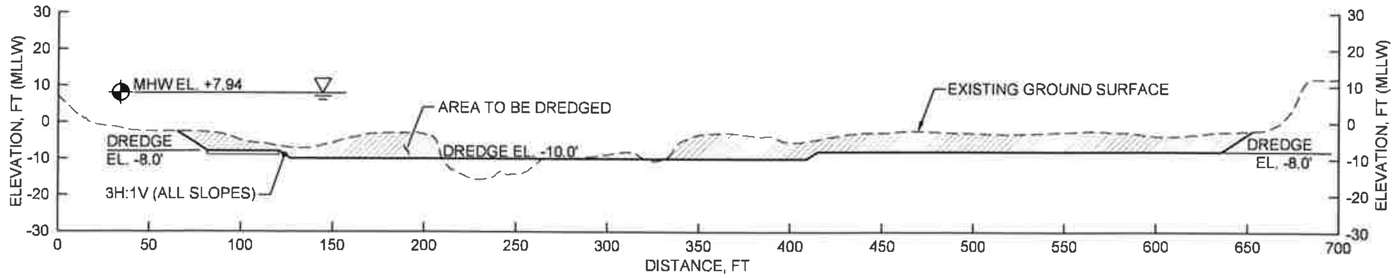
AT: CHINOOK

COUNTY: PACIFIC

SHEET 3 OF 10

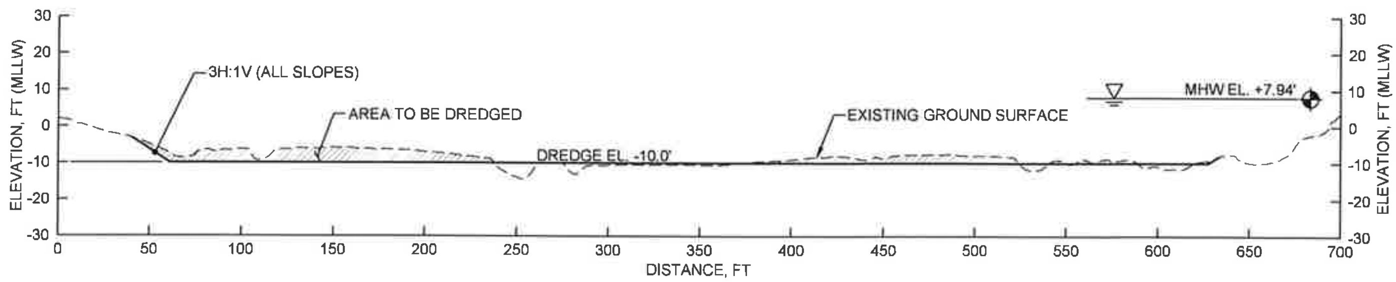
DATE: 3/7/24

S17 T09N R10W




A SECTION 3
MARINA DREDGING

HORIZ. 0 50 100
VERT. 0 25 50
SCALE IN FEET




B SECTION 3
MARINA DREDGING

HORIZ. 0 50 100
VERT. 0 25 50
SCALE IN FEET

## LEGEND

- NAVIGATION CHANNEL
- EXISTING GROUND SURFACE
- DESIGN DREDGE

PURPOSE: MARINA BASIN MAINTENANCE DREDGING.

DATUM: MLLW

ADJACENT PROPERTY OWNERS:
1. PACIFIC COUNTY
2. CHINOOK LAND COMPANY, LLC.
3. YOUNGS, ROSS AND SUZANNE

Port of Chinook
Marina Dredging

Dredge Sections

APPLICATION BY:
Port of Chinook

PROPOSED: MARINA BASIN MAINTENANCE DREDGING AND UPLAND DISPOSAL AND/OR FLOW LANE PLACEMENT OF DREDGED MATERIAL.

IN: BAKER BAY

AT: CHINOOK

COUNTY: PACIFIC

SHEET 4 OF 10

DATE: 3/7/24

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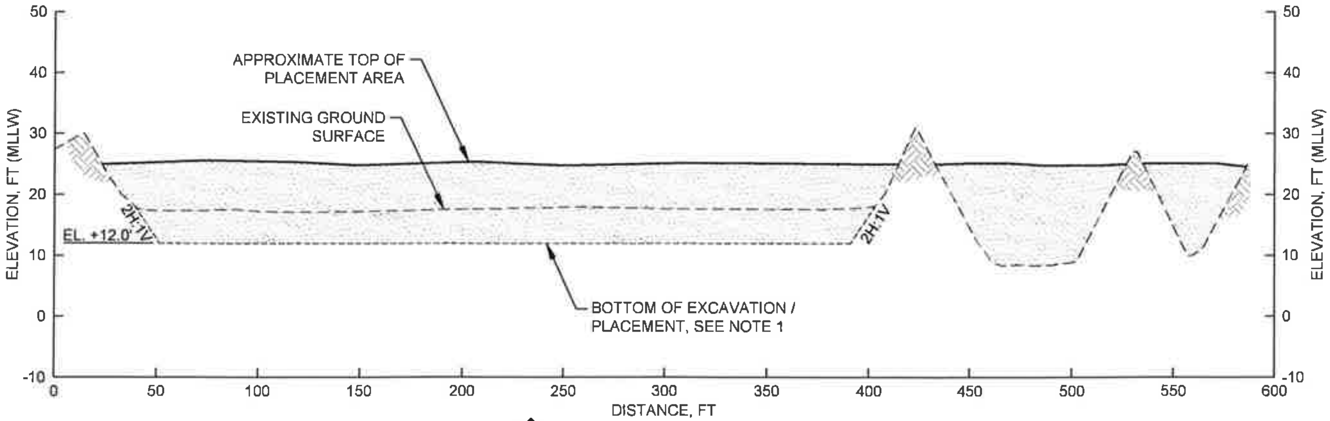
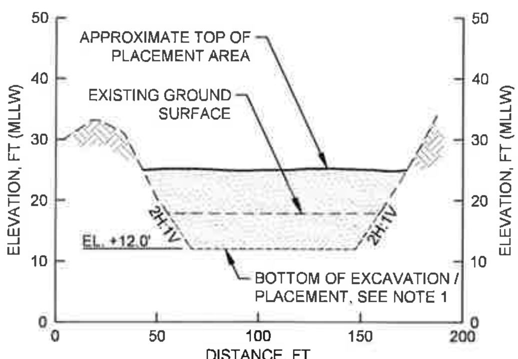
| | | |
|---|---|---|
| PURPOSE: MARINA BASIN MAINTENANCE DREDGING.<br><br>DATUM: MLLW<br>ADJACENT PROPERTY OWNERS:<br>1. PACIFIC COUNTY<br>2. CHINOOK LAND COMPANY, LLC.<br>3. YOUNGS, ROSS AND SUZANNE | Port of Chinook<br>Marina Dredging<br><br>Site Plan - Disposal Area<br><br>APPLICATION BY:<br>Port of Chinook | PROPOSED: MARINA BASIN MAINTENANCE DREDGING AND UPLAND DISPOSAL AND/OR FLOW LANE PLACEMENT OF DREDGED MATERIAL.<br>IN: BAKER BAY<br>AT: CHINOOK<br>COUNTY: PACIFIC<br>SHEET 5 OF 10 DATE: 3/7/24 |

S17 T09N R10W




C / 5 SECTION
UPLAND DISPOSAL SITE

HORIZ. 0 45 90
VERT. 0 15 30
SCALE IN FEET




D / 5 SECTION
UPLAND DISPOSAL SITE

HORIZ. 0 45 90
VERT. 0 15 30
SCALE IN FEET

## LEGEND

UPLAND PLACEMENT SITE
– – – – – EXISTING GROUND SURFACE
---------- EXCAVATION CUT

## NOTE

1. EXISTING VEGETATION LOCATED WITHIN THE UPLAND PLACEMENT SITE EXCAVATION AREA TO BE CLEARED AND GRUBBED AND DISPOSED OF AT AN APPROVED LOCATION PRIOR TO MATERIAL REMOVAL FOR FLOW LANE PLACEMENT.

PURPOSE: MARINA BASIN MAINTENANCE DREDGING.

DATUM: MLLW

ADJACENT PROPERTY OWNERS:
1. PACIFIC COUNTY
2. CHINOOK LAND COMPANY, LLC.
3. YOUNGS, ROSS AND SUZANNE

Port of Chinook
Marina Dredging

Upland Disposal Site
Sections
APPLICATION BY:
Port of Chinook

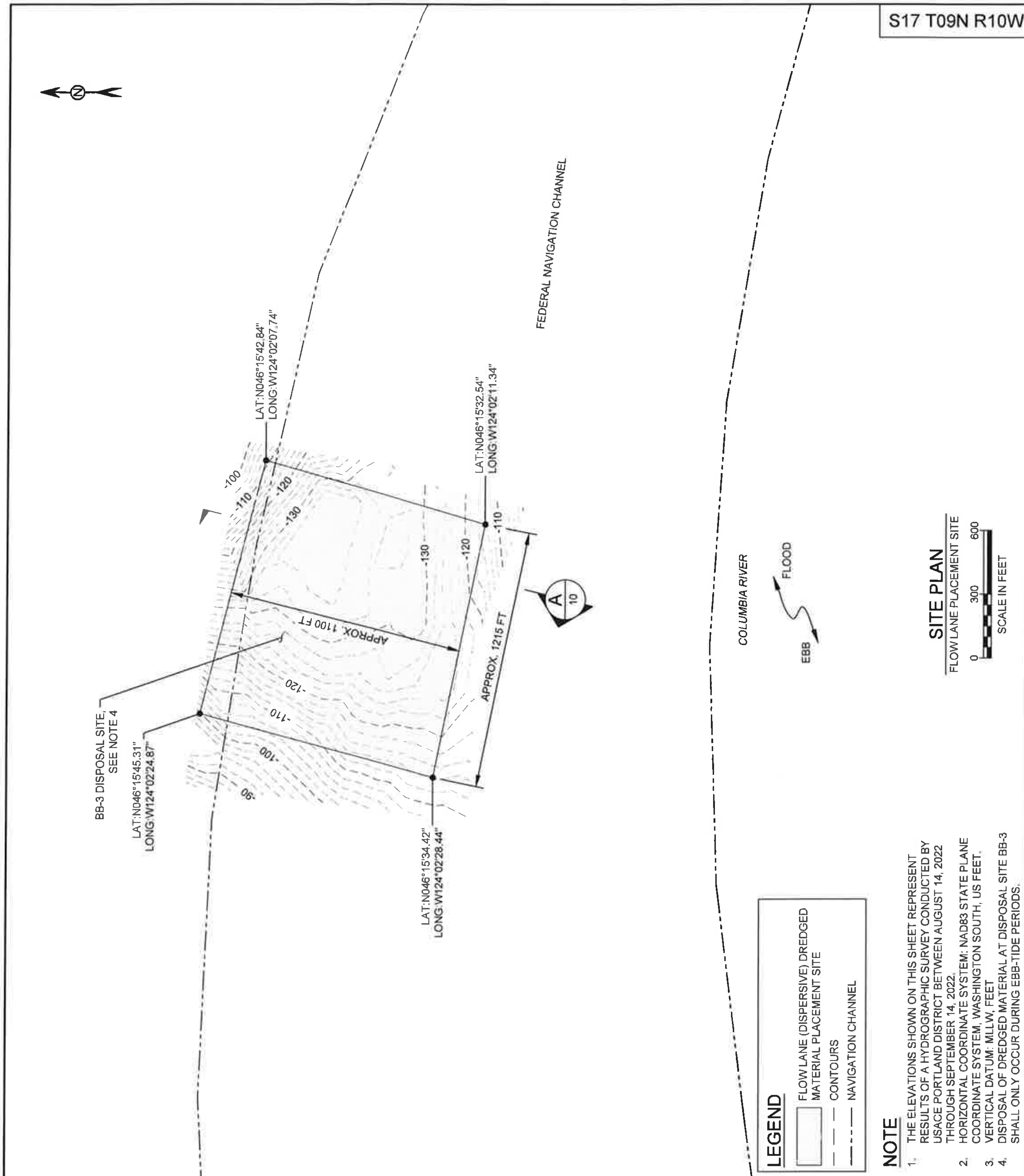
PROPOSED: MARINA BASIN MAINTENANCE DREDGING AND UPLAND DISPOSAL AND/OR FLOW LANE PLACEMENT OF DREDGED MATERIAL.

IN: BAKER BAY

AT: CHINOOK

COUNTY: PACIFIC

SHEET 6 OF 10 DATE: 3/7/24

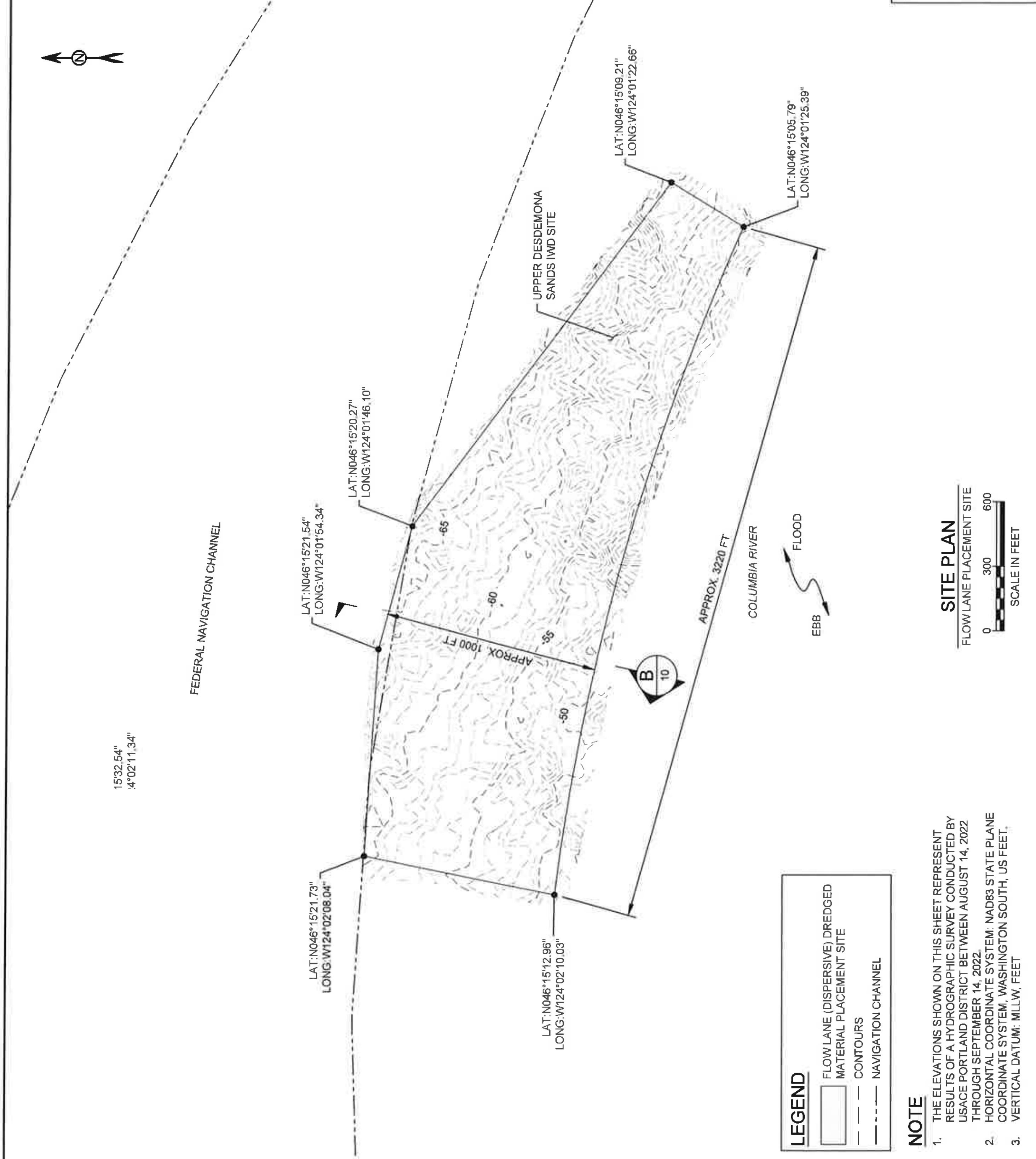



## NOTE

1. THE ELEVATIONS SHOWN ON THIS SHEET REPRESENT RESULTS OF A HYDROGRAPHIC SURVEY CONDUCTED BY USACE PORTLAND DISTRICT BETWEEN AUGUST 14, 2022 THROUGH SEPTEMBER 14, 2022.
2. HORIZONTAL COORDINATE SYSTEM: NAD83 STATE PLANE COORDINATE SYSTEM, WASHINGTON SOUTH, US FEET.
3. VERTICAL DATUM: MLLW, FEET
4. DISPOSAL OF DREDGED MATERIAL AT DISPOSAL SITE BB-3 SHALL ONLY OCCUR DURING EBB-TIDE PERIODS.

| | | |
|---|---|---|
| PURPOSE: MARINA BASIN MAINTENANCE DREDGING.<br><br>DATUM: MLLW<br>ADJACENT PROPERTY OWNERS:<br>1. PACIFIC COUNTY<br>2. CHINOOK LAND COMPANY, LLC.<br>3. YOUNGS, ROSS AND SUZANNE | Port of Chinook<br>Marina Dredging<br><br>Site Plan - Flow Lane<br>Placement Site 1<br>APPLICATION BY:<br>Port of Chinook | PROPOSED: MARINA BASIN MAINTENANCE DREDGING AND UPLAND DISPOSAL AND/OR FLOW LANE PLACEMENT OF DREDGED MATERIAL.<br>IN: BAKER BAY<br>AT: CHINOOK<br>COUNTY: PACIFIC<br>SHEET 7 OF 10 DATE: 3/7/24 |

S17 T09N R10W




PURPOSE: MARINA BASIN MAINTENANCE DREDGING.

DATUM: MLLW

ADJACENT PROPERTY OWNERS:
1. PACIFIC COUNTY
2. CHINOOK LAND COMPANY, LLC.
3. YOUNGS, ROSS AND SUZANNE

Port of Chinook
Marina Dredging

Site Plan - Flow Lane
Placement Site 2

APPLICATION BY:
Port of Chinook

PROPOSED: MARINA BASIN MAINTENANCE DREDGING AND UPLAND DISPOSAL AND/OR FLOW LANE PLACEMENT OF DREDGED MATERIAL.

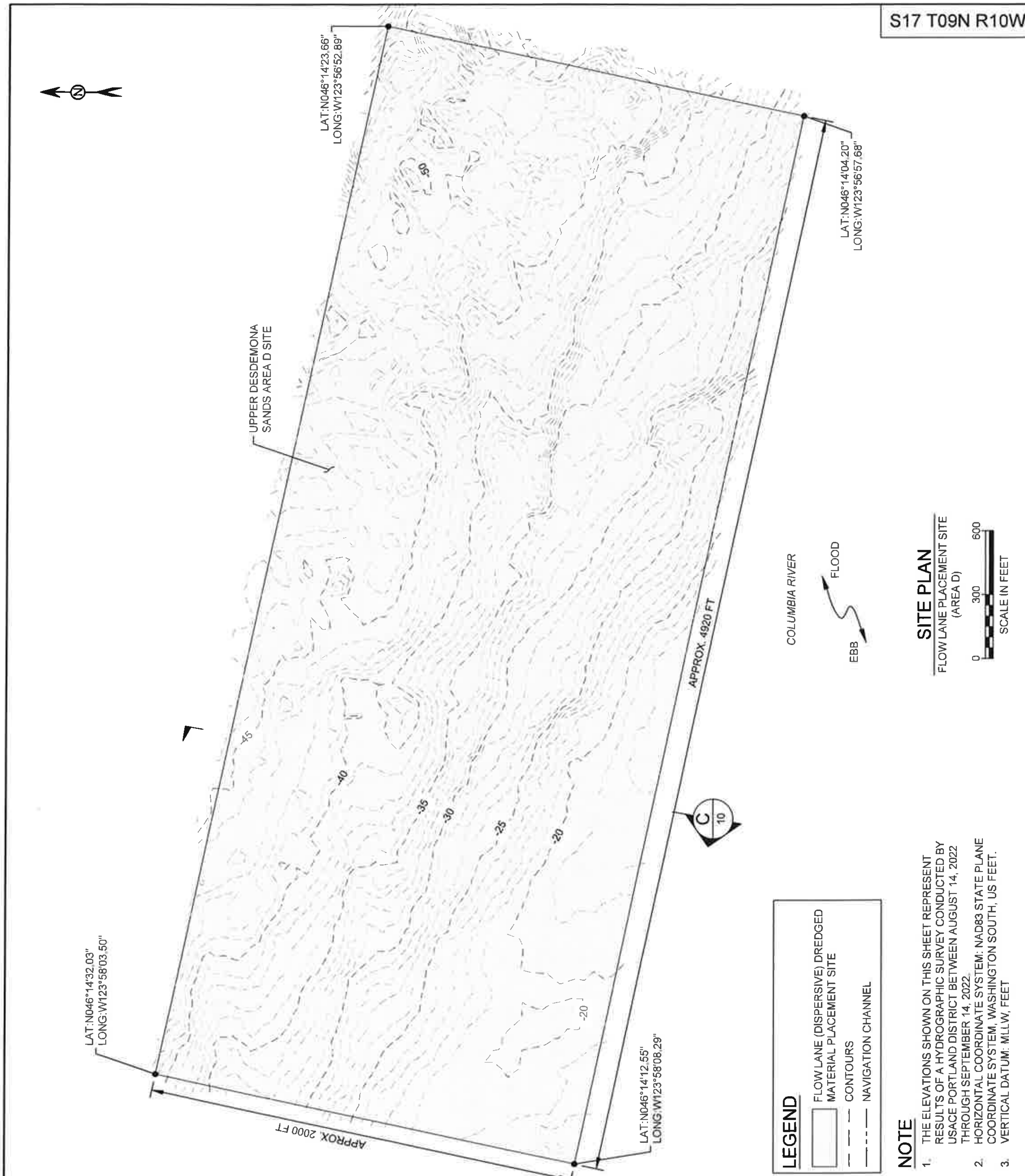
IN: BAKER BAY

AT: CHINOOK

COUNTY: PACIFIC

SHEET 8 OF 10

DATE: 3/7/24




PURPOSE: MARINA BASIN MAINTENANCE DREDGING.

DATUM: MLLW

ADJACENT PROPERTY OWNERS:
1. PACIFIC COUNTY
2. CHINOOK LAND COMPANY, LLC.
3. YOUNGS, ROSS AND SUZANNE

Port of Chinook
Marina Dredging

Site Plan - Flow Lane
Placement Site 3

APPLICATION BY:
Port of Chinook

PROPOSED: MARINA BASIN MAINTENANCE DREDGING AND UPLAND DISPOSAL AND/OR FLOW LANE PLACEMENT OF DREDGED MATERIAL.

IN: BAKER BAY

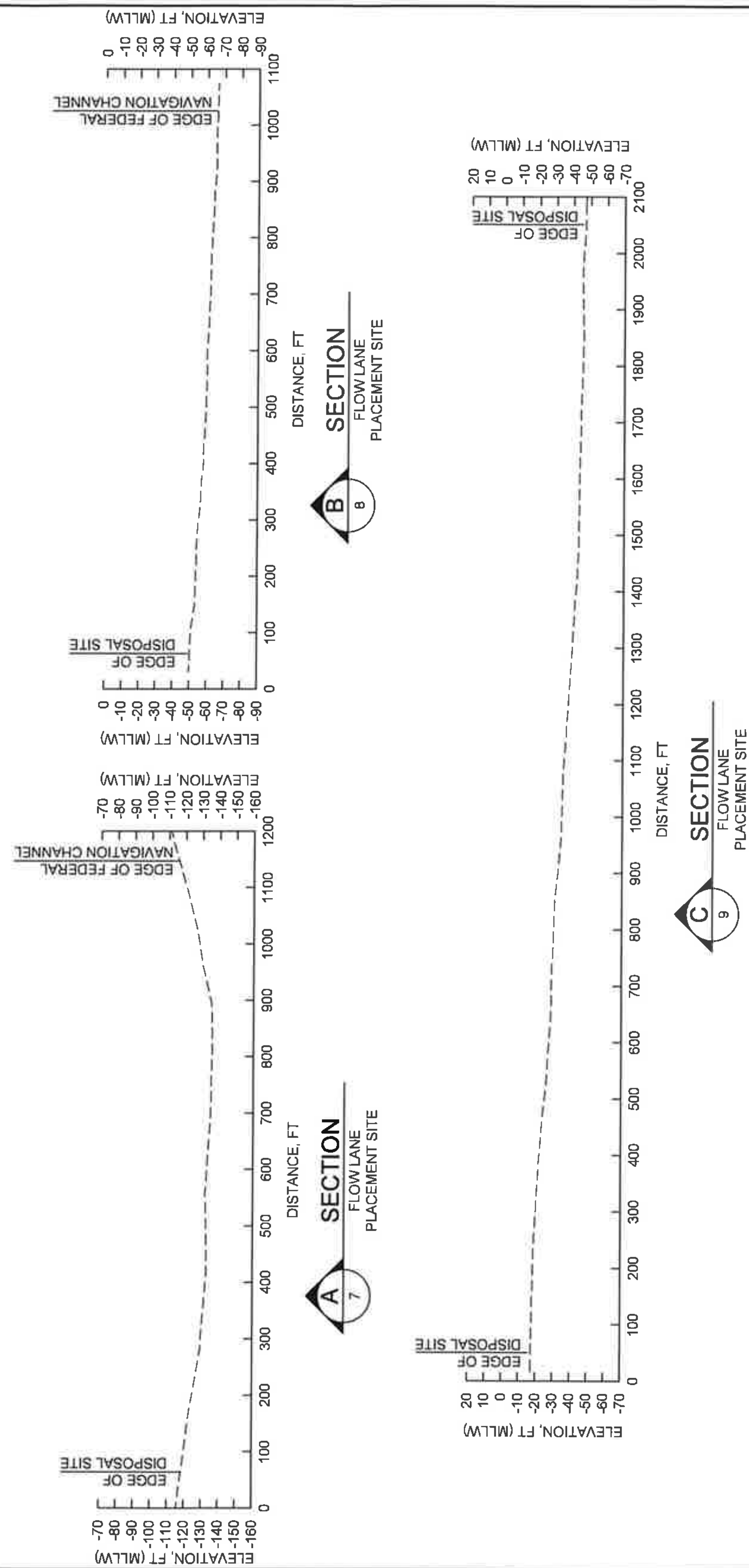
AT: CHINOOK

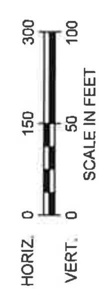
COUNTY: PACIFIC

SHEET 9 OF 10

DATE: 3/7/24

S17 T09N R10W




PURPOSE: MARINA BASIN MAINTENANCE DREDGING.

DATUM: MLLW

ADJACENT PROPERTY OWNERS:
1. PACIFIC COUNTY
2. CHINOOK LAND COMPANY, LLC.
3. YOUNGS, ROSS AND SUZANNE

Port of Chinook
Marina Dredging

Sections - Flow Lane Placement Site

APPLICATION BY:
Port of Chinook

PROPOSED: MARINA BASIN MAINTENANCE DREDGING AND UPLAND DISPOSAL AND/OR FLOW LANE PLACEMENT OF DREDGED MATERIAL.

IN: BAKER BAY

AT: CHINOOK

COUNTY: PACIFIC

SHEET 10 OF 10

DATE: 3/7/24

**Joint Aquatic Resources Permit Application**

Name Port of Chinook DPA# 09101755517

## Re-Route Sheet

Resubmitted of Pre-app Waiver

| Department Review | Date Re-Routed | Action | Action Date | Signature | Comments/ Notes |
|---|---|---|---|---|---|
| Planning | 10/18 | H | 10/13 | ZS per Alex | Held for further info - see email |
| LADO | | | | | |
| Building | | | | | |
| Health | | | | | |
| Other | | | | | |

**Fees Received**

| Date Paid | Amount | Receipt No. |
|---|---|---|
| | | |
| | | |
| | | |
| | | |

**Notes**

# Pre-Application Conference Waiver

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

| OFFICE USE ONLY |
|---|
| RECEIVED<br>OCT 18 2023<br>DEPT. OF COMMUNITY DEVELOPMENT<br>PACIFIC COUNTY, LONG BEACH, WA |

| REQUIRED INFORMATION | |
|---|---|
| Tax Parcel ID Number: 9101755481; 9101755517 | |
| Property Owner: Port of Chinook (Tracy Lofstrom) | |
| Applicant: Port of Chinook (Tracy Lofstrom) | |
| Phone: (360) 642-3143 | Fax: |
| Email: tlofstrom@portofilwaco.org | |

Please check the box type(s) of application you are requesting a pre-application conference waiver from.

**TYPE II APPLICATIONS**

- ☐ Flood Plain Variance
- ☐ Critical Areas & Resources Lands Variance /Viable Use Exception
- ☐ Special Use Permit
- ☐ Short Plat Variance
- ☐ Large Lot Subdivision
- ☐ Residential Shoreline Substantial Development Permit
- ☐ Wetland Mitigation Bank
- ☐ Administrative Variance (11-25%)

**TYPE III APPLICATIONS**

- ☐ Oysterville Design Review Board
- ☒ Non-residential Shoreline Substantial Development Permit
- ☐ Zoning Variance
- ☒ Conditional Use Permit
- ☐ Binding Site Plan
- ☐ Subdivision
- ☐ Rezone (Site Specific)
- ☐ Vacation/Alteration of a Subdivision

I understand the waiver of a pre-application conference increases the maximum time for review for technically complete status and increases the risk the application will be rejected or processing will be delayed.

Authorized Signature:

| Print Name: Tracy L | Date: 10/17/23 |
|---|---|

**SOUTH BEND OFFICE**
P.O. Box 68
South Bend, WA 98586
(360) 875-9356 FAX (360) 875-9304

**LONG BEACH OFFICE**
7013 Sandridge Road
Long Beach, WA 98631
(360) 642-9382 FAX (360) 642-9387

**Pacific County Department of Community Development**
**PLANNING • ENVIRONMENTAL HEALTH • BUILDING**
Long Beach Office 360-642-9382
South Bend Office 360-875-9356

## PRE-APPLICATION CONFERENCE WAIVER GUIDELINES

A. Pre-application review is not intended to provide an exhaustive review of all the potential issues that a given application could raise. Pre-application review does not prevent the County from applying all relevant laws to the applicant. The purposes of pre-application review are:

- To acquaint County agency staff with a sufficient level of detail about the proposed development to enable staff to advise the applicant accordingly;
- To determine general consistency with any relevant comprehensive plan and development regulations;
- To identify applicable regulations and permit needs, including permit fees;
- To identify permits/requirements from other agencies, to the extent known;
- To provide early identification of study requirements, issues, and potential mitigation requirements;
- To acquaint the applicant with the applicable requirements of local ordinances and other law; and
- To provide an opportunity for other agency staff and the public to be acquainted with the proposed application and applicable law. Although members of the public can attend a pre-application conference, it is not a public hearing, and there is no obligation to receive public testimony or evidence.

B. Pre-Application review is required for Type II or III applications unless:

- Ordinance 177 or the review authority expressly exempts the application(s) in question from pre-application review; or
- The applicant submits a completed form provided by the review authority requesting waiver of pre-application review and the waiver is granted. The form shall state that waiver of pre-application review increases the maximum time for review for technically complete status and increases the risk the application will be rejected or processing will be delayed. Pre-application review generally should be waived by the review authority only if an application is relatively simple.

C. To initiate pre-application review, an applicant shall submit a completed form provided by the review authority for that purpose, the required fee, and all information required by the relevant section(s) of County ordinances and other applicable regulations. The applicant shall provide one (1) copy of information that does not pertain to subdivisions, nine (9) copies of information pertaining to short subdivisions, and fifteen (15) copies of information pertaining to subdivisions.

D. Information not provided on the form shall be provided on the face of the preliminary plat, in an environmental checklist, or on other attachments. The review authority may modify requirements for pre-application materials and may conduct a pre-application review with less than all of the required information. However, failure to provide all of the required information may prevent the review authority from identifying all applicable issues or providing the most effective pre-application review.

E. Within twenty-one (21) calendar days after acceptance of an application for pre-application review, the review authority shall schedule a pre-application conference or exempt the application from pre-application review.

F. The review authority shall coordinate the involvement of agency staff responsible for planning, development review, roads, utilities and other subjects, as appropriate, in the pre-application review process. Relevant staff shall attend the pre-application conference or shall take other steps to fulfill the purposes of pre-application review.

G. The pre-application conference should be held as soon as practicable after the review authority accepts the application for pre-application review.

H. Within fourteen (14) calendar days after the date of the pre-application conference, the review authority shall mail to the applicant, and to other parties who submit a request in writing, a written summary of the pre-application review. The written summary generally shall do the following to the extent practicable given the information provided by the applicant:

- Summarize the proposed application(s):
- Identify the relevant approval criteria and development standards in County ordinances or other applicable law, and delineate exceptions, adjustments or other variations from applicable criteria or standards that may be relevant;
- Evaluate information the applicant offered to comply with the relevant criteria and standards, and identify specific additional information that is needed to respond to the relevant criteria and standards or that is recommended to respond to other issues;
- Identify applicable application fees in effect at the time, with a disclaimer that fees may change;
- Identify information relevant to the application that may be in the possession of the County or other agencies of which the County is aware, such as:

    1. Comprehensive plan map designation and zoning of the property subject to the application and of the surrounding vicinity;
    2. Physical development limitations, such as steep or unstable slopes, critical areas and natural resources on site, wetlands, well-head protection areas, water bodies, and water availability that exist on the property subject to the application and on the surrounding vicinity;
    3. Those public facilities that will serve the property subject to the application, including fire services, roads, and if residential, parks and schools, and relevant service considerations, such as minimum access and fire flow requirements or other minimum service levels; and
    4. Other applications that have been approved or are being considered for land in the vicinity of the property subject to the proposed application that may affect or be affected by the proposed application.

I. An applicant may submit a written request for a second pre-application conference within one (1) calendar year after an initial pre-application conference. There is no additional fee for a second conference if the proposed development is substantially similar to the one reviewed in the first pre-application conference or if it reflects changes based on information received at the first pre-application conference. A request for a second pre-application conference shall be subject to the same procedure as the request for the initial pre-application conference.

J. A new request for, or waiver of, pre-application review for a given development shall be filed unless the applicant submits a counter complete application that the review authority determines to be substantially similar to the subject of a pre-application review within one (1) calendar year after the last pre-application conference or after approval of waiver of pre-application review.

For additional information about the Pre-Application Conference Waiver, Pacific County Ordinance 177, please contact a Planner at our Long Beach office (360) 642-9382 or South Bend office (360) 875-9356.

Name: Port of Chinook                    Parcel No.: 09101755517

Description: Dredging - 10 year maintenance

License Application No.: ____________________

| Department Review | Date Routed | Action | Action Date | Signature | Comments/Notes |
|---|---|---|---|---|---|
| Planning<br>C P2300807<br>SEPA P2300808<br>Cond. P2300809 | 10/12 | | | | |
| Roads | | | | | |
| LADO/ Floodplain | | | | | |
| Building | | | | | Electronic Plan Log Complete? Yes ☐<br>Workflow Complete? Yes ☐<br>Scanned: Yes ☐ No ☐ |
| Health | | | | | |
| | | | | | |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| App/Tech | 95 | Septic Site Rvw | | Zoning | | Special Use | |
| State B/C | | Septic Eval | | CARL | 400 | Variance | |
| Building | | Septic Install | | Road Appr | | Reasonable Use | |
| Plan Check | | Septic Repair | | Shoreline | | 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 | 1840 | | |
| Penalty Fee | | License | | SEPA | 400 | | |

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

**Fees Received**

| Date Receipted | Amount |
|---|---|
| | |
| | |
| | |

**Balance Due:** __________ **Date Issued:** __________ **Issued to:** __________

Notes: invoice after approval
need pre-app waiver - emailed to applicant 10/12/23

# Development Permit Application

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

| OFFICE USE ONLY |
|---|
| PERMIT FEES: |
| Issued Date: ______ |
| Issued By: ______ |

RECEIVED

OCT 11 2023

DEPT. OF COMMUNITY DEVELOPMENT
PACIFIC COUNTY, LONG BEACH, WA

| PROPERTY OWNER INFORMATION | ☐ Contact Person |
|---|---|
| Name: Port of Chinook (Tracy Lofstrom) | |
| Mailing Address: P.O. Box 185 | |
| City/State/Zip: Chinook, WA 98614 | |
| Phone: (360) 642-3143 | Phone: (360) 642-3143 |
| Email: tlofstrom@portofilwaco.org | |

| APPLICANT INFORMATION | ☐ Contact Person |
|---|---|
| Name: Port of Chinook (Tracy Lofstrom) | |
| Mailing Address: P.O. Box 185 | |
| City/State/Zip: Chinook, WA 98614 | |
| Phone: (360) 642-3143 | Phone: |
| Email: tlofstrom@portofilwaco.org | |

| DESCRIPTION OF WORK |
|---|
| The Port requests a new 10-year maintenance dredging permit that will allow for placement of dredged material either upland or as beneficial use in-water. |

| JOB SITE INFORMATION AND LOCATION | |
|---|---|
| Job Site Address: 743 Water Street - See Sheets 1 through 5 | Tax Parcel ID No.: 9101755481; 9101755517 |
| Legal Description: TL 091017 481; TL 091017 517 | Township/Range/Section 9N / 10W / 17 |
| Directions to Site: Heading north on US-101 from Astoria, Oregon, turn left onto Portland Street W and continue for one block. | |

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:

1. 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.
2. The information provided in this application contains no misstatement of fact.
3. 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.
4. 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:
Authorized Signature: [signature] Date: 10/4/23

SOUTH BEND OFFICE
P.O. Box 68
South Bend, WA 98586
(360) 875-9356 FAX (360) 875-9304

LONG BEACH OFFICE
7013 Sandridge Rd.
Long Beach, WA 98631
(360) 642-9382 FAX (360) 642-9387

# 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 #: See Sheet 3 |
| Project Value: Approximate annual costs of $1,000,000 |

| OWNER/APPLICANT INFORMATION |
|---|
| Owner: Port of Chinook |
| Applicant: Port of Chinook |
| Contractor: TBD |

| **PLANNING INFORMATION - Failure to provide complete information will lead to a rejection of your permit application.** |
|---|
| 1. List existing improvements and structures: Dock floats, moorage slips secured with timber and steel piles, boat ramp, etc. See Sheet 2 |
| 2. Is the proposed development one phase of a larger project or larger development? If yes, describe the entire project in detail: The Port requests a new 10-year maintenance dredging permit (to include annual dredging and material placement). |
| 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: Baker 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.): 0 |
| 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: 0 |
| B. If activities include new landscaping, yard maintenance, or gardening greater than 7,500 sq. ft. Indicate SF: 0 |
| C. Will activities involve placing fill materials? YES ☒ NO ☐ |
| 1. If fill materials exceed 1 foot in depth. Indicate Depth: |
| 2. If fill materials exceed 50 cubic yards. Indicate Cubic Yards: Up to 300,00 cy over 10 yrs |
| D. If activities involve earth removal exceeding 2 feet in depth (Excluding foundation excavations). Indicate FT: |
| E. If activities add more than 10, 000 sq. ft. of impervious area (Road projects only). Indicate SF: |
| F. If activities add 5,000 sq. ft. of impervious area (All other projects). Indicate SF: |
| 11. Proposed site must be flagged/staked at time of application submittal. Completed ☐ |


SOUTH BEND OFFICE
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South Bend, WA 98586
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# Shoreline Master Program
# Conditional Use Permit Application

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

| OFFICE USE ONLY |
|---|
| |

| PROJECT/PROPERTY INFORMATION |
|---|
| Tax Parcel ID.#: |
| Site Address: 743 Water Street, Chinook, WA 98614 |

| OWNER/APPLICANT INFORMATION |
|---|
| Owner: Port of Chinook |
| Applicant: Tracy Loftstrom |

The purpose of a conditional use permit is to provide a system within the master program which allows flexibility in the application of use regulations in a manner consistent with the policies of RCW 90.58.020. In authorizing a conditional use, special conditions may be attached to the permit by local government or the department to prevent undesirable effects of the proposed use and/or to assure consistency of the project with the act and the Pacific County Master Program.

**DIRECTIONS:** This SMP Conditional Use Permit Application shall accompany a completed Development Permit Application, a completed Planning Application, a SEPA Checklist, a Pre-Application Waiver (if applicable), and a completed and accurate to scale Site Plan. Provide all of the requested information and answer the questions as thoroughly as possible. Attach supporting information as necessary to support the application.

**INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED AND WILL BE RETURNED.**

**Project Description:**
The Port requests a new 10-year maintenance dredging permit that will allow for placement of dredged material either upland or as beneficial use in-water. The proposed project includes conducting maintenance dredging within the authorized marina footprint. An initial 65.761 cubic yards will be dredged with an annual maximum of 25,000 cubic yards of sediment from within the marina. The proposed project also includes dredged material placement at an in-water site in addition to the current upland placement site as well as movement of previously dredged material from the upland placement site to the proposed in-water site. The proposed project also includes authorizing the dredge volume of up to 300,000 cubic yards for a new 10-year USACE permit. With the proposed project activity, mitigation activities for impacts to eelgrass beds will be included. See the attached SEPA Checklist and Joint Aquatic Resources Permit Application (JARPA) prepared for the project for additional information.

**Describe the requested conditional use:**
The project requires work over, in, and adjacent to (within 200 feet) Baker Bay within the Columbia River. A conditional use permit is required to complete all aspects of proposed project description, including maintenance dredging and designation of upland and in-water placement sites.


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**Describe how the proposed use is consistent with the policies of RCW 90.58.020 and the Pacific County Master Program:**

The policies of RCW 90.58.020 are primarily meant to shape a local government's SMP (in this case Pacific County) in terms of how uses are prioritized within the shoreline. Water-dependent uses requiring a shoreline location receive the highest priority for a shoreline location, followed by water-related/enjoyment uses.. Dredging by definition is a water-dependent use because of the intrinsic nature of its operations. Maintenance dredging at the Port's marina also facilitates water-dependent and water-related/enjoyment uses. Therefore, the proposed project is consistent with the policies of RCW 90.58.020 and the Pacific County SMP.

Additional Information is provided in the attached SEPA Checklist and JARPA prepared for the project.

**Describe how the proposed use will not interfere with the normal public use of public shorelines:**

Ongoing maintenance dredging will provide sustained long-term public access to the shoreline without requiring its significant modification. Maintenance dredging and dredged material placement will not affect the safety of the shoreline or its accessibility to the public.

Dredging is necessary to provide access to recreational water-dependent and water-oriented recreational opportunities and is compliant with the goals and policies of the SMP.

**Describe how the proposed use of the site and design of the project is compatible with other authorized uses within the area and with uses planned for the area under the Comprehensive Plan and Shoreline Master Program:**

The purpose of the "high-intensity" shoreline environmental designation is to provide for high intensity water-oriented commercial, transportation, and industrial uses while protecting existing ecological functions and restoring ecological functions in areas that have been previously degraded. High intensity designations are assigned to shoreline areas owned or managed by the public Ports of Pacific County or other areas that support high-intensity uses related to commerce, transportation or navigation; or are suitable and planned for high-intensity water-oriented uses.

Facilities at the project site include an active marina with moorage for over 310 charter, commercial, private recreational and sports fishing vessels. The proposed project would not displace any existing recreational uses.

**Describe how the proposed use will cause no significant adverse effects to the shoreline environment in which it is to be located and how the public interest suffers no substantial detrimental effect:**

The project has been designed to avoid an minimize impacts to natural resources to the extent feasible. The proposed in-water placement is not likely to jeopardize the existence of listed fish species within the project area. The project will result in permanent displacement of 9,625 square feet (0.2 acre) of native eelgrass beds and approximately 13,240 square feet (0.3 acre) a mixed native/non-native eelgrass beds. To avoid impacts to eelgrass habitat the beneficial use in-water placement area footprint was reconfigured and subsequently reduced proposed impacts to eelgrass habitat from 105,840 square feet (2.4 acres) to 9,625 square feet (0.2 acre) of native eelgrass beds. This represents a 90 percent reduction in proposed impacts.

The marina is enclosed by rock jetties with only limited natural cover or aquatic vegetation. Most of the shoreline consists of developed and/or armored areas with only short statured vegetation when present. The proposed use will not impact the limited vegetation located along the shoreline environment.

Dredging within the marina will provide continued public access to the shoreline environment for water-dependent and water-oriented uses. Placement activities will provide the Port with additional capacity at their upland placement site.

See the attached SEPA Checklist and JARPA for additional information.

Authorized Signature: Tracy [signature]

Print Name: Tracy Lofstrom

10/10/23

## Miranda Bisbing

| | |
|---|---|
| **From:** | Kinney, Allison <akinney@moffattnichol.com> |
| **Sent:** | Wednesday, October 11, 2023 1:59 PM |
| **To:** | Department of Community Development Mail |
| **Cc:** | England, Victoria; Roesler, Amber; Gilson, Casey; Tracy Lofstrom |
| **Subject:** | Port of Chinook - Maintenance Dredging - Shoreline Permits Application |
| **Attachments:** | County Shoreline Permit Application-Signed 10.6.23.pdf; Submittal Package.zip |

Hello,
Please see attached application for the Port of Chinook's request for Shoreline Permits for their maintenance dredging program.
The attached zip file includes the SEPA Checklist completed for the project and Joint Aquatic Resources Permit Application with associated environmental reports for the project. Site plans and Cross Sections are included as attachments to the SEPA Checklist (See Sheets 1 through 5).

Please note –As shown on Sheet 2 of the SEPA Checklist there are parcels without assigned parcel numbers. Those parcels are owned by the Port of Chinook per the Pacific County's Assessor's office and are labeled "POC". Parcels with assigned parcel numbers are included in the attached application form and shown in the table below.

| Owner | Parcel # | Legal Description |
|---|---|---|
| Pacific County | 9101755481 | TL 091017 481 |
| Por of Chinook | 9101755517 | TL 091017 517 |

Feel free to reach out if you have any questions or need additional information.

Thanks,
Allison

**Allison Kinney**
Environmental Scientist

915 Broadway Street #100 | Vancouver, WA 98660
**M** 319.936.5369

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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:**

Port of Chinook Marina Maintenance Dredging – Including New In-Water Beneficial Use Placement Site (NWP-2008-472-1)

**2. Name of applicant:**

Port of Chinook

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

Applicant: Tracy Lofstrom, Port of Chinook
P.O. Box 185, Chinook, WA 98614
(360) 642-3143

Agent/Contact: Amber Roesler, Moffatt & Nichol
915 Broadway St., Suite 100, Vancouver, WA 98660
(503) 679-3656

**4. Date checklist prepared:**

September 2023

**5. Agency requesting checklist:**

Pacific County

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

The currently authorized in-water work window for dredging at the Port of Chinook Marina is 15 July through 14 March.

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

No. There are no plans for future additions, expansion, or further activity related to or connected with this proposal at this time. If any future plans are anticipated, an additional SEPA checklist will be prepared to provide project details.

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

- Joint Aquatic Resources Permit Application for the U.S. Army Corps of Engineers (USACE) and Washington Department of Wildlife (WDFW) – prepared May 2023

- Biological Assessment (May 2023)
- Dredged Material Sampling and Analysis Plan (September 2023)
- Dredged Material Characterization Report (Pending)
- Dredged Material Suitability Determination by the Portland Sediment Evaluation Team (PSET) – (Pending)

**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.**

- USACE Clean Water Act Section 404
- USACE Rivers and Harbors Act Section 10
- Pacific County Shoreline Substantial Development Permit
- Washington Department of Ecology (Ecology) 401 Water Quality Certification (WQC)
- Ecology Coastal Zone Management Consistency
- WDFW Hydraulic Project Approval permit
- U.S. Fish and Wildlife Service/National Marine Fisheries Service Endangered Species Act Section 7
- Department of Archaeology and Historic Preservation National Historic Preservation Act Section 106

**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.)**

PROJECT DESCRIPTION: The Port of Chinook (Port) proposes to dredge a maximum of 300,000 cubic yards (cy) of sediment over a 10 year period from within the Port's 9.7-acre marina below the mean high water (MHW) and High Tide Line (HTL) of the Columbia River to the previously authorized dredged depths of -8 feet and -10 feet mean low lower water (MLLW). The initial dredge total would be up to 65,761 cy. After the initial dredge event, the Port would conduct annual maintenance dredging up to 25,000 cy to the previously authorized depths over a 10 year period.

Table 1. Summary of Annual Maximum and Average Dredge Volumes

| Site | One-time initial dredge event (cubic yards) | Maximum amount of material (cubic yards) to be dredged each year | Average amount of material (cubic yards) to be dredged each year after capital dredge event |
|---|---|---|---|
| Chinook Marina Dredge prism | 65,761 cy | 25,000 cy | 20,000 cy |

The previously authorized 1.5-acre upland placement site is located adjacent and southeast of the marina and includes two settling ponds isolated by berms. Dredged material would enter the first pond via pipeline for settling of particulates prior to the effluent waters entering the second pond via pipeline constructed within the berm. The effluent water would infiltrate into the ground at the disposal site and excess water would flow through the second settling pond prior to discharge to Baker Bay through a weir system.

The upland placement site is currently full; therefore, the Port proposes a one-time placement of up to 25,000 cy of previously dredged material currently stored at the upland placement site into a new proposed nearshore 27-acre in-water dispersive placement site. The in-water placement site is located adjacent to the marina and avoids structures. The Port proposes to place the initial dredge material amount of 65,761 cy of into the in-water dispersive site and up to 20,000 cy on an average annual basis for a 10 year period. Annual in-water placement would temporarily disturb approximately 4.4 acre of the in-water dispersive site each year. Up to 10,000 cy of dredged material would be placed at the upland placement site on an average annual basis.

Table 2. Summary of Amount of Material and Acreage of Impact Average Dredge Volumes

| Site | One-time initial dredge event (cubic yards) | One time placement of previously dredged material from upland site (cubic yards) | Average Annual Amount of Material (cubic yards) | Average Annual Acreage of impact |
|---|---|---|---|---|
| Port of Chinook–Beneficial Use In-Water Placement | 65,761 | 25,000 | 20,000 | 4.4 acres |
| Upland Site | -- | -- | 10,000 | 1.5 acres |

The in-water dispersive placement site would impact 0.2 acre of native eelgrass beds and 0.3 acre of mixed native and non-native eelgrass beds. As potential mitigation for effects to eelgrass, the Port proposes to conduct eelgrass plantings in Baker Bay at a 1.2:1 ratio or remove up to 10 relic creosote-treated piles using a vibratory hammer. Direct-pull extraction would be used when vibratory extraction methods fail. A containment boom would surround the work area to contain and collect any floating debris and sheen. The removed material would be contained on a barge into a container or confined by sediment and erosion control devices such as straw bales, filter fabric, or similar containment materials along the perimeter of the barge. Collected debris would be removed from the water and disposed of at an appropriate upland facility.

The Port would use either a hydraulic cutter suction dredge or a mechanical dredge, clamshell or bucket equipment to conduct the dredging activities. The hydraulic dredge cutterhead will be buried typically 3-6 feet deep into the sediments and swing in a 250-300 foot arc in front of the dredge.

The cutterhead would suck up dredged material and deposit by pipeline to the upland and in-water placement areas. The Port would use the mechanical dredge to scoop material into a bucket, clamshell, or backhoe operated from either a crane or derrick mounted on a barge or operated from shore. Sediments from the mechanical dredge would be placed on a scow or bottom dump split barge. In-water placement would occur through the opening of the bottom doors or splitting barge. In-water work would be conducted during the in-water work window of July 15 to March 14.

DREDGED MATERIAL TESTING: The proposed dredged material will be evaluated in accordance with the *Sediment Evaluation Framework for the Pacific Northwest* (SEF). The interagency Portland Sediment Evaluation Team (PSET) implements the SEF for the Corps Portland District. The PSET will determine if sediment testing is required for this project. Project sediments may require physical, chemical, and/or biological testing to support the permit application evaluation. The PSET will evaluate the applicant's sediment testing results and determine if project sediments are suitable for unconfined, aquatic disposal and exposure. The proposed project includes future maintenance dredging. Prior to each maintenance dredging cycle the applicant would be required to coordinate with the Corps and the PSET to determine if additional sediment testing is required.

MITIGATION: The applicant proposes to avoid and minimize impacts from the project by implementing best management practices to reduce turbidity and water quality degradation including, but not limited to smooth closure of the bucket prior to lifting through the water column, no stockpiling of dredged material on the riverbed, maintaining suction head of hydraulic dredge at the riverbed to the extent practicable, slowing the velocity of the ascension while loaded, pausing the dredge bucket near the river bottom while descending and near the water line while ascending, and placing filter material over the barge scuppers to clear return water. If sediment is placed on a barge for delivery to the placement area, no spill of sediment from the barge would be allowed. The barge would be managed such that the dredged sediment load does not exceed the capacity of the barge. Hay bales and/or filter fabric may be placed over the barge scuppers to help filter suspended sediment from the barge effluent, if needed. Dredge vessel personnel would be trained in hazardous material handling and spill response, and would be equipped with appropriate response tools, including adsorbent oil booms. If a spill occurs, spill cleanup and containment efforts would begin immediately and would take precedence over normal work. The dredging contractor would be responsible for the preparation of a Spill, Prevention, Control, and Countermeasure (SPCC) Plan to be used for the duration of the project. The plan would be submitted to the project engineer prior to the commencement of any construction activities. A copy of the plan with any updates would be maintained at the work site by the contractor. The Port aligned the majority of the in-water placement site outside of eelgrass habitat, reducing impacts to native eelgrass from 2.4 acres to a 0.2 acre area of native eelgrass and a 0.3 acre area of mixed native and non-native eelgrass. The applicant proposes to offset unavoidable impacts to native eelgrass beds within one year of the dredged material placement event. Mitigation option alternatives include 1) removing derelict piles located near the marina; or 2) installing eelgrass plantings in Baker Bay at a 1.2:1 ratio.

**12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.**

The proposed project is located at 743 Water Street, Chinook, WA 98614 in Pacific County. The proposed project occurs at the Port of Chinook located on the east shoreline of Baker Bay (Sheet 1). Baker Bay is located on the north side of the Columbia River and is an estuary for the Wallacut and Chinook Rivers. The site is tidally influenced because it is located approximately 6 miles from the confluence of the Pacific Ocean and the Columbia River.

Section: 17
Township: 9N
Range: 10W

The approximate coordinates of the of the Project site are as follows:

- Marina dredging site: 46.27027 N latitude / -123.94736 W longitude
- Upland placement site: 46.26928 N latitude / 123.944372 W longitude
- In-water nearshore dispersive placement site: 46.26795 N latitude / -123.942467W longitude

# B. Environmental Elements

## 1. Earth Find help answering earth questions

**a. General description of the site:**

The Port area generally consists of a marina used for year-round moorage of recreational and commercial fishing vessels, upland commercial buildings, a boat ramp, and parking. The existing structures at the marina include concrete, wood, and composite dock floats and moorage slips secured with timber and steel piles. A two-lane concrete boat ramp is located on the northeast side of the marina and is open to the public (Sheet 2). A commercial wharf, including a seafood processing facility, is located on the northwest side of the marina (Sheet 2). The marina has one fueling dock located south of the boat ramp. Derelict creosote-treated piles are located adjacent to the commercial buildings on the northwest side of the marina (Sheet 2). An approximate 1,800-foot-long rock breakwater creates an entrance channel to the marina and provides protection from the wind, waves, and currents of waters of Baker Bay (Sheet 2).

The majority of the shoreline is armored with riprap and/or low-lying vegetation. Eelgrass was observed in the proposed Port of Chinook nearshore in-water placement site during an August 2022 survey (GeoEngineers 2022). An approximate 1,800-foot-long rock breakwater creates an entrance channel to the marina and provides protection from the waters of Baker Bay.

The upland dredged material placement site is located adjacent to/southeast of the marina and includes two bermed settling ponds (Sheet 2). Dredged material enters the first pond via a pipeline and is allowed to settle prior to the effluent water entering the second pond via pipes constructed within the berm. The effluent water infiltrates into the ground at the disposal site and excess water flows through the second settling pond prior to discharge in Baker Bay through a weir system. The effluent water infiltrates into the ground at the disposal site and excess water flows through the settling pond. There are no structures within the proposed new nearshore in-water dredged material placement site.

**Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:**
A mooring basin with an average depth of -6 feet MLLW, and authorized depth of -10 feet MLLW.

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

The riprap banks of the boat basin have a 30 percent slope.

**c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them, and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.**

The source of material to be placed at the upland or in-water placement site is dredged material (Columbia River sand) from the Chinook Marina.

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

No. There are no surface indications or history of unstable soils in the immediate vicinity.

**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.**

The source of material to be placed at the upland or in-water placement site is dredged material (Columbia River sand) from the Chinook marina.

The approximate quantities material to be dredged and/or placed and the total affected area is shown in Table 3 below.

**Table 3. Impacts Summary**

| Activity (clear, dredge, fill, pile drive, etc.) | Impact location | Duration of impact | Amount of material (cubic yards) to be placed in or removed from waterbody | Area (sq. ft. or linear ft.) of waterbody directly affected |
|---|---|---|---|---|
| Dredge | Chinook Marina | Temporary | 300,000 cubic yards | 422,500 square feet |
| In-Water Placement | In-Water | Temporary | 200,000 cubic yards | 1,195,400 square feet |
| Upland Placement | Upland Disposal Facility | Temporary | Placement will occur on the upland adjacent to the Baker Bay in the 100-yr flood plain. | 560 linear feet |

**f. Could erosion occur because of clearing, construction, or use? If so, generally describe.**
Dredging may result in some sloughing on the side slopes . The best management practices (BMPs) that will be used to minimize slope sloughing are described in Section B.1.h. Appropriate erosion control measures will be used in association with upland placement and dewatering and are described in Section B.1.h.

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

None

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

The following BMPs and conservation measures will be implemented to minimize environmental impacts during dredging:

**Turbidity BMPs**
Construction activities will be performed in compliance with Surface Water Quality Standards for the state of Washington (WAC 173-201A) or other conditions as specified in the WQC.

Appropriate BMPs will be employed to minimize sediment loss and turbidity generation during dredging. BMPs may include, but are not limited to the following:

- Smooth closure of the bucket when at the bottom
- No stockpiling of dredged material on the riverbed
- Maintain suction head of hydraulic dredge at the riverbed to the extent practicable
- Other conditions as specified in the WQC

- Enhanced BMPs may be implemented to control turbidity and may include, but are not limited to, the following:
- Slowing the velocity (i.e., cycle time) of the ascending loaded clamshell bucket through the water column
- Pausing the dredge bucket near the bottom while descending and near the water line while ascending
- Placing filter material over the barge scuppers to clear return water

If sediment is placed on a barge for delivery to the placement area, no spill of sediment from the barge will be allowed. The barge will be managed such that the dredged sediment load does not exceed the capacity of the barge. The load will be placed in the barge to maintain an even keel and avoid listing. Hay bales and/or filter fabric may be placed over the barge scuppers to help filter suspended sediment from the barge effluent, if needed.

**Placement of Dredged Materials**

The following BMPs and conservation measures will be implemented to minimize environmental impacts during dredged material transport and placement:

- Discharge pipes at the upland placement site will be extended or moved as necessary to maintain an efficient ponding configuration within the placement site. Coarser dredged material will be stockpiled around the perimeter, where practical, to avoid reducing pond size.
- The contractor will be required to use a tightly sealing bucket and to monitor for spillage during transfer operations.
- Visual water quality monitoring and, if necessary, follow-up measurements will be conducted around the barge at the removal area to confirm that material is not being released.
- Sediment that is dredged by hydraulic dredge and placed in-water by hydraulic pipeline will be discharged at the riverbed to the extent practicable to minimize turbidity in the water column.
- Material placed in-water will be placed within the limits of the boundaries and below the OHWM.
- Sediment placement will occur using methods that minimize sediment loss and turbidity to the maximum extent possible.
- The placement activities will be visually monitored and the sites will be surveyed pre- and post-placement to ensure placed sediment is placed inside the specified boundaries.

Enhanced BMPs may be implemented to control sediment migration and turbidity and may include the following:

- Selective sediment placement at areas with low dispersion;
- Lowering the discharge pipeline toward the bottom elevation;
- Place sediment to build confinement dikes followed by placing the sediment into them;
- Installation of a silt curtain or similar equipment, if available and appropriate.

For upland placement BMPs will be employed as appropriate to control runoff and erosion. Such BMPs may include (1) installing silt fences, hay bales, and/or containment berms, (2) managing runoff and elutriate water, and (3) routine inspection of the stockpile areas to ensure BMPs are functioning properly.

Additional BMPs include the following.

- A horizontal placement tolerance of 3 feet will be applied to the placement of all dredged material within the placement area design template. Placement will be evaluated relative to this tolerance by the Port and the engineer prior to acceptance of the work.
- A dredging and placement work plan with description of equipment, placement techniques, work sequence, processes, surveying, and monitoring of placement of dredged material will be a required preconstruction submittal to be reviewed by the engineer, Ecology, USACE, Port, and other agencies prior to starting construction.
- Work plans will be submitted to and are subject to review and approval by Ecology, USACE and other permitting agencies and will be discussed and reviewed during the required pre-dredging conference for each event.
- Material will be placed in such a manner that the site is developed from the toe up.

## 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.**

Not applicable.

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

No. There are no off-site sources of emissions or odor that may affect the proposal.

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

Not applicable. No measures are proposed.

## 3. Water Find help answering water questions

**a. Surface Water:** Find help answering surface water questions

1. **Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

Yes the marina is located in Baker Bay within the Columbia River. There are no wetlands on or adjacent to the project location.

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 project requires work over, in, and adjacent to (within 200 feet) Baker Bay within the Columbia River. See the attached Sheets 1 through 5.

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.**

See Table 3 in Section B.1.e

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

Waters within the Columbia River will be withdrawn into a dredge slurry during dredging. When the dredged material is placed upland, it will be stockpiled for dewatering. Excess water from the dredge material will drain into a storage pond then discharge to Baker Bay in accordance with the water quality criteria specified in the 401 WQC. The approximate quantities of surface water usage is unknown and highly variable due to pump size, dredge volume and slurry solid composition, and the amount of material dredged/placed upland. The

water discharged with the dredged material will return to Baker Bay via discharge from the storage pond.

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

Yes, the project area is within a 100-year floodplain.

**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 waste materials will be discharged into surface waters as a result of this project.

### b. Ground Water: Find help answering ground water questions

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

No groundwater will be withdrawn for drinking water or other purposes, and no water will be discharged to groundwater.

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

No waste materials will be discharged into the ground as a result of this project.

### c. Water Runoff (including stormwater):

**a) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

Runoff from the upland dredged material placement will flow into Baker Bay. The upland placement site has been properly designed, constructed, and maintained to contain the dredge slurry. The dredging rate will not reach a level of noncompliance with the effluent limitations and/or water quality criteria determined by Ecology at the discharge point to Baker Bay. Weir heights will be raised as necessary to provide efficient ponding and will be of sufficient height and length to maintain a water depth of 2 inches to a maximum of 4 inches over the weir at maximum dredging flows. The dredge material discharge pipe will be extended or moved as necessary to maintain an efficient ponding configuration.

**b) Could waste materials enter ground or surface waters? If so, generally describe.**
No waste materials will be allowed to enter the ground or surface waters. The minimization measures and BMPs listed below will be used for dredging operations and to avoid and minimize the potential for adverse environmental effects.

**Minimization Measures and In-water Work BMPs**

- Project construction will be completed in compliance with Washington State Water Quality Standards (WAC 173-201A), including the following.
- Petroleum products, chemicals, or other toxic or deleterious materials will not be allowed to enter surface waters.
- There will be no discharge of oil, fuels, or chemicals to surface waters, or onto land where there is a potential for reentry into surface waters.
- Fuel hoses, oil drums, oil or fuel transfer valves, fittings, etc., will be checked regularly for leaks, and materials will be maintained and stored properly to prevent spills.
- A spill prevention, control, and countermeasures (SPCC) plan will be prepared by the contractor and used during all demolition and construction operations. A copy of the plan with any updates will be maintained at the work site.
- The SPCC plan will outline BMPs, responsive actions in the event of a spill or release, and notification and reporting procedures. The plan will also outline management elements, such as personnel responsibilities, project site security, site inspections, and training.
- The SPCC plan will outline the measures to prevent the release or spread of hazardous materials used during site activities or encountered on site during construction but not identified in contract documents, including any hazardous materials that are stored, used, or generated during dredging activities. These items generally include, but are not limited to, gasoline, diesel fuel, and oils.
- Applicable spill response equipment and material designated in the SPCC plan will be maintained at the job site.

**c) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.**
No; the proposed maintenance dredging will be conducted in the waters of Baker Bay and the drainage from the upland placement site has been previously established.

**d) Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any.**
Primary and secondary dewatering cells were built within the placement site to reduce runoff. Please also refer to Section B.1.h for BMPs to control impacts during dredging and placement of dredged material.

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

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

☐ **deciduous tree: alder, maple, aspen, other**
☐ **evergreen tree: fir, cedar, pine, other**

☐ shrubs
☐ grass
☐ pasture
☐ crop or grain
☐ orchards, vineyards, or other permanent crops.
☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
☒ water plants: water lily, eelgrass, milfoil, other
☐ other types of vegetation

Vegetation and terrestrial habitat conditions are limited within the marina and at the upland placement site. The shoreline along the majority of the marina is armored with riprap or bulkhead structures. Terrestrial vegetation is limited to sparse, low-growing vegetation growing amongst the riprap. There is no habitat for terrestrial wildlife species, nor is there functioning riparian habitat at the site because the site is within the waters of a working marina. Eelgrass was observed in the proposed Port of Chinook nearshore in-water placement site during a 2022 survey (GeoEngineers, August 2022).

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

The proposed activities may impact approximately 9,625 sf of native (*Zostera marina*) eelgrass beds and approximately 13,500 sf of mixed native and invasive (*Zostera Japonica*) eelgrass beds. The project has been designed to avoid and minimize impacts to native eelgrass beds. Reconfiguration of the placement site footprint reduced impacts to eelgrass beds from 105,840 sf (2.4 acres) to 9,625 sf (0.23 acres) of impacts to native beds and 13,500 sf (0.31 acres) of impacts to mixed beds.

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

There are no threatened or endangered plant species known to be on or near the site according to the U.S. Fish & Wildlife Service (Chinook Marina Maintenance Dredging – Information for Planning and Conservation Trust Resources Report. April 18, 2016).

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

The proposed project activities have the potential to impact native eelgrass associated with placement of dredged material in-water near the shore. The goal of the proposed mitigation plan is to offset the impacts to aquatic habitat functions that could result from placing dredged material in areas where there is native eelgrass. In order to offset these impacts the following site-specific goals have been established for this mitigation plan:

- Improve habitat function and value in the Columbia River and associated nearshore environments; and
- Create and enhance habitat function and condition in the Columbia River.

To compensate for permanent impacts to *Zostera Marina* eelgrass beds, the Port will complete one of the following mitigation measures within one year of the dredged material placement event:

- Remove up to 10 orphan piles located west of the marina using vibratory equipment or a choke chain to improve benthic habitat availability and eliminate a potential source of contaminants (creosote);
- Install native eelgrass to improve nearshore environments that support the life cycle of aquatic species that use the Lower Columbia River for a variety of their habitat requirements (e.g., foraging, breeding, rearing, and migration); or
- Provide funding, of a negotiated value, to the Lower Columbia Fish Enhancement Group or other river restoration group.

If eelgrass planting occurs, eelgrass transplanting would be completed by hand and eelgrass beds would be monitored for their success. Mitigation ratios and monitoring plans would be discussed with and approved by the applicable regulatory agencies. It is anticipated the eelgrass planting would occur adjacent to the marina, however further evaluation of potential sites would be completed at a later date if this is the chosen mitigation strategy.

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

There are known invasive (*Zostera Japonica*) eelgrass beds on or near the site.

## 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.**

**Examples include:**

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

Species observed on or near the proposed project site include shorebirds, salmon, trout, sea turtles, and whales.

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

The Project has the potential to impact the following ESA-listed species and/or their CH: Chinook salmon (Oncorhynchus tshawytcha), chum salmon (Oncorhynchus keta), Coho salmon (Oncorhynchus kisutch), sockeye salmon (Oncorhynchus nerka), steelhead (Onocorhynchus myskiss), bull trout (Salvelinus confluentus), green sturgeon (Acipenser medirostris), eulachon (Thaleichthys pacificus), leatherback sea turtle (Dermochelys coriacea), southern resident killer whales (Orcincus orca), humpback whale (Megaptera novaeangliae), Western snowy plover (Charadrius nivosus nivosus), marbled murrelet (Brachyramphus marmoratus), and streaked horned lark (Eremophila alpestris strigata).

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

Yes. Portions of the Action Area in the Lower Columbia River may be used as migratory corridors for fish species such as Chinook salmon (*Oncorhynchus tshawytcha),* chum salmon (*Oncorhynchus keta*), Coho salmon (*Oncorhynchus kisutch)*, Sockeye salmon (*Oncorhynchus nerka)*, and steelhead *(Onocorhynchus myskiss)*. The Action Area also occurs within the Pacific Fly for migratory birds.

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

Work will be done during the in-water fish protection work window as authorized by federal and state agencies (anticipated to be July 15 through March 14). The work will be conducted to ensure no impingement of juvenile salmonids by dredging equipment, clamshell or hydraulic dredge. Regular observation of sediment aboard the barge or at the placement areas will be conducted. If impingement is occurring, operations would be adjusted (slowed) to increase opportunity for juveniles to avoid the bucket and/or suction head and the hydraulic dredge will be lowered deeper into the sand to minimize water entrainment.

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

New Zealand mudsnail, Asian clam, freshwater hydroid (*Cordulophora caspia*), copepod (*Tachidius triangularis*), Chinese mitten crab, American shad, goldfish, and nutria.

## 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.**

Project energy needs consist of fuel for dredging and placement equipment.

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

No. The project would not affect the potential use of solar energy by adjacent properties.

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.**

The project is not expected to increase existing energy demands. No energy conservation features are included in the plans for this proposal.

## 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.**

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

There are no known or possible contamination at the site from past or present 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.**

   None.

3. **Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.**
   Fuel for construction equipment and the dredge may be stored on site for use during the dredging activities.

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

Ecology or the U.S. Coast Guard would provide additional resources in the event of an oil spill.

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

Dredge vessel personnel will be trained in hazardous material handling and spill response, and will be equipped with appropriate response tools, including adsorbent oil booms. If a spill occurs, spill cleanup and containment efforts will begin immediately and will take precedence over normal work.

The dredging contractor will be responsible for the preparation of a Spill, Prevention, Control, and Countermeasure (SPCC) Plan to be used for the duration of the project. The plan shall be submitted to the project engineer prior to the commencement of any construction activities. A copy of the plan with any updates will be maintained at the work site by the contractor.

The SPCC Plan shall identify construction planning elements and recognize potential spill sources at the site. The SPCC Plan shall outline responsive actions in the event of a spill or release and shall describe notification and reporting procedures. The SPCC Plan shall outline contractor management elements, such as personnel responsibilities, project site security, site inspections, and training.

The SPCC Plan will outline what measures shall be taken by the contractor to prevent the release or spread of hazardous materials, either found on site and encountered during construction but not identified in contract documents, or any hazardous materials that the contractor stores, uses, or generates on the construction site during construction activities. These items include, but are not limited to, gasoline, oils, and chemicals. Hazardous materials are defined in RCW 70.105.010 under "hazardous substance."

**b. Noise**

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

The site is an operating marina located within city limits of Chinook, Washington. Boat and upland vehicle traffic noise exists most hours of the day.

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)?**

Short-term noise associated with dredging operations will occur during daylight hours during project work. The project noise will likely be consistent with boat and upland vehicle traffic noise currently present in the project area.

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

The following are proposed measures to reduce or control noise impacts:

- The proposed dredging and placement activities have been designed to occur within only the existing dredge and placement footprints. No new dredge and placement areas are proposed.
- A dredging and placement work plan with description of equipment, placement techniques, work sequence, processes, surveying, and monitoring of placement of dredged material will be a required preconstruction submittal to be reviewed by the engineer, Ecology, USACE, Port, and other agencies prior to starting construction.
- Work plans will be submitted to and are subject to review and approval by Ecology, USACE and other permitting agencies and will be discussed and reviewed during the required pre-dredging conference for each event.
- Compliance with the in-water work window for the area will further reduce the risk of noise impacts to potentially affected aquatic species.

## 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.**

Facilities at the site include an active marina with moorage for over 310 charter, commercial, private recreational and sporting fishing vessels; a fuel dock; and public boat ramp. The upland properties adjacent to the marina are occupied by a commercial seafood facility, marina parking, Port offices, and the Port's upland dredged material placement site.

The adjacent upland to the proposed in-water dredged material placement site includes the Port's upland dredged material placement site and private residential properties.

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

No. The project site has not been used a working farmlands or working forest lands.

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?**

The proposal will not affect or be affected by surrounding working farm or forest land normal business operations.

**c. Describe any structures on the site.**

The existing structures at the marina include concrete, wood, and composite dock floats and moorage slips secured with timber and steel piles. A two-lane concrete boat ramp is located on the northeast side of the marina and is open to the public. A commercial wharf, including a seafood processing facility, is located on the northwest side of the marina. The marina has one fueling dock located south of the boat ramp. The majority of the shoreline is armored with riprap and/or low-lying vegetation. An approximately 1,800-foot-long rock breakwater creates an entrance channel to the marina and provides protection from the waters of Baker Bay.

The upland dredged material placement site is located adjacent to/southeast of the marina and includes two bermed settling ponds. Dredged material enters the first pond via pipeline and is allowed to settle prior to the effluent water entering the second pond via pipes constructed within the berm. The effluent water infiltrates into the ground at the disposal site and excess water flows through the second settling pond prior to discharge.in Baker Bay through a weir system. The effluent water infiltrates into the ground at the disposal site and excess water flows through the settling pond.

There are no structures within the proposed new nearshore in-water dredged material placement site.

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

No structures will be demolished.

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

The Project consists of in-water dredging at the Chinook Marina and nearshore in-water placement adjacent to the Chinook Marina. Shoreline areas at the Marina and adjacent to the nearshore placement site are classified as industrial.

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

Rural Activity Center

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

High intensity and Columbia River Estuary

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

The site is considered a fish and wildlife habitat conservation area c; a frequently flooded area; and a geologically hazardous area.

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

There will be no change to the number of people working or residing in the completed project.

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

The project will not displace any people.

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

Not applicable. There are no measures proposed.

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

Not applicable. There are no measures proposed.

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

Not applicable. There are no measures proposed.

## 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.**

Not applicable. No housing units will be provided.

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

Not applicable. No housing units will be eliminated as a result of the project.

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

Not applicable. There are no measures proposed.

## 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?**

Not applicable.

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

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

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

Not applicable. There are no measures proposed.

## 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?**

Not applicable. The proposal will not produce any light or glare.

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

The proposal will not produce any light or glare that would result in a safety hazard or interfere with views.

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

There are no existing off-site sources of light or glare that may affect the proposal.

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

Not applicable. There are no measures proposed to reduce or control light and glare impacts.

## 12. Recreation Find help answering recreation questions

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

Facilities at the project site include an active marina with moorage for over 310 charter, commercial, private recreational and sports fishing vessels.

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

No. The project would not displace any existing recreational uses.

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

Not applicable. There are no measures proposed to reduce or control impacts on recreation.

## 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.**

No. There are no 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.

**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.**

No. There are no landmarks, features, or other evidence of Indian or historic use or occupation.

**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.**

The project does not propose activities that pose a risk to cultural or historic resources. The Project only proposes subtidal dredging and nearshore in-water placement . As part of the permitting process Section 106 consultation will be completed. Should archaeological materials or human remains be observed during project activities, all work in the immediate vicinity shall stop. The State Department of Archaeology and Historic Preservation, the County planning office, the affected Tribe(s) and the county coroner (if applicable) shall be contacted immediately in order to help assess the situation and determine how to preserve the resource(s).

**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.**

Not applicable.

## 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.**

Water Street serves the site and will be unaffected by the project.

**b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?**

The Pacific Transit System serves Pacific County and has a bus stop at the Chinook Store, approximately 0.3 mile north of the marina.

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

No. The proposal will not require any new or improvements to existing roads, streets, pedestrian bicycle, or state transportation facilities.

d. **Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**
No.

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?** None

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

No. The proposal will not interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area.

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

Not applicable. There are no measures proposed to reduce or control transportation impacts.

## 15. Public Services Find help answering public service questions

**a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.**

No. The project would not result in an increased need for public services.

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

Not applicable. There are no measures proposed to reduce or control direct impacts on public services.

## 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:**

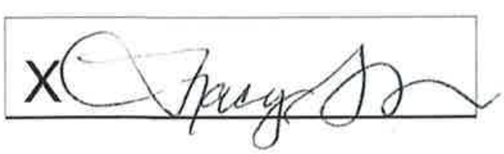
A fuel dock and public boat ramp are currently available at the project site.

**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.**

Not applicable.

## 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.**



**Type name of signee:** Tracy Lofstrom

**Position and agency/organization:** Port Manager

**Date submitted:** 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?**

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

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

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

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

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

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?**

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

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?**

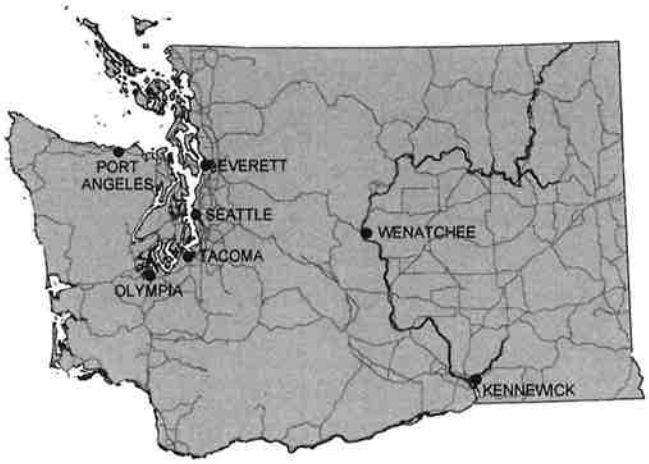
    - **Proposed measures to avoid or reduce shoreline and land use impacts are:**

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

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

7. **Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.**

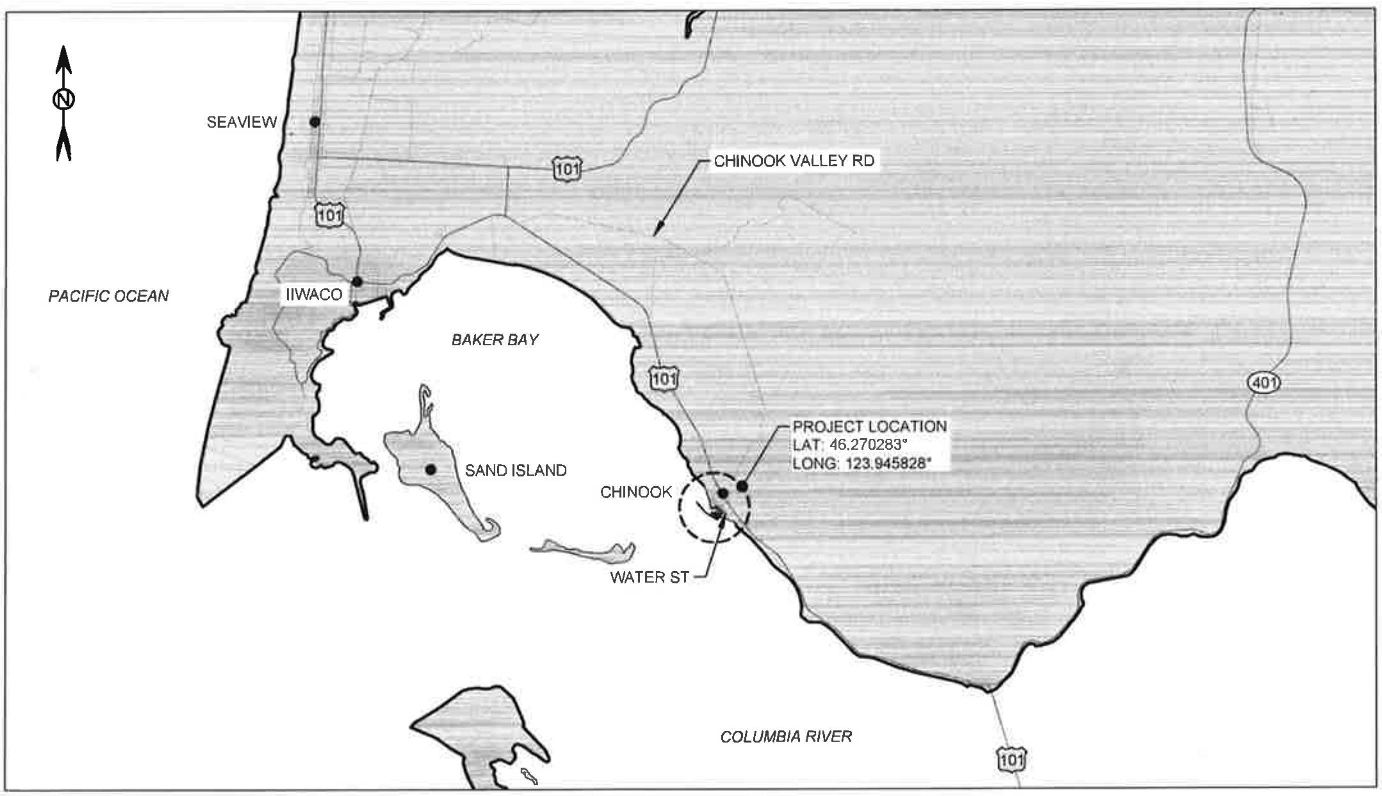
S17 T09N R10W




## WASHINGTON KEY MAP

| SHEET INDEX | |
|---|---|
| SHEET NO. | TITLE |
| 1 | Cover Sheet |
| 2 | Parcel Map |
| 3 | Site Plan - Existing Overall |
| 4 | Site Plan - Disposal Area |
| 5 | Dredge Sections |

| TIDAL ELEVATIONS, FT (MLLW) | |
|---|---|
| MEAN HIGH WATER (MHW) | +7.94' |




## PROJECT SITE LOCATION

0 6,000 12,000
SCALE IN FEET

PURPOSE: MARINA BASIN MAINTENANCE DREDGING.

DATUM: MLLW

ADJACENT PROPERTY OWNERS:
1. PACIFIC COUNTY
2. CHINOOK LAND COMPANY, LLC.
3. YOUNGS, ROSS AND SUZANNE

Port of Chinook
Marina Dredging

Cover Sheet

APPLICATION BY:
Port of Chinook

PROPOSED: MARINA BASIN MAINTENANCE DREDGING AND UPLAND DISPOSAL AND/OR BENEFICIAL PLACEMENT OF DREDGED MATERIAL.

IN: BAKER BAY

AT: CHINOOK

COUNTY: PACIFIC

SHEET 1 OF 5 DATE: 05/22/23

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PURPOSE: MARINA BASIN MAINTENANCE DREDGING.

DATUM: MLLW

ADJACENT PROPERTY OWNERS:

1. PACIFIC COUNTY
2. CHINOOK LAND COMPANY, LLC.
3. YOUNGS, ROSS AND SUZANNE

Port of Chinook
Marina Dredging

Parcel Map

APPLICATION BY:
Port of Chinook

PROPOSED: MARINA BASIN MAINTENANCE DREDGING AND UPLAND DISPOSAL AND/OR BENEFICIAL PLACEMENT OF DREDGED MATERIAL.

IN: BAKER BAY

AT: CHINOOK

COUNTY: PACIFIC

SHEET 2 OF 5 DATE: 5/22/23

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PURPOSE: MARINA BASIN MAINTENANCE DREDGING.

DATUM: MLLW

ADJACENT PROPERTY OWNERS:
1. PACIFIC COUNTY
2. CHINOOK LAND COMPANY, LLC
3. YOUNGS, ROSS AND SUZANNE

# Port of Chinook Marina Dredging

## Site Plan - Existing Overall

APPLICATION BY:
Port of Chinook

PROPOSED: MARINA BASIN MAINTENANCE DREDGING AND UPLAND DISPOSAL AND/OR BENEFICIAL PLACEMENT OF DREDGED MATERIAL

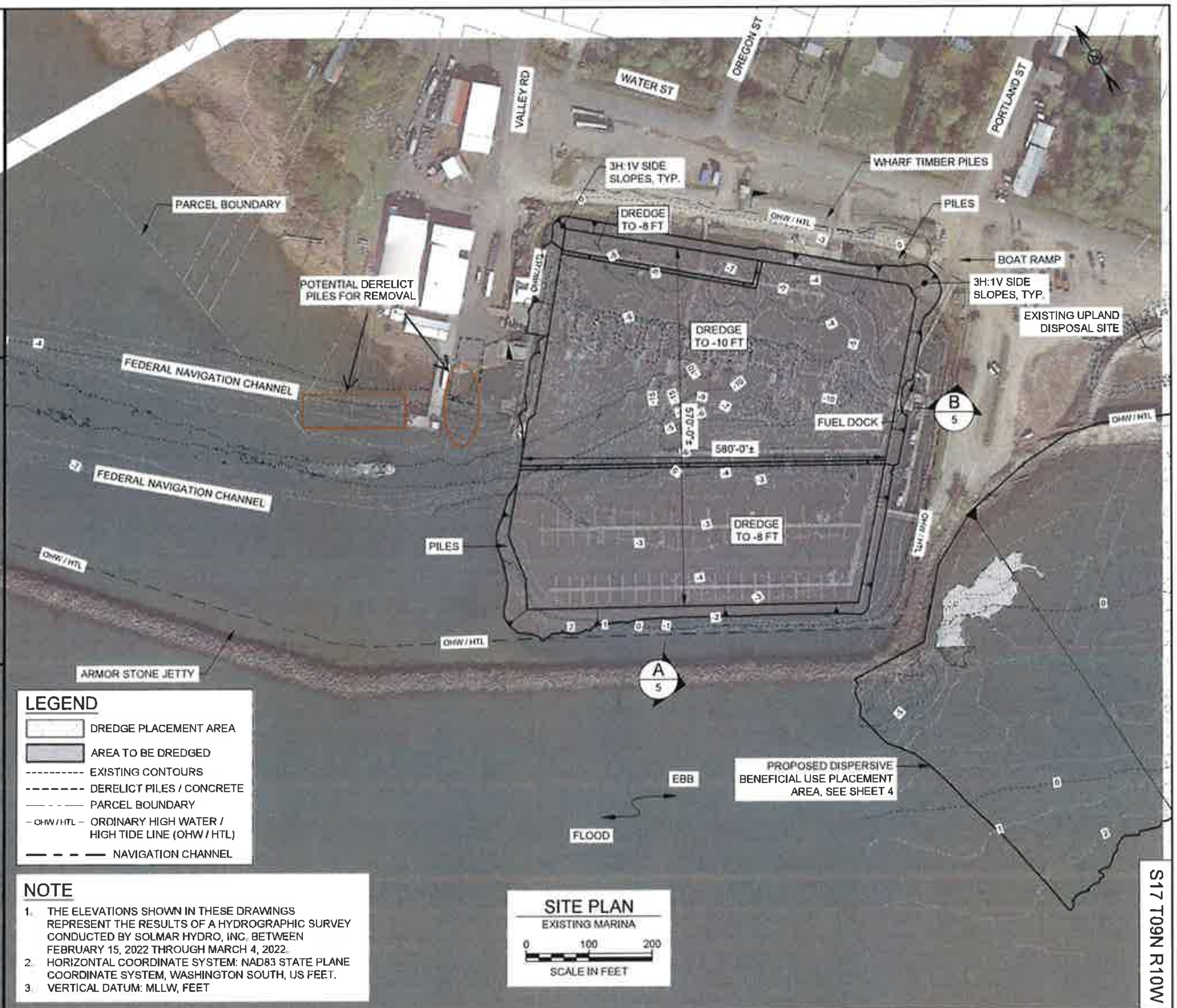
IN: BAKER BAY

AT: CHINOOK

COUNTY: PACIFIC

SHEET 3 OF 5

DATE: 5/22/23




## NOTE

1. THE ELEVATIONS SHOWN IN THESE DRAWINGS REPRESENT THE RESULTS OF A HYDROGRAPHIC SURVEY CONDUCTED BY SOLMAR HYDRO, INC. BETWEEN FEBRUARY 15, 2022 THROUGH MARCH 4, 2022.
2. HORIZONTAL COORDINATE SYSTEM: NAD83 STATE PLANE COORDINATE SYSTEM, WASHINGTON SOUTH, US FEET.
3. VERTICAL DATUM: MLLW, FEET

See revised


## NOTE

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2. HORIZONTAL COORDINATE SYSTEM: NAD83 STATE PLANE COORDINATE SYSTEM, WASHINGTON SOUTH, US FEET.
3. VERTICAL DATUM: MLLW, FEET

PURPOSE: MARINA BASIN MAINTENANCE DREDGING.
DATUM: MLLW
ADJACENT PROPERTY OWNERS:
1. PACIFIC COUNTY
2. CHINOOK LAND COMPANY, LLC
3. YOUNGS, ROSS AND SUZANNE

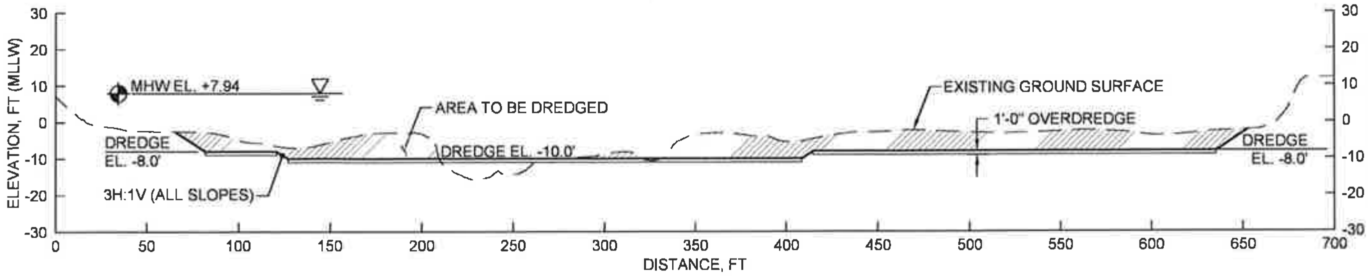
# Port of Chinook Marina Dredging

## Site Plan - Disposal Area

APPLICATION BY: Port of Chinook

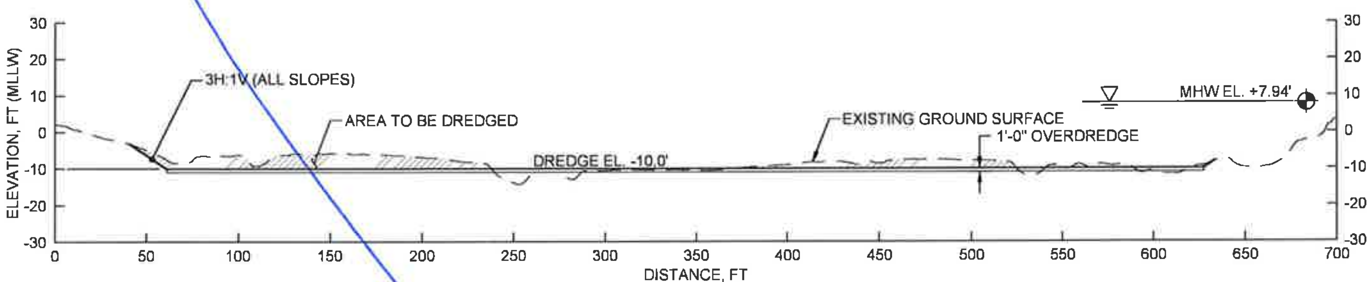
PROPOSED: MARINA BASIN MAINTENANCE DREDGING AND UPLAND DISPOSAL AND/OR BENEFICIAL PLACEMENT OF DREDGED MATERIAL.
IN: BAKER BAY
AT: CHINOOK
COUNTY: PACIFIC
SHEET 4 OF 5
DATE: 5/22/23

S17 T09N R10W



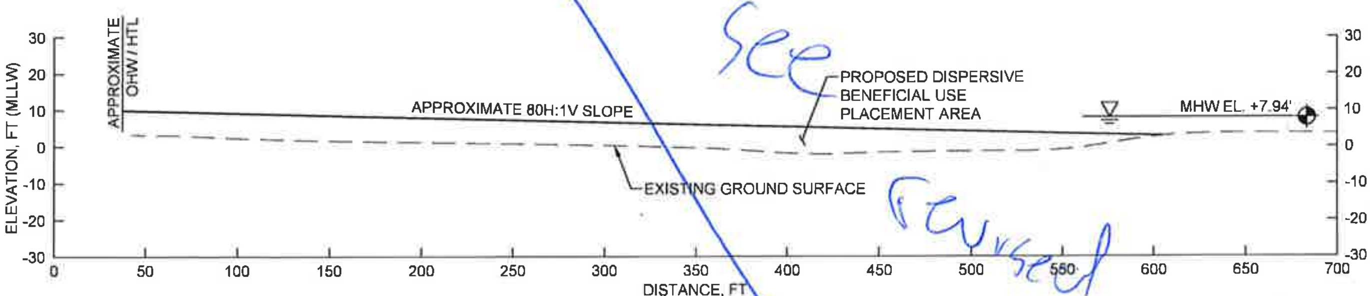

A 3 SECTION
MARINA DREDGING

HORIZ. 0 50 100
VERT. 0 25 50
SCALE IN FEET




B 3 SECTION
MARINA DREDGING

HORIZ. 0 50 100
VERT. 0 25 50
SCALE IN FEET




See revised

C 3 SECTION
DISPERSIVE BENEFICIAL USE PLACEMENT AREA

HORIZ. 0 50 100
VERT. 0 25 50
SCALE IN FEET

LEGEND
- NAVIGATION CHANNEL
- EXISTING GROUND SURFACE
- DESIGN DREDGE

PURPOSE: MARINA BASIN MAINTENANCE DREDGING.

DATUM: MLLW

ADJACENT PROPERTY OWNERS:
1. PACIFIC COUNTY
2. CHINOOK LAND COMPANY, LLC.
3. YOUNGS, ROSS AND SUZANNE

Port of Chinook
Marina Dredging

Dredge Sections

APPLICATION BY:
Port of Chinook

PROPOSED: MARINA BASIN MAINTENANCE DREDGING AND UPLAND DISPOSAL AND/OR BENEFICIAL PLACEMENT OF DREDGED MATERIAL.

IN: BAKER BAY

AT: CHINOOK

COUNTY: PACIFIC

SHEET 5 OF 5

DATE: 5/22/23

C:\pwworking\hmm\ports_harbors\mor69830\dms64961\Chinook Design Dwgs - Plans.dwg Feb 13, 2023 - 10:46AM MOR69830

## Shawn Humphreys

**From:** Miranda Bisbing
**Sent:** Wednesday, October 18, 2023 11:44 AM
**To:** Shawn Humphreys
**Subject:** FW: Port of Chinook - Maintenance Dredging - Shoreline Permits Application
**Attachments:** PCDCD Pre-Application 10.17.23.pdf

Hey,

I just spoke with Allison on the phone and she was calling to make sure that when the hearing date is scheduled we notify her via email along with all of the Cc'd contacts below.

Thank you,


*Miranda Bisbing*
Permit Technician
Ext. 2661

Pacific County
DEPARTMENT OF COMMUNITY DEVELOPMENT
7013 Sandridge Rd., Long Beach, WA 98631
P: 360.642.9382, F:360.642.9387
Office Hours: Monday – Thursday 7:30 am – 3:00 pm Closed 12-1




**From:** Kinney, Allison <akinney@moffattnichol.com>
**Sent:** Tuesday, October 17, 2023 8:43 AM
**To:** Miranda Bisbing <mbisbing@co.pacific.wa.us>; Department of Community Development Mail <dcd@co.pacific.wa.us>
**Cc:** England, Victoria <vengland@moffattnichol.com>; Roesler, Amber <aroesler@moffattnichol.com>; Gilson, Casey <cgilson@moffattnichol.com>; Tracy Lofstrom <tlofstrom@portofilwaco.org>
**Subject:** RE: Port of Chinook - Maintenance Dredging - Shoreline Permits Application

Hi Miranda,
The signed preapplication waiver is attached. Please let me know if there is anything else you need!

Have a great day!
Allison

**Allison Kinney**
Environmental Scientist

**Moffatt & Nichol**
915 Broadway Street #100 | Vancouver, WA 98660
**M** 319.936.5369

**From:** Miranda Bisbing <mbisbing@co.pacific.wa.us>
**Sent:** Thursday, October 12, 2023 10:12 AM
**To:** Kinney, Allison <akinney@moffattnichol.com>; Department of Community Development Mail <dcd@co.pacific.wa.us>
**Cc:** England, Victoria <vengland@moffattnichol.com>; Roesler, Amber <aroesler@moffattnichol.com>; Gilson, Casey <cgilson@moffattnichol.com>; Tracy Lofstrom <tlofstrom@portofilwaco.org>
**Subject:** RE: Port of Chinook - Maintenance Dredging - Shoreline Permits Application



Hello Allison,

Thank you for sending these applications over, it looks like the only thing missing is the attached pre-application waiver, if you could complete this form and return it to me. I will get the applications processed and routed for review, let me know who I should send the invoice for fees to.

Thank you,

*Miranda Bisbing*
Permit Technician
Ext. 2661

Pacific County
DEPARTMENT OF COMMUNITY DEVELOPMENT
7013 Sandridge Rd., Long Beach, WA 98631
P: 360.642.9382, F:360.642.9387
Office Hours: Monday – Thursday 7:30 am – 3:00 pm Closed 12-1



**From:** Kinney, Allison <akinney@moffattnichol.com>
**Sent:** Wednesday, October 11, 2023 1:59 PM
**To:** Department of Community Development Mail <dcd@co.pacific.wa.us>
**Cc:** England, Victoria <vengland@moffattnichol.com>; Roesler, Amber <aroesler@moffattnichol.com>; Gilson, Casey <cgilson@moffattnichol.com>; Tracy Lofstrom <tlofstrom@portofilwaco.org>
**Subject:** Port of Chinook - Maintenance Dredging - Shoreline Permits Application

Hello,

Please see attached application for the Port of Chinook's request for Shoreline Permits for their maintenance dredging program.
The attached zip file includes the SEPA Checklist completed for the project and Joint Aquatic Resources Permit Application with associated environmental reports for the project. Site plans and Cross Sections are included as attachments to the SEPA Checklist (See Sheets 1 through 5).

Please note –As shown on Sheet 2 of the SEPA Checklist there are parcels without assigned parcel numbers. Those parcels are owned by the Port of Chinook per the Pacific County's Assessor's office and are labeled "POC". Parcels with assigned parcel numbers are included in the attached application form and shown in the table below.

| Owner | Parcel # | Legal Description |
|---|---|---|
| Pacific County | 9101755481 | TL 091017 481 |
| Por of Chinook | 9101755517 | TL 091017 517 |

Feel free to reach out if you have any questions or need additional information.

Thanks,
Allison

**Allison Kinney**
Environmental Scientist

915 Broadway Street #100 | Vancouver, WA 98660
**M** 319.936.5369

iii) Any period of time during which an environmental impact statement is being prepared, which shall not exceed one year from the issuance of the Determination of Significance, unless the County and applicant have otherwise agreed in writing to a longer period of time. If no mutual written agreement is completed, then the application shall become null and void after the one-year period, unless the review authority determines that delay in completion is due to factors beyond the control of the applicant.

iv) Any period of time during which an administrative appeal is pending.

**8) Appeals**

i) The actions taken by the examiner shall be final and conclusive unless an appeal is filed pursuant to RCW 36.70C.

**Section 6 Type III – Quasi-Judicial Decisions**

**1) Pre-Application Review**

a) Pre-application review is not intended to provide an exhaustive review of all the potential issues that a given application could arise. Pre-application review does not prevent the County from applying all relevant laws to the applicant. The purposes of pre-application review are:

i) To acquaint County agency staff with a sufficient level of detail about the proposed development to enable staff to advise the applicant accordingly;

ii) To determine general consistency with any relevant comprehensive plan and development regulations;

iii) To identify applicable regulations and permit needs, including permit fees;

iv) To identify permits/requirements from other agencies, to the extent known;

v) To provide early identification of study requirements, issues, and potential mitigation requirements;

vi) To acquaint the applicant with the applicable requirements of local ordinances and other law; and

vii) To provide an opportunity for other agency staff and the public to be acquainted with the proposed application and applicable law. Although members of the public can attend a pre-application conference, it is not a public hearing, and there is no obligation to receive public testimony or evidence.

b) Pre-application review is required unless:

i) The review authority expressly exempts the application(s) in question from pre-application review; or

ii) The applicant submits a completed form provided by the review authority requesting waiver of pre-application review and the waiver is granted. The form shall state that waiver of pre-application review increases the maximum time for review for technically complete status and increases the risk the application will be rejected or processing will be delayed.

c) To initiate pre-application review, an applicant shall submit a completed form provided by the review authority for that purpose, the required fee, and all information required by the relevant section(s) of County ordinances and other applicable regulations.

d) Information not provided on the form shall be provided on the face of the preliminary plat, in an environmental checklist, or on other attachments. The review authority may modify requirements for pre-application materials and may conduct a pre-application review with less than all of the required information. However, failure to provide all of the required information may prevent the review authority from identifying all applicable issues or providing the most effective pre-application review.

e) Within twenty-one (21) calendar days after receipt of an application for pre-application review, the review authority shall schedule a pre-application conference or exempt the application from pre-application review.

f) The review authority shall coordinate the involvement of agency staff responsible for planning, development review, roads, utilities and other subjects, as appropriate, in the pre-application review process. Relevant staff shall attend the pre-application conference or shall take other steps to fulfill the purposes of pre-application review.

g) The pre-application conference should be held as soon as practicable after the review authority accepts the application for pre-application review.

h) Within fourteen (14) calendar days after the date of the pre-application conference, the review authority shall mail to the applicant, and to other parties who submit a request in writing, a written summary of the pre-application review. The written summary generally shall do the following to the extent practicable given the information provided by the applicant:

   i) Summarize the proposed application(s);

   ii) Identify the relevant approval criteria and development standards in County ordinances or other applicable law, and delineate exceptions, adjustments or other variations from applicable criteria or standards that may be relevant;

   iii) Evaluate information the applicant offered to comply with the relevant criteria and standards, and identify specific additional information that is needed to respond to the relevant criteria and standards or that is recommended to respond to other issues;

   iv) Identify applicable application fees in effect at the time, with a disclaimer that fees may change;

   v) Identify information relevant to the application that may be in the possession of the County or other agencies of which the County is aware, such as:

      (1) Comprehensive plan map designation and zoning of the property subject to the application and of the surrounding vicinity;

(2) Physical development limitations, such as steep or unstable slopes, critical areas and natural resources on site, wetlands, well-head protection areas, water bodies, and water availability that exist on the property subject to the application and on the surrounding vicinity;

(3) Those public facilities that will serve the property subject to the application, including fire services, roads, and if residential, parks and schools, and relevant service considerations, such as minimum access and fire flow requirements or other minimum service levels;

i) An applicant may submit a written request for a second pre-application conference within one (1) calendar year after the initial pre-application conference. There is no additional fee for a second conference if the proposed development is substantially similar to the one reviewed in the first pre-application conference, as determined by the Director, or if it reflects changes based on information received at the first pre-application conference. A request for a second pre-application conference shall be subject to the same procedure as the request for the initial pre-application conference.

j) A new request for, or waiver of, a pre-application review for a given development shall be filed unless the applicant submits a counter complete application that the review authority finds is substantially similar to the subject of a pre-application review within one (1) calendar year after the last pre-application conference or after approval of waiver of pre-application review.

**2) Review for Counter Complete Status**

a) Before accepting an application for review for technically complete status, the review authority shall determine whether the application is counter complete.

b) If the review authority decides that an application is counter complete, then the application shall be accepted for review for technically complete status.

c) If the review authority decides that an application is not counter complete, then the review authority shall reject and return the application and identify in writing what is needed to make the application counter complete.

**3) Review for Technically Complete Application**

a) The review authority shall decide whether an application is technically complete within twenty-eight (28) calendar days after the review authority determines the application is counter complete.

b) An application is technically complete if it includes the following:

i) A completed original application form signed (1) by the owner(s) of the property subject to the application or (2) by a representative authorized to do so. Written authorization from property owners impacted by the application may be required by the review authority.

ii) A copy of the pre-application conference summary and information required by the pre-application conference summary unless:

(1) The material was not timely prepared as required under subsection 1(H);

(2) The application is not subject to pre-application review based on this Ordinance; or

(3) The review authority has waived the pre-application conference.

iii) The applicable fee(s) adopted by the Board of County Commissioners for the applications in question;

iv) All of the information listed as application requirements in the relevant sections of County ordinances and other applicable regulations; provided that:

(1) The review authority may waive application requirements that are clearly not necessary to show an application complies with relevant criteria and standards and may modify application requirements based on the nature of the proposed application, development, site or other factors, and

(2) The decision about the technically complete status of an application, including any required engineering, traffic or other studies, shall be based on the criteria for completeness and methodology set forth in County ordinances, resolutions or in implementing measures timely adopted by the review authority and shall not be based on differences of opinion as to quality or accuracy;

v) Any applicable SEPA document, completed and signed.

c) If the review authority decides that an application is not technically complete (within the time provided in subsection 3(b) of this section), the review authority shall contact the applicant, listing what is required to make the application technically complete, including:

i) A date by which the required missing information must be provided to restart the technically complete review process pursuant to subsection 3 of this section. The review authority may extend the deadline at the request of the applicant.

ii) The statement also may include recommendations for additional information that, although not necessary to make the application technically complete, is recommended to address other issues that are or may be relevant to the review.

d) If the required information is submitted by the date specified, then within fourteen (14) calendar days the review authority shall decide whether the application is technically complete and, if not, the review authority shall:

i) Reject the application and mail the applicant a written statement which lists the remaining additional information needed to make the application technically complete; or

ii) Issue a decision denying the application, based on a lack of information; or

e) If the required information is not submitted by the date specified, the review authority shall take action under subsection 3(d) of this section.

f) If the review authority decides that an application is technically complete, then the review authority within fourteen (14) calendar days of making this determination shall:

i) Forward the application to the County staff responsible for processing it, and schedule a public hearing;

ii) Send a written notice of receipt of a complete application to the applicant acknowledging acceptance, listing the name and telephone number of a contact person at the review authority, and describing the expected review schedule, including the date of a hearing.

iii) A copy of the notice shall be distributed pursuant to subsection 4.

g) An application shall be deemed to be technically complete if a written determination has not been mailed to the applicant within twenty-eight (28) calendar days of the date the application is determined to be counter complete.

**4) Public Notice**

a) The notice of the application shall include the following information:

i) The case file number(s), date of application, the date the application was determined to be technically complete, and the date of the notice of the application;

ii) A description of the proposed project and a list of project permits included with the application and, if applicable, a list of any further studies requested by the review authority;

iii) A list of other necessary permits not included in the application, to the extent known by County staff;

iv) A list of existing environmental documents that evaluate the proposed project;

v) A statement that delineates the public comment period and articulates the rights of the public, i.e., the right to comment on the application, including environmental impacts and mitigation measures, the right to receive notice of, and participate in, any hearings, the right to request a copy of the decision, and the right to appeal a decision once made. The closing date for the consideration of written comments also shall be indicated together with the deadline for submitting a SEPA appeal pursuant to Ordinance No. 166 or any amendments thereto;

vi) Whether a preliminary threshold determination of significance has been issued under Ordinance No. 166 or any amendments thereto;

vii) The date, time, place, and type of hearing, if applicable;

viii) A statement of the preliminary determination, if one has been made, of those development regulations that will be used for project mitigation. The public notice also shall indicate that a consolidated staff report and, if required, SEPA review will be available for inspection at no cost before the administrative decision or public hearing, if applicable, and that a copy of these documents will be provided at reasonable cost;

ix) The name of the applicant and any representative of the applicant, and the name, address and telephone number of a contact person for the applicant, if any;

x) A description of the site, including current zoning and nearest road intersections, reasonably sufficient to inform the reader of its location and zoning;

xi) The date, place, and times where information about the application may be examined and the name and telephone number of the County representative to contact about the application;

xii) The designation of the review authority and the date, time, and place of any hearing;

xiii) A statement that any hearing, if applicable, will be conducted in accordance with the rules of procedure adopted by the review authority; and

xiv) Any additional information determined to be appropriate by the County.

b) The public notice shall be distributed as follows:

i) The Director shall mail a copy of the notice of application to:

(1) The applicant and any representative of the applicant;

(2) Owners of property within a radius of three hundred (300) feet of the property that is the subject of the application;

(3) Agencies with jurisdiction;

(4) Publish in a newspaper of general circulation a summary of the notice which shall include the date, time, and place of the hearing and sufficient information to identify the property and application(s) under review.

(5) Post a copy of the notice of application at three (3) or more locations on or in the vicinity of the property subject to the application at least fifteen (15) calendar days before the hearing. The notices shall be posted in a manner that will be legible to a passerby. The applicant shall remove and properly dispose of the notices within seven (7) calendar days after the hearing.

ii) Posted on the County website.

iii) The records of the County Assessor shall be examined when questions arise as to who constitutes relevant property owners of record. The failure of a property owner to receive notice shall not affect the decision if the notice was sent. A declaration of mailing (under penalty of perjury) executed by the person who did the mailing shall be evidence that the notice was mailed to parties listed or referenced in the declaration.

**5) Application of Rules**

a) Type III review process requires at least one public hearing before the appropriate review authority. The public hearing should be held within sixty (60) calendar days after the date the review authority issues the determination that the application is technically complete.

b) At least fifteen (15) calendar days before the date of a hearing, the review authority shall issue a public notice of the hearing consistent with the requirements of Section 4.

c) Before the date of the hearing for an application(s), the review authority shall (1) issue a written staff report, integrating a SEPA review and recommendation regarding the application(s), (2) make available to the public a copy of the staff report for review and inspection, and (3) provide a copy of the staff report and recommendation without charge to the review authority and to the applicant and applicant's representative. The review authority shall provide a copy of the staff report at reasonable charge to other parties who request it.

d) Public hearings shall be conducted in accordance with the rules of procedure adopted by the review authority, except to the extent waived by the review authority. The authority shall make reasonable effort that the audio portion of the hearing is recorded.

e) At the beginning of the hearing or agenda of hearings, the review authority shall:

  i) State that the testimony will be received only if it is relevant to the applicable approval criteria and development standards and is not unduly repetitious;

  ii) Identify the applicable approval criteria and development standards;

  iii) State that the review authority will consider, and may grant or deny, any party's request to continue the hearing or to keep the record open for a period of time;

  iv) State whether the review authority has had any ex parte contact or has any personal or business interest in the application;

  v) State whether the review authority has visited the site;

  vi) State that any appeal of this hearing, including challenges to impartiality, shall be held pursuant to RCW 36.70C. However, the review authority invites anyone to make known their challenges at this hearing.

  vii) State the persons who want to receive notice of the decision may sign a list for that purpose; and

  viii) Summarize how the hearing will be conducted.

f) At the conclusion of the hearing on each application, the review authority shall announce one of the following actions:

  i) That the hearing is continued. If the hearing is continued to a place, date, and time certain, then additional notice of the continued hearing is not required to be mailed, published or posted. If the hearing is not continued to a place, date, and time certain, then notice of the continued hearing shall be given as though it were the initial hearing. The review authority may adopt guidelines for considering requests for continuances;

  ii) That the public record is held open to a date and time certain. The review authority shall state where additional written evidence and testimony can be sent, and shall announce any limits on the nature of the evidence that will be received after the hearing. The review authority may adopt guidelines for evaluating requests to hold open the record;

  iii) That the application(s) is/are taken under advisement, and that a final order will be issued with findings of fact and conclusions of law that support the decision; or

iv) That the application(s) is/are denied, approved or approved with conditions. Findings of fact and conclusions of law must be adopted to support the decision. However, such findings and conclusions do not need to be adopted at the same time that the decision is rendered.

g) The review authority shall not issue its threshold determination nor issue a decision or recommendation on a permit application until the expiration of the public comment period on the notice of application. The decision shall be issued within 14 calendar days of the expiration of the public comment period.

h) Within five (5) business days from the date of the decision, the review authority shall mail the notice of decision to the applicant, any representative of the applicant, and all parties of record. The mailing shall include a notice which includes the following information:

i) A statement that the decision and SEPA determination, if applicable, are final, but may be appealed as provided in Section 7. The statement shall describe how a party may appeal the decision or SEPA determination, or both.

ii) A statement that the complete case-file is available for review. The notice shall list the place, days and times where the case-file is available and the name and telephone number of the County representative to contact for information about the case.

**6) Decision Timeline**

a) As a general rule, a final decision regarding any application shall be issued not more than one hundred twenty (120) calendar days after the date the application was accepted as counter complete.

b) Subsection 6(a) of this section shall not apply to any application that is substantially revised by the applicant. In this instance, the one hundred twenty (120) calendar day time period shall start from the date the revised application is determined to be counter complete.

c) If a Determination of Significance (DS) is issued, then the review authority shall issue a decision no sooner than seven (7) calendar days after a final environmental impact statement is issued.

d) An applicant may agree in writing to extend the time in which the review authority shall issue a decision.

e) In calculating the number of days that have elapsed after the date of determination of technical completeness, the following periods shall be excluded:

i) Any period during which an applicant has been requested by the County to correct plans, perform required studies, or provide additional required information, starting from the date the County sends notification to the application until the date the County determines that additional information satisfies the request for additional information or fourteen (14) calendar days after the date the additional information was submitted, whichever is earlier.

ii) The period from the date the County sends notification to the applicant of the need for additional information until the date the County determines whether the additional information satisfies the request for information or fourteen (14) calendar days after the date the information submitted by an applicant under this subsection is insufficient, the county shall notify the applicant of the deficiencies, and the procedures under this subsection shall apply as if a new request for additional required information had been made.

iii) Any period of time during which an environmental impact statement is being prepared, which shall not exceed one year from the issuance of the Determination of Significance, unless the County and applicant have otherwise agreed in writing to a longer period of time. If no mutual written agreement is completed, then the application shall become null and void after the one-year period, unless the review authority determines that delay in completion is due to factors beyond the control of the applicant.

iv) Any period of time during which an administrative appeal is pending.

**7) Appeals**

A final decision may be appealed only in accordance to RCW 36.70C.

## Section 7 Type IV – Legislative Decisions

**1) Procedure**

a) Type IV procedures may require one or more hearings before the Planning Commission and does require one (1) or more hearings before the Board of County Commissioners.

b) Zoning applications requiring amendment or a change in language to any County regulation or ordinance may be submitted throughout the year but must be submitted on or by the last business day in March for consideration that calendar year. Applications submitted on or after the first business day in April will be filed and reviewed on the next review date.

Applications will be presented to the Planning Commission for first review at the next regularly scheduled meeting. Public hearings for the applications that will be considered for decision will be held in October or November of that calendar year.

**2) Public Notice**

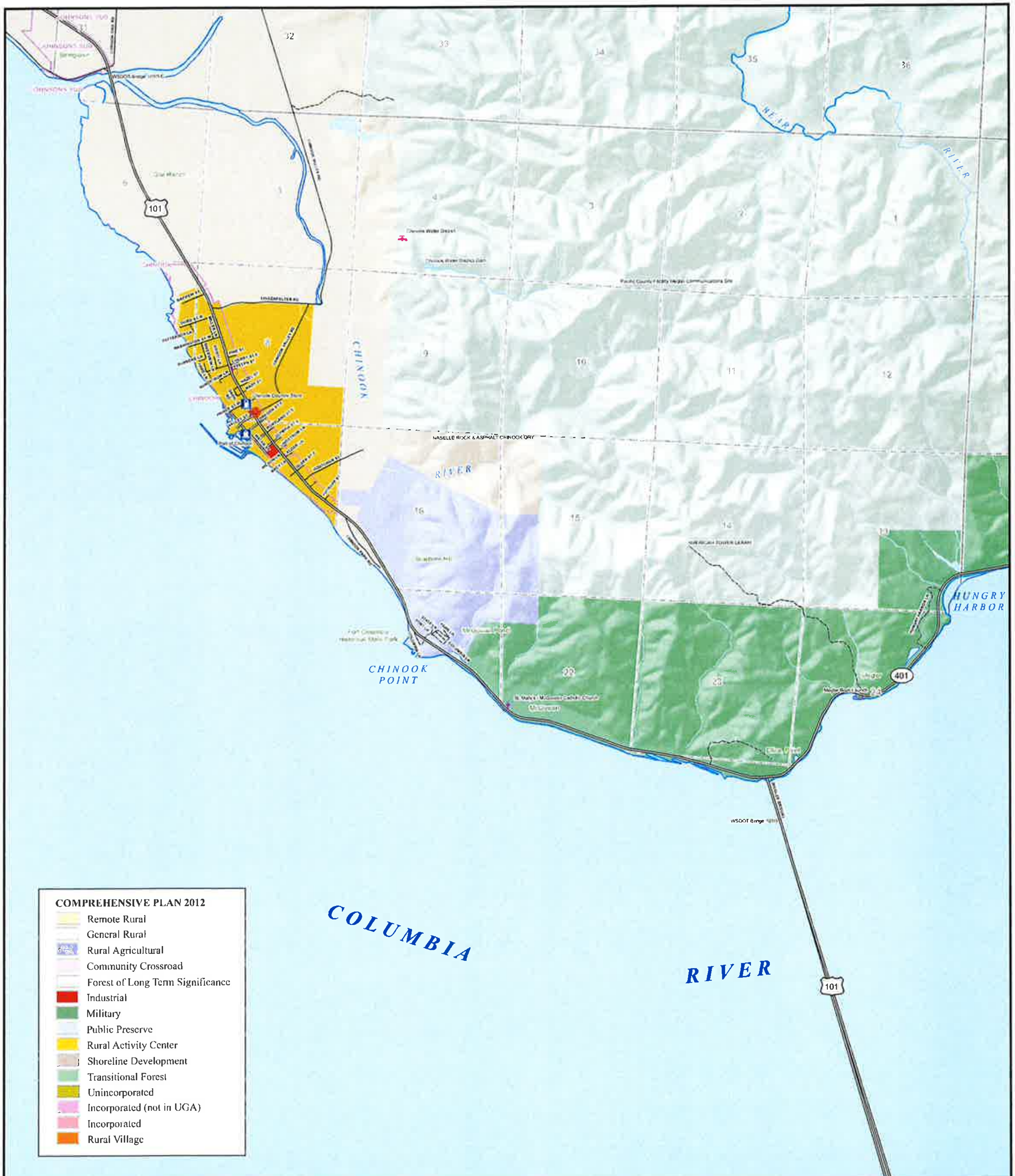
a) At least fifteen (15) calendar days before the date of the first Planning Commission hearing for an application subject to Type IV review, the Director shall:

i) Prepare a notice of application that includes the following information:

(1) The case file number(s);

(2) A description of the area that will be affected by the application, if approved, which is reasonably sufficient to inform the reader of its location;

(3) A summary of the proposed application(s);

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SCALE: 1:24,000

**Legend**

Airport Class C, Assisted Living Center, Boat Launch, Camp, Chamber of Commerce, Church, Clinic, Port, Emergency Management, Fairgrounds, Fire Department, Gasoline Station, Grange Hall, Hatchery, Hospital, School, Library, PC Courthouse, PC DCD, PC Sheriff, PC Shop, PUD, Park, Transfer Station, State Patrol, Telephone Company, Transit System, Wastewater Plant, Water Treatment Plant, City Limits, Township Line, Section Line

Roads: Lanes, Highways, County Roads, Minor Collectors, Local Access Roads, City Streets, Plat Boundaries

Hydrology: Type One, Type Two, Type Three, Type Four

*Pacific County*

Department of Public Works
Geographic Information System

This map is intended for reference purposes only. Any other use other than that intended shall be at the sole responsibility of the user.

*Comprehensive Plan Map*

T. 09 N., R. 10 W.

September 10th, 2024

RE: Substantial Shoreline Development Conditional Use Application No. P2300809, submitted by the Port of Chinook (owner)

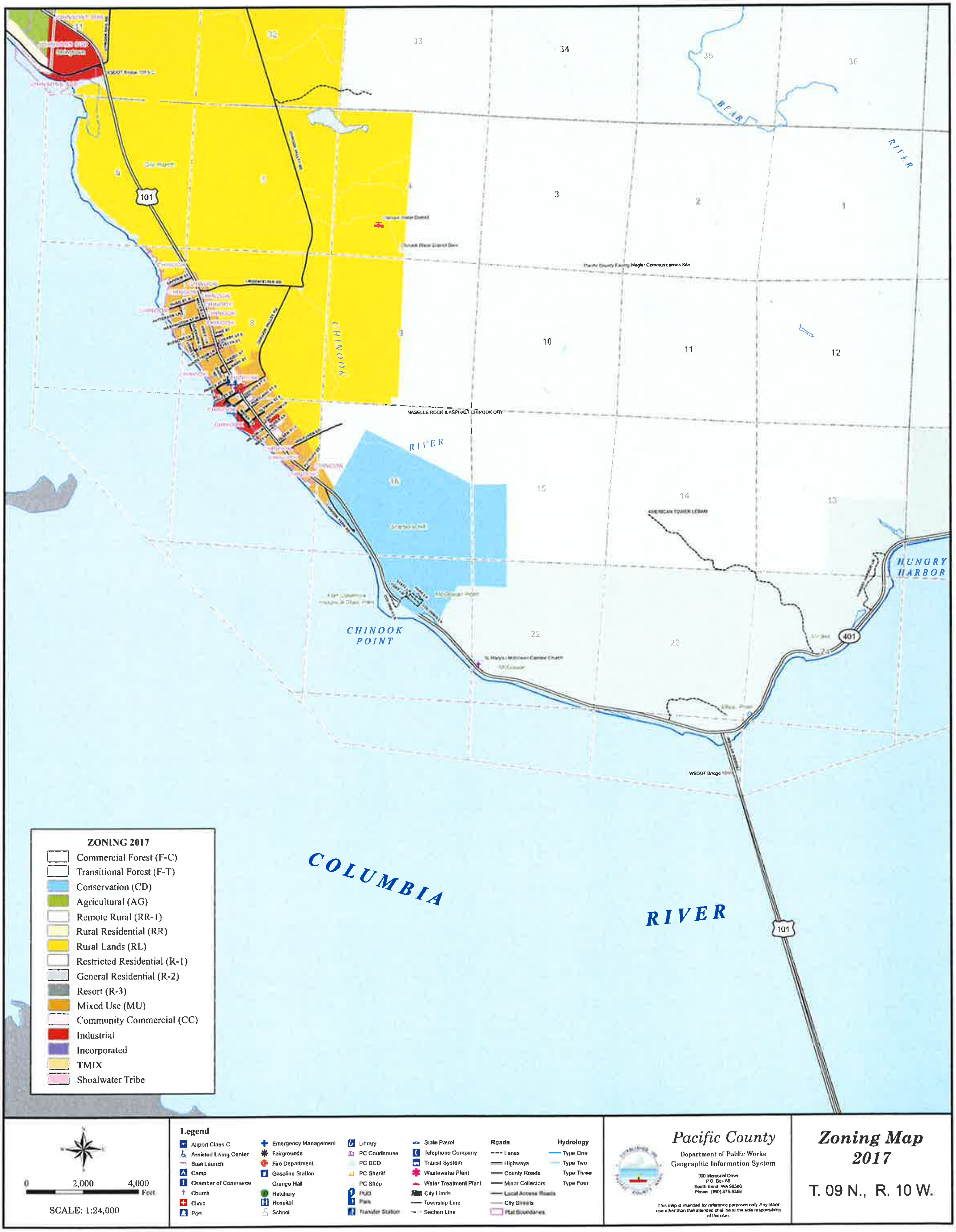
Dear Property Owner(s):

Attached you will find a copy of the Public Notice which will appear in the Chinook Observer on September 11th, 2024. The notice briefly describes a Substantial Shoreline Development Conditional Use application applied for by the Port of Chinook. You are being notified by mail because your property is located within 300' of the applicant's proposal.

If you wish to submit comments regarding this proposal, please contact Zane Johnson, Pacific County Department of Community Development, 7013 Sandridge Road Long Beach WA, 98631 in writing by the end of the day on October 13th 2024. You may also submit comments to zjohnson@co.pacific.wa.us.

Sincerely,

Zane Johnson
Sr. Planner
Pacific County
Department of Community Development



ZONING 2017
Commercial Forest (F-C)
Transitional Forest (F-T)
Conservation (CD)
Agricultural (AG)
Remote Rural (RR-1)
Rural Residential (RR)
Rural Lands (RL)
Restricted Residential (R-1)
General Residential (R-2)
Resort (R-3)
Mixed Use (MU)
Community Commercial (CC)
Industrial
Incorporated
TMIX
Shoalwater Tribe
COLUMBIA
RIVER
CHINOOK POINT
HUNGRY HARBOR
BEAR
RIVER
CHINOOK
RIVER
101
401
NASELLE ROCK & ASPHALT CHINOOK QRY
AMERICAN TOWER LEBAM
Pacific County Facility Megler Communications Site
WSDOT Bridge
33
34
35
36
3
2
1
10
11
12
15
14
13
22
23
24
Legend
Airport Class C
Assisted Living Center
Boat Launch
Camp
Chamber of Commerce
Church
Clinic
Port
Emergency Management
Fairgrounds
Fire Department
Gasoline Station
Grange Hall
Hatchery
Hospital
School
Library
PC Courthouse
PC DCD
PC Sheriff
PC Shop
PUD
Park
Transfer Station
State Patrol
Telephone Company
Transit System
Wastewater Plant
Water Treatment Plant
City Limits
Township Line
Section Line
Roads
Lanes
Highways
County Roads
Minor Collectors
Local Access Roads
City Streets
Plat Boundaries
Hydrology
Type One
Type Two
Type Three
Type Four
0
2,000
4,000
Feet
SCALE: 1:24,000
Pacific County
Department of Public Works
Geographic Information System
Zoning Map
2017
T. 09 N., R. 10 W.

Port of Chinook Mailing List

Teresa Russell & Dean Ellsworth

P.O. Box 44

Chinook, WA 98614

Steven Fick

P.O. Box 715

Astoria, OR 97103

Donald & June Forman

16417 NE 38th St.

Vancouver, WA 98682

Jeanne O'Connor

1424 Kessler Blvd.

Longview, WA 98632

Chinook Land Company LLC

P.O. Box 9615

Tacoma, WA 98490-0615

Donald & Susan Hansen

418 N 9th St.

Montesano, WA 98563

Karen, Lindsey & Karla Bulba

5725 Valley View Ln.

Klamath Falls, OR 97601

Daniel & Julie Keyser

P.O. Box 314

Chinook, WA 98614

Arnold Hansen

P.O. Box 95

Chinook, WA 98614

Pacific County

DEPARTMENT OF COMMUNITY DEVELOPMENT

BUILDING • ENVIRONMENTAL HEALTH • PLANNING

# Affidavit of Mailing
# Notice of Application
# Type III Review

I, Zane Johnson, declare under penalty of perjury, under the laws of the State of Washington, that all statements contained in this "Affidavit of Mailing" and any accompanying documents is true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of permit and/or license.

On September 9th, 2024 (month, day, year) the Notice of Application was mailed to all property owners within 300' of the parcel listed below, in accordance with Ordinance No. 177.

A list of these property owners is attached to this affidavit.

Property Parcel No.: 09101755517/481

Dated this 9th day of Sept., 2024

[signature]

Signature of Administrator

Created 04/11/2019

DEPARTMENT OF COMMUNITY DEVELOPMENT

BUILDING • ENVIRONMENTAL HEALTH • PLANNING

# Declaration of Posting
# Public Notice

**Type III SSDP Conditional Use**

I, Zane Johnson declare under penalty of perjury, under the laws of the State of Washington, that all statements contained in this "Declaration of Posting" and any accompanying documents is true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of permit and/or license.

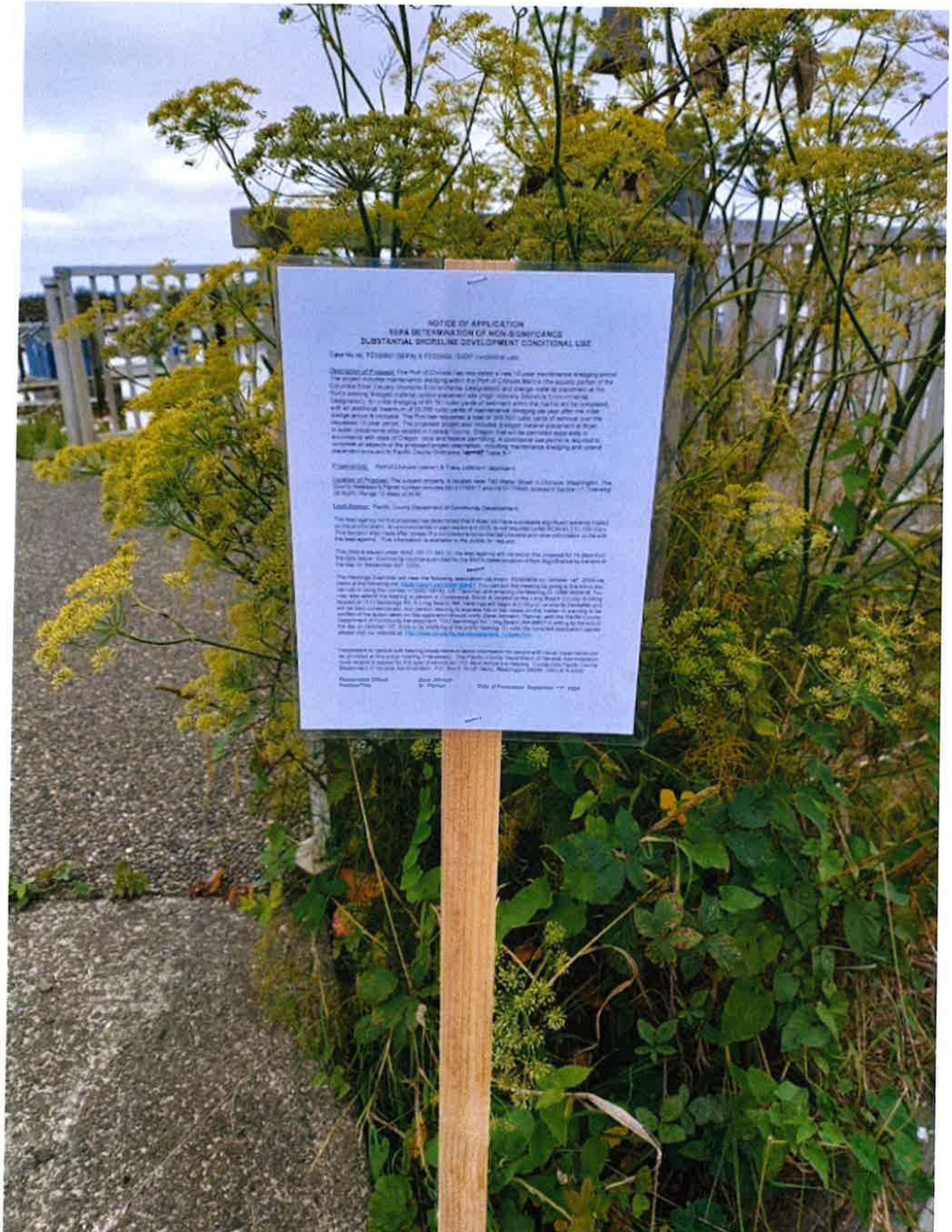
The referenced property was posted on Sept. 9th, 2024 according to Ordinace No. 177. A picture of this posting is attached to this affidavit.

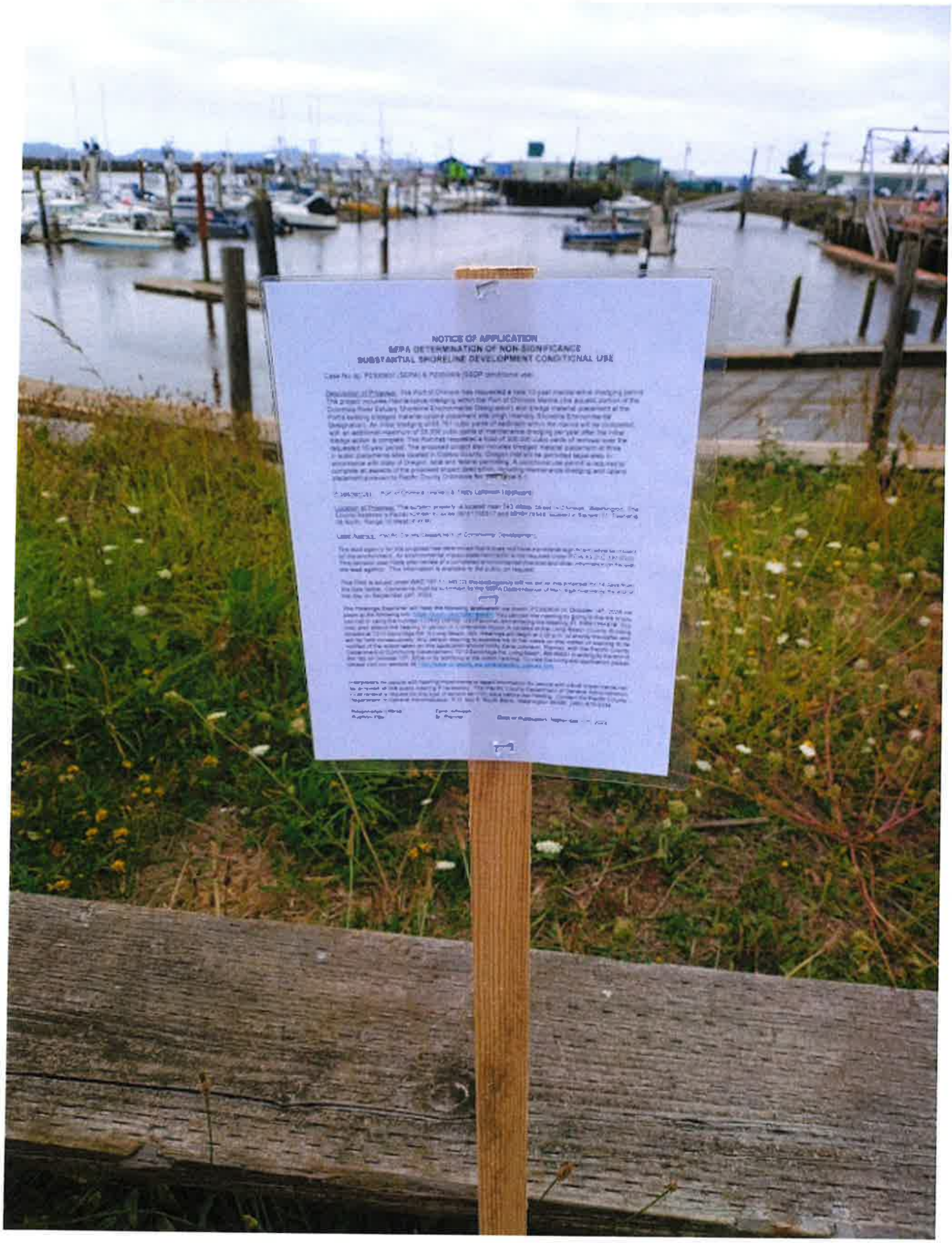
Property Parcel No.: 09101755517/481

Dated this 9th day of Sept., 2024

Signature of Administrator


SPECIES ALERT
Step 2: Report
NOTICE OF APPLICATION
SEPA DETERMINATION OF NON-SIGNIFICANCE
SUBSTANTIAL SHORELINE DEVELOPMENT CONDITIONAL USE


NOTICE OF APPLICATION
SEPA DETERMINATION OF NON-SIGNIFICANCE
SUBSTANTIAL SHORELINE DEVELOPMENT CONDITIONAL USE


NOTICE OF APPLICATION
SEPA DETERMINATION OF NON-SIGNIFICANCE
SUBSTANTIAL SHORELINE DEVELOPMENT CONDITIONAL USE