CITY OF ILWACO

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The City of Ilwaco is an equal opportunity provider and employer.

Determination of Non-Significance

PROJECT NAME: Black Lake Dock Replacement **FILE NUMBER:** 20260914

APPLICANT NAME: Scott Corsi, City of Ilwaco

LOCATION OF PROPOSAL: Northeast shoreline of Black Lake; 46.317265, -124.042332; Parcel No: 73037006001

DESCRIPTION OF PROPOSAL: The City of Ilwaco proposes to replace a previously existing public dock on Black Lake that was removed in April 2026 due to unsafe structural conditions. The replacement dock is proposed in the same location and northeast-southwest orientation. The replacement dock would result in an additional 40 square feet of overwater structure coverage compared to the former dock. The original dock measured 34 feet in length and four (4) feet in width and was constructed entirely of wood. The proposed dock will measure 33 feet in length and 5.33 feet in width and will be composed of a composite decking surface on a wood frame supported by two (2) foam-filled high-density polyethylene (HDPE) log pontoons. The foam-filled HDPE log pontoons are designed to maintain the other components above the waterline. Hardware will be either galvanized or stainless steel. Rubber edge bumpers and corners will be attached to proposed dock to prevent boat damage. On-site mitigation through restoration is proposed, including native vegetation plantings at a 1:1 impact to planting area ratio to assure no net loss of ecological functions.

The original dock was secured to the shoreline with a cable attached to the dock with eye hooks and anchored to two (2) metal T-bar posts driven into the ground. The proposed dock will be anchored to the shoreline by two (2) 2-inch metal T-bar posts attached to the dock with brackets and installed landward of the ordinary high water mark (OHWM). The in-water end of the floating dock will be anchored with a concrete block and chain.

The project requires an exemption from the shoreline substantial development permit process under the City of Ilwaco Shoreline Master Program (SMP) and a Partial Exemption from Critical Area Review under SMP Appendix B. Additional permits from other agencies with authority are also required, including, but not necessarily limited to, Washington Department of Fish and Wildlife (WDFW) Hydraulic Project Approval (HPA).

LEAD AGENCY: City of Ilwaco

THRESHOLD DETERMINATION: The lead agency, City of Ilwaco, has determined that this proposal will 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 reviewing the proposal and all supporting documents. This information

is available to the public for review upon request at the City of Ilwaco Planning Department, 120 First Ave N, Ilwaco, WA 98624 between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday, excluding holidays.

This Determination of Non-significance is issued using the DNS process in WAC 197-11-340; there is a comment period and an appeal period on the DNS.

( ) There is no comment period for the DNS.

(X) This DNS is issued under 197-11-340(2); the lead agency will not act on this proposal for 14 days.

Date of Determination and Issuance: November 18, 2026

Deadline for Submitting Comments: 5:00 P.M. on December 2, 2026

Deadline for Submitting Appeals: 5:00 P.M. on December 2, 2026

Responsible Official:
Holly Beller, City Administrator
120 First Ave N
Ilwaco, WA 98624
360-642-3145
treasurer@ilwaco-wa.gov

Signature:_____ Date: 11/18/2026
(electronic signature or name of signor is sufficient)

COMMENT PERIOD: In accordance with WAC 197-11-340 there is a fourteen-calendar day comment period for this Determination of Non-significance. (**Comment deadline: 5:00 p.m., December 2, 2026**). Comments on the DNS addressing environmental issues shall be submitted to the City of Ilwaco Planning Department at the address below.

APPEALS: Appeals to the above Determination of Non-Significance must be filed with the City of Ilwaco Planning Department within fourteen calendar days of the date of issuance above (**Appeal deadline: 5:00 p.m., December 2, 2026**). Appeals must be filed in writing with the City of Ilwaco Planning Department at the address below. In accordance with IMC 15.50.140, Decisions of the hearing examiner may be appealed to the Pacific County Superior Court in accordance with Section 15.08.160 of this title. Appeals shall set forth the specific reason, rationale, and/or basis for the appeal.

PUBLISHED: November 18, 2026

To learn more about a project:

- Call the City of Ilwaco Planning Department 360.642.3145
- Review the project file at the City of Ilwaco Planning Department, 120 First Ave N, Ilwaco, WA 98624.
- Hours are 8:00 a.m. – 5:00 p.m. daily, except holidays.

To Comment on a project:

- Submit written comments to the Planning Department at the address above. All comments received prior to issuance of a department decision or recommendation will be reviewed. To ensure that comments are addressed in the decision or recommendation, they should be received by the Planning Department before the end of the comment period.
- Comments on a project scheduled for a hearing before the hearing examiner may be made by submitting them in writing to the Planning Department prior to the open record hearing or submitting copies at the hearing or by testifying verbally at the hearing.
- You may become a party of record for a project by: 1) submitting original written comments and request to become a party of record to the Planning Department prior to the hearing; 2) testifying at the hearing; or 3) entering your name on a sign up register at the hearing. NOTE: Only persons who submit written or oral testimony to the permit issuing authority may appeal the decision.

HOW TO REACH US

The Planning Department for the City of Ilwaco is located at 120 First Ave N, Ilwaco, WA 98624. For information about the project or to view the project file, contact Holly Beller, City Administrator, at 360-642-3145 or treasurer@ilwaco-wa.gov.