

**LOWER BAY/UPPER BAY**

**AQUATIC UNIT  
DEEP-DRAFT  
NAVIGATION  
CHANNEL  
(35' authorized draft)**

**MANAGEMENT CLASSIFICATION – DA**

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**PROJECT DESCRIPTION:**

The entrance and lower bay section includes a federally-authorized project extending from the Entrance Bar at the outer (western) extremity of the jetties to the railroad bridge at Bay Mile 9.0 north of Pony Slough. The project specifies a 45-foot deep channel with "suitable" width across the Entrance Bar, a 35-foot deep by 300-foot wide channel to the railroad bridge, an Anchorage Basin at Bay Mile 3.5 (southwest of Sitka Dock), a Buoy Storage Area between Sitka Dock and Pigeon Point (not part of federal project), a Turning Basin north of Empire at Bay mile 6.0, and the Anchorage Basin southwest of Roseburg Lumber Co. at Bay mile 7.5. In-bay disposal sites are located off of Coos Head ("G") and North Bend Airport ("D"). Two other in-bay disposal sites at Bay Miles 4 and 5 are included in this segment."

The upper bay section includes a federally-authorized project from the railroad bridge (Mile 9.0) to Isthmus Slough at Bunker Hill (Mile 15.0). The federal project involves a navigation channel 35 feet deep by 300 to 400 feet wide, and Turning Basins at North Bend (Mile 12.0) and Coalbank Slough (Mile 14.5).

**MANAGEMENT OBJECTIVE:**

This unit shall be regularly maintained to authorized depths as the deep-draft navigation channel. Conflicting uses and activities are not permitted.

**USES:**

- |     |  |   |
|-----|--|---|
| 1.  | Aquaculture  | N |
| 2.  | Bridge Crossing Support Structures and dredging necessary for their installation | A |
| 3.  | Bridge Crossings   | * |
| 4.  | Commercial   | N |
| 5.  | Docks  | N |
| 6.  | Industrial and Port Facilities   | N |
| 7.  | Log Dump/Sort/Storage (in water)   | N |
| 8.  | Marinas  | N |
| 9.  | Mining/Mineral Extraction, including dredging necessary for mineral extraction   | N |
| 10. | Recreation Facilities  |   |
|     | a. Low-intensity   | N |
|     | b. High-intensity  | N |
| 11. | Research and Educational Observation   | N |

- |     |   |   |
|-----|---|---|
| 12. | Utilities   |   |
|     | a. Low-intensity  | * |
|     | b. High-intensity   | N |
| 13. | Water storage areas where needed for products used in, or resulting from industry, commerce, and recreation | N |

**ACTIVITIES:**

- |     |  |     |
|-----|--|-----|
| 1.  | Dikes  |     |
|     | a. New Construction                            | N/A |
|     | b. Repair/Maintenance                          | N/A |
| 2.  | Dredging                                       |     |
|     | a. New   | *   |
|     | b. Maintenance Dredging of Existing Facilities | *   |
|     | c. To Repair Dikes and Tidegates               | N/A |
| 3.  | Fill   | N   |
| 4.  | Flow Lane Dredged Material Disposal            | *   |
| 5.  | Mitigation                                     | N   |
| 6.  | Navigational                                   |     |
|     | a. Aids (e.g., beacons, buoys)                 | A   |
|     | b. Minor Improvements                          | A   |
|     | c. Structures                                  | N   |
| 7.  | Piling/Dolphin Installation                    | A   |
| 8.  | Restoration                                    |     |
|     | a. Active                                      | N   |
|     | b. Passive                                     | N   |
| 9.  | Shoreline Stabilization                        |     |
|     | a. Vegetative                                  | N/A |
|     | b. Rip-rap                                     | N/A |
|     | c. Bulkheads                                   | N/A |
| 10. | Temporary Alterations                          | *   |
| 11. | Waste Water/Storm Water Discharge              | *   |

**GENERAL CONDITIONS:** None

**SPECIAL CONDITIONS:**

Uses

- |     |   |
|-----|---|
| 3   | These activities are only allowed when it is established that such uses are consistent with the purposes of the management unit and adjacent shorelands designated for water-dependent uses or designated for waterfront redevelopment. |
| 12a | Low-intensity utilities are only permitted if designed so as not to interfere with navigation.  |

**Activities:**

- 2a, 2b These activities are only allowed subject to findings that adverse impacts have been minimized (see Policy #5).
- 4 Flow-lane disposal may be permitted, pursuant to Policies #46 and #46A.
- 10, 11 These activities are only allowed when it is established that such uses are consistent with the purposes of the management unit and adjacent shorelands designated for water-dependent uses or designated for waterfront redevelopment.

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**ISTHMUS SLOUGH**

**AQUATIC UNIT**

**ISTHMUS SLOUGH  
SHALLOW-DRAFT  
NAVIGATION  
CHANNEL  
(22-foot authorized draft)**

**MANAGEMENT CLASSIFICATION - DA**

**PROJECT DESCRIPTION:**

This unit consists of an authorized channel 22 feet deep by 150 feet wide from mile 15.0 at Bunker Hill to mile 17.0 at Millington.

**MANAGEMENT OBJECTIVE:**

This channel may be dredged to the authorized depth (22 feet). Private dredging shall Continue as in the past.

**USES:**

- |     |   |   |
|-----|---|---|
| 1.  | Aquaculture   | N |
| 2.  | Bridge Crossing Support Structures and dredging necessary for their installation                            | N |
| 3.  | Bridge Crossings  | * |
| 4.  | Commercial  | N |
| 5.  | Docks   | N |
| 6.  | Industrial and Port Facilities  | N |
| 7.  | Log Dump/Sort/Storage (in water)  | N |
| 8.  | Marinas   | N |
| 9.  | Mining/Mineral Extraction, including dredging necessary for mineral extraction                              | N |
| 10. | Recreation Facilities   | N |
|     | a. Low-intensity  | N |
|     | b. High-intensity   | N |
| 11. | Research and Educational Observation  | N |
| 12. | Utilities   | N |
|     | a. Low-intensity  | * |
|     | b. High-intensity   | N |
| 13. | Water storage areas where needed for products used in, or resulting from industry, commerce, and recreation | N |

**ACTIVITIES:**

- |    |  |     |
|----|--|-----|
| 1. | Dikes  |     |
|    | a. New Construction                            | N/A |
|    | b. Repair/Maintenance                          | N/A |
| 2. | Dredging                                       |     |
|    | a. New   | *   |
|    | b. Maintenance Dredging of Existing Facilities | *   |
|    | c. To Repair Dikes and Tidegates               | N/A |

3.	Fill	N	
4.	Flow Lane Dredged Material Disposal		N
5.	Mitigation		A
6.	Navigational		
	a. Aids (e.g., beacons, buoys)		A
	b. Minor Improvements		A
	c. Structures		N
7.	Piling/Dolphin Installation		A
8.	Restoration		
	a. Active		N
	b. Passive		N
9.	Shoreline Stabilization		
	a. Vegetative		N/A
	b. Rip-rap		N/A
	c. Bulkheads		N/A
10.	Temporary Alterations		*
11.	Waste Water/Storm Water Discharge		*

**GENERAL CONDITIONS:**

None

**SPECIAL CONDITIONS:**

Uses

3            These activities are only allowed when it is established that such uses are consistent with the purposes of the management unit and adjacent shorelands designated for water-dependent uses or designated for waterfront redevelopment.

12a        Low-intensity utilities are only permitted if designed so as not to interfere with navigation.

Activities

2a, 2b    These activities are only allowed subject to findings that adverse impacts have been minimized (see Policy #5).

10, 11    These activities are only allowed when it is established that such uses are consistent with the purposes of the management unit and adjacent shorelands designated for water-dependent uses or designated for waterfront redevelopment.

**COOS RIVER/MILLICOMA RIVER**

**AQUATIC UNIT**

**COOS-MILLICOMA  
RIVERS SHALLOW-  
DRAFT NAVIGATION  
CHANNEL MANAGEMENT  
(authorized depth 5 feet;  
3 feet above Dellwood)**

**CLASSIFICATION – DA**

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**PROJECT DESCRIPTION:**

The unit includes a federally-authorized channel project. A 5 foot deep by 50 foot wide channel is authorized for the Coos River, the Millicoma River to Allegany (River Mile 8.3), and the South Fork Coos River to Dellwood (River Mile 8.75). Channel depth is reduced to 3 feet from River Mile 8.75 to River Mile 9.25 on the South Fork Coos River above Dellwood.

**MANAGEMENT OBJECTIVE:**

This channel shall be maintained to permit continued use for log transport and other shallow-draft navigation within the current authorization. Disposal of dredged materials on the adjacent banks for dike maintenance purposes shall be encouraged.

**USES:**

- |     |   |   |
|-----|---|---|
| 1.  | Aquaculture   | N |
| 2.  | Bridge Crossing Support Structures and dredging necessary for their installation                            | N |
| 3.  | Bridge Crossings  | * |
| 4.  | Commercial  | N |
| 5.  | Docks   | N |
| 6.  | Industrial and Port Facilities  | N |
| 7.  | Log Dump/Sort/Storage (in water)  | N |
| 8.  | Marinas   | N |
| 9.  | Mining/Mineral Extraction, including dredging necessary for mineral extraction                              | N |
| 10. | Recreation Facilities   |   |
|     | a. Low-intensity  | N |
|     | b. High-intensity   | N |
| 11. | Research and Educational Observation  | N |
| 12. | Utilities   |   |
|     | a. Low-intensity  | * |
|     | b. High-intensity   | N |
| 13. | Water storage areas where needed for products used in, or resulting from industry, commerce, and recreation | N |

**ACTIVITIES:**

- |    |                       |     |
|----|-----------------------|-----|
| 1. | Dikes                 |     |
|    | a. New Construction   | N/A |
|    | b. Repair/Maintenance | N/A |

2.	Dredging	
	a. New	*
	b. Maintenance Dredging of Existing Facilities	*
	c. To Repair Dikes and Tidegates	N/A
3.	Fill	N
4.	Flow Lane Dredged Material Disposal	N
5.	Mitigation	N
6.	Navigational	
	a. Aids (e.g., beacons, buoys)	A
	b. Minor Improvements	A
	c. Structures	N
7.	Piling/Dolphin Installation	A
8.	Restoration :	
	a. Active	N
	b. Passive	N
9.	Shoreline Stabilization	
	a. Vegetative	N/A
	b. Rip-rap	N/A
	c. Bulkheads	N/A
10.	Temporary Alterations	*
11.	Waste Water/Storm Water Discharge	*

**GENERAL CONDITIONS:** None

**SPECIAL CONDITIONS:**

Uses

- 3 These activities are only allowed when it is established that such uses are consistent with the purposes of the management unit and adjacent shorelands designated for water-dependent uses or designated for waterfront redevelopment.
- 12a Low-intensity utilities are only permitted if designed so as not to interfere with navigation.

**Activities:**

- 2a, 2b These activities are only allowed subject to findings that adverse impacts have been minimized (see Policy #5). First consideration for obtaining material shall be given to dredged material disposal on the adjacent banks for dike maintenance purposes.
- 10, 11 These activities are only allowed when it is established that such uses are consistent with the purposes of the management unit and adjacent shorelands designated for water-dependent uses or designated for waterfront redevelopment.

**UPPER BAY**

**AQUATIC UNIT - 15**

**MANAGEMENT CLASSIFICATION - NA**

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**BOUNDARIES:**

This unit extends west to the deep-draft channel beginning at a line that extends west along the south edge of the natural Kentuck Channel and ending at a line that extends west from Pierce Point along the north edge of the natural Cooston Channel. It also includes Willanch Slough to head of tide (tidegate at East Bay Drive).

**MANAGEMENT OBJECTIVE:**

This natural aquatic unit shall be managed to protect its natural resource productivity. The unit also contains a designated mitigation site (U-9c), which shall be protected from pre-emptive uses as a "medium" priority site (see Policy #22).

**USES:**

- |     |   |   |
|-----|---|---|
| 1.  | Aquaculture   | * |
| 2.  | Bridge Crossing Support Structures and dredging necessary for their installation                            | * |
| 3.  | Bridge Crossings  | A |
| 4.  | Commercial  | N |
| 5.  | Docks   | N |
| 6.  | Industrial and Port Facilities  | N |
| 7.  | Log Dump/Sort/Storage (in water)  | N |
| 8.  | Marinas   | N |
| 9.  | Mining/Mineral Extraction, including dredging necessary for mineral extraction                              | N |
| 10. | Recreation Facilities   |   |
|     | a. Low-intensity  | N |
|     | b. High-intensity   | N |
| 11. | Research and Educational Observation  | A |
| 12. | Utilities   |   |
|     | a. Low-intensity  | A |
|     | b. High-intensity   | N |
| 13. | Water storage areas where needed for products used in, or resulting from industry, commerce, and recreation | N |

**ACTIVITIES:**

- |    |  |   |
|----|--|---|
| 1. | Dikes  |   |
|    | a. New Construction                            | N |
|    | b. Maintenance/Repair                          | N |
| 2. | Dredging                                       |   |
|    | a. New   | N |
|    | b. Maintenance Dredging of Existing Facilities | N |

	c. To Repair Dikes and Tidegates	N
3.	Fill	N
4.	Flow Lane Dredged Material Disposal	N
5.	Mitigation	A
6.	Navigational	
	a. Aids (e.g., beacons, buoys)	A
	b. Minor Improvements	N
	c. Structures	N
8.	Piling/Dolphin Installation	N
9.	Restoration	
	a. Active	N
	b. Passive	A
10.	Shoreline Stabilization	
	a. Vegetative	A
	b. Rip-rap	*
	c. Bulkheads	N
11.	Temporary Alterations	*
12.	Waste Water/Storm Water Discharge	N

**GENERAL CONDITIONS:** None

**SPECIAL CONDITIONS:**

Uses

1, 2 This use is only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy #4a).

**Activities**

10b This activity is only permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems," preferring non-structural to structural solutions, and to the specific findings for rip-rap.

11 This use is allowed when it is established that such uses are consistent with the resource capabilities of the area and the purposes of the management unit.

**MANAGEMENT CLASSIFICATION - CA**

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**BOUNDARIES:**

This unit extends to the southwest side of the Cooston finger channel, beginning at a line extending west from the northwest tip of Pierce Point and ending at a line extending west from the L-turn in East Bay Drive south of Pierce Point.

**MANAGEMENT OBJECTIVE:**

This unit shall be managed to accommodate access through the natural "finger channel" (located in the segment) to the natural Cooston shallow-draft channel (located outside the unit) for upland aquaculture and future industrial uses, particularly storage and transport of logs.

**USES:**

- |     |   |   |
|-----|---|---|
| 1.  | Aquaculture   | * |
| 2.  | Bridge Crossing Support Structures and dredging necessary for their installation                            | A |
| 3.  | Bridge Crossings  | A |
| 4.  | Commercial  | * |
| 5.  | Docks   | * |
| 6.  | Industrial and Port Facilities  | * |
| 7.  | Log Dump/Sort/Storage (in water)  | * |
| 8.  | Marinas   | N |
| 9.  | Mining/Mineral Extraction, including dredging necessary for mineral extraction                              | N |
| 10. | Recreation Facilities   |   |
|     | a. Low-intensity  | * |
|     | b. High-intensity   | N |
| 11. | Research and Educational Observation  | N |
| 12. | Utilities   |   |
|     | a. Low-intensity  | A |
|     | b. High-intensity   | A |
| 13. | Water storage areas where needed for products used in, or resulting from industry, commerce, and recreation | N |

**ACTIVITIES:**

- |    |  |   |
|----|--|---|
| 1. | Dikes  |   |
|    | a. New Construction                            | N |
|    | b. Maintenance/Repair                          | * |
| 2. | Dredging                                       |   |
|    | a. New   | N |
|    | b. Maintenance Dredging of Existing Facilities | * |
|    | c. To Repair Dikes and Tidegates               | N |
| 3. | Fill   | N |

4.	Flow Lane Dredged Material Disposal	N
5.	Mitigation	A
6.	Navigational	
	a. Aids (e.g., beacons, buoys)	A
	b. Minor Improvements	A
	c. Structures	N
7.	Piling/Dolphin Installation	A
8.	Restoration	
	a. Active	*
	b. Passive	A
9.	Shoreline Stabilization	
	a. Vegetative	A
	b. Rip-rap	*
	c. Bulkheads	*
10.	Temporary Alterations	*
11.	Waste Water/Storm Water Discharge	*

**GENERAL CONDITIONS:** None

**SPECIAL CONDITIONS:**

Uses

- 1 This use is only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy #4a).
- 4, 5, 6 These uses are only permitted if water-dependent and need to occupy the water surface by means other than fill (e.g., pilings).
- 7 New or expanded log storage shall only be permitted after review and approval by the Department of Environmental Quality (see Policy #5c).
- 10a Such recreational facilities must be water-dependent.

**Activities**

- 1b This activity is only permitted subject to the findings required by Policy #6, "Fill in Conservation and Natural Management Units," and subject to findign that adverse impacts have been minimized (see Policy #5) and to Policy #8 requiring mitigation.
- 2b These uses are only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy #4a).
- 6c Minor dredging for the purpose of "scalping" shoaled areas is only allowed subject to the making of resource capability findings and subject to the assessment of impacts (Policy #4.) Other minor navigational improvements are allowed outright.
- 8a Active restoration shall be allowed only when consistent with Policy #22b.

9b, 9c

These activities are only permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems," preferring non-structural to structural solutions, and to the specific findings for rip-rap.

Further, bulkheads are only allowed subject to (1) the making of resource capability consistency findings and impact assessments (see Policy #4a); (2) a finding that adverse impacts have been minimized (see Policy #5); and (3) Policy #8 requiring mitigation.

10, 11

This use is permitted when it is established that the use is consistent with the resource capabilities of the area and the purposes of the management unit.



**MANAGEMENT CLASSIFICATION - NA**

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**BOUNDARIES:**

This unit extends west to the natural Cooston Channel beginning at a line extending west from the L-turn in East Bay Drive south of Pierce Point and ending at the line dividing S. 19 from S. 30, T. 25, R. 12 west of East Bay Drive.

**MANAGEMENT OBJECTIVE:**

This aquatic unit consisting of mudflats and marsh areas shall be managed to protect its natural resource productivity.

**USES:**

- |     |   |   |
|-----|---|---|
| 1.  | Aquaculture   | * |
| 2.  | Bridge Crossing Support Structures and dredging necessary for their installation                            | * |
| 3.  | Bridge Crossings  | A |
| 4.  | Commercial  | N |
| 5.  | Docks   | N |
| 6.  | Industrial and Port Facilities  | N |
| 7.  | Log Dump/Sort/Storage (in water)  | N |
| 8.  | Marinas   | N |
| 9.  | Mining/Mineral Extraction, including dredging necessary for mineral extraction                              | N |
| 10. | Recreation Facilities   |   |
|     | a. Low-intensity  | N |
|     | b. High-intensity   | N |
| 11. | Research and Educational Observation  | A |
| 12. | Utilities   |   |
|     | a. Low-intensity  | A |
|     | b. High-intensity   | N |
| 13. | Water storage areas where needed for products used in, or resulting from industry, commerce, and recreation | N |

**ACTIVITIES:**

- |    |  |     |
|----|--|-----|
| 1. | Dikes  |     |
|    | a. New Construction                            | N   |
|    | b. Maintenance/Repair                          | N   |
| 2. | Dredging                                       |     |
|    | a. New   | N   |
|    | b. Maintenance Dredging of Existing Facilities | N/A |
|    | c. To Repair Dikes and Tidegates               | N   |
| 3. | Fill   | N   |
| 4. | Flow Lane Dredged Material Disposal            | N   |
| 5. | Mitigation                                     | A   |

6.	Navigational	
	a. Aids (e.g., beacons, buoys)	A
	b. Structures	N
	c. Minor Improvements	N
8.	Piling/Dolphin Installation	N
9.	Restoration	
	a. Active	N
	b. Passive	A
10.	Shoreline Stabilization	
	a. Vegetative	A
	b. Rip-rap	*
	c. Bulkheads	N
11.	Temporary Alterations	*
12.	Waste Water/Storm Water Discharge	N

**GENERAL CONDITIONS:** None

**SPECIAL CONDITIONS:**

Uses

1, 2. This use is only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy #4a).

**Activities**

10b This activity is only permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems," preferring non-structural to structural solutions, and to the specific findings for rip-rap. may be allowed subject to findings that adverse impacts have been minimized (see Policy #5).

11 These uses are only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy #4a).

**MANAGEMENT CLASSIFICATION - CA****BOUNDARIES:**

This unit consists of the natural Cooston Channel from Coos River to the deep-draft channel.

**MANAGEMENT OBJECTIVE:**

This natural shallow-draft channel shall be managed for navigation and subtidal log storage uses.

**USES:**

- |     |   |   |
|-----|---|---|
| 1.  | Aquaculture   | * |
| 2.  | Bridge Crossing Support Structures and dredging necessary for their installation                            | A |
| 3.  | Bridge Crossings  | A |
| 4.  | Commercial  | N |
| 5.  | Docks   | N |
| 6.  | Industrial and Port Facilities  | N |
| 7.  | Log Dump/Sort/Storage (in water)  | * |
| 8.  | Marinas   | N |
| 9.  | Mining/Mineral Extraction, including dredging for mineral extraction  | N |
| 10. | Recreation Facilities   |   |
|     | a. Low-intensity  | * |
|     | b. High-intensity   | N |
| 11. | Research and Educational Observation  | N |
| 12. | Utilities   |   |
|     | a. Low-intensity  | A |
|     | b. High-intensity   | N |
| 13. | Water storage areas where needed for products used in, or resulting from industry, commerce, and recreation | N |

**ACTIVITIES:**

- |    |  |   |
|----|--|---|
| 1. | Dikes  |   |
|    | a. New Construction                            | N |
|    | b. Maintenance/Repair                          | N |
| 2. | Dredging                                       |   |
|    | a. New   | N |
|    | b. Maintenance Dredging of Existing Facilities | * |
|    | c. To Repair Dikes and Tidegates               | N |
| 3. | Fill   | N |
| 4. | Flow Lane Dredged Material Disposal            | N |
| 5. | Mitigation                                     | A |
| 6. | Navigational                                   |   |
|    | a. Aids (e.g., beacons, buoys)                 | A |

	b. Minor Improvements	*
	c. Structures	N
7.	Piling/Dolphin Installation	A
8.	Restoration	
	a. Active	*
	b. Passive	A
9.	Shoreline Stabilization	
	a. Vegetative	N/A
	b. Rip-rap	N/A
	c. Bulkheads	N/A
10.	Temporary Alterations	*
11.	Waste Water/Storm Water Discharge	*

**GENERAL CONDITIONS:** None

**SPECIAL CONDITIONS:**

Uses

- 1 This use is only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy #4a).
- 7 This use shall be limited to log storage only.  
  
New or expanded log storage shall only be permitted after review and approval by the Department of Environmental Quality (See Policy #5c).
- 10a Such recreational facilities must be water-dependent.

**Activities**

- 2b If due to hydraulic conditions, shoaling in the natural channel should hamper shallow-draft navigation, maintenance dredging shall be allowed to return the area to its natural depths. Further, this activity is only allowed subject to finding that adverse impacts have been minimized. (See Policy #5.)  
  
In addition to the above requirements, when this activity involves dredging for log storage, the activity is only allowed subject to the making of resource capability consistency findings and impact assessments. (See Policy #4a.)
- 6b Minor dredging for the purpose of "scalping" shoaled areas is only allowed subject to the making of resource capability findings and subject to the assessment of impacts (Policy #4.) Other minor navigational improvements are allowed outright.
- 8a Active restoration shall be allowed only when consistent with Policy #22b.
- 10, 11 This use is permitted when it is established that the use is consistent with the resource capabilities of the area and the purposes of the management unit. (See Policy 4a.)

**COOS RIVER/MILLICOMA RIVER**

**AQUATIC UNIT - 20**

## MANAGEMENT CLASSIFICATION - CA

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### BOUNDARIES:

This unit extends from the banks to the shallow-draft channel on both sides of the Coos and Millicoma Rivers from river mile 0 of the authorized channel to the heads of tide past Allegany and Dellwood. The unit does not include the aquatic areas directly in front of the Harbor Barge and Tug facility, the barge site at the forks or the log sorting sites at Allegany and Dellwood. It does include the tidal portions of Lillian Creek and Daniels Creek.

### MANAGEMENT OBJECTIVE:

This aquatic unit shall be managed to allow log transport while protecting fish habitat. Log storage shall be allowed in areas of this unit which are near shoreland log sorting areas at Allegany, Shoreland Unit 20C, and Dellwood, Shoreland Unit 20D, as well as in areas for which valid log storage and handling leases exist from the Division of State Lands.

See also **EXCEPTION 10.**

### USES:

- |     |   |   |
|-----|---|---|
| 1.  | Aquaculture   | * |
| 2.  | Bridge Crossing Support Structures and dredging necessary for their installation                          | A |
| 3.  | Bridge Crossings  | A |
| 4.  | Commercial  | N |
| 5.  | Docks *   |   |
| 6.  | Industrial & Port Facilities  | N |
| 7.  | Log Dump/Sort/Storage (in-water)  | * |
| 8.  | Marinas   | N |
| 9.  | Mining/Mineral Extraction, including dredging necessary for mineral extraction                            | N |
| 10. | Recreation facilities   |   |
|     | a. Low-intensity  | * |
|     | b. High-intensity   | * |
| 11. | Research and Educational Observation  | N |
| 12. | Utilities   |   |
|     | a. Low-intensity  | A |
|     | b. High-intensity   | A |
| 13. | Water storage areas where needed for products used in or resulting from industry, commerce and recreation | N |

### ACTIVITIES:

- |    |                       |   |
|----|-----------------------|---|
| 1. | Dikes                 |   |
|    | a. New Construction   | N |
|    | b. Repair/Maintenance | * |

- 2. Dredging
  - a. New N
  - b. Maintenance dredging of existing facilities \*
  - c. To repair dikes and tidegates \*
- 3. Fill N
- 4. Flow-lane Disposal of Dredged Material N
- 5. Navigational
  - a. Aids (such as beacons and buoys) A
  - b. Structures N
  - c. Minor Navigational Improvements \*
- 8. Piling/Dolphin Installation A
- 9. Shoreline Stabilization
  - a. Vegetative A
  - b. Rip-rap \*
  - c. Bulkheads \*
- 10. Mitigation A
- 11. Restoration
  - a. Active \*
  - b. Passive A
- 12. Temporary Alterations \*
- 13. Waste Water/Storm Water Discharge \*

**SPECIAL CONDITIONS:**

**Uses**

- 1. These uses are only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy #4a).
- 5, 10b. These uses are only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy # 4a).  
 In addition, recreational facilities must be water-dependent.  
 Docks shall be limited to small-scale private boat docks, and shall occupy the water surface by means other than fill.
- 7. This use shall be limited to log storage and log sorting.  
 New or expanded log storage shall only be permitted after review and approval by the Department of Environmental Quality (see Policy #5c).
- 10a. Such recreational facilities must be water-dependent.

**Activities**

- 1b. This activity is only permitted subject to the findings required by Policy #6, "Fill in Conservation and Natural Management Units," and subject to finding that adverse impacts have been minimized (see Policy #5); and to Policy #38 requiring mitigation.

- 2b Where intertidal areas are affected, these activities are only allowed subject to finding that adverse impacts have been minimized (see Policy #5), and subject to Policy #8 requiring mitigation.
- In addition to the above requirements, when this activity involves dredging for log storage, the activity is only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy #4a).
- 2c Dredging is only permitted to maintain/repair existing functional tidegates and associated drainage channels and bridge crossing support structures or for emergency repair of dikes where breaching has occurred or is in imminent danger of occurring. Dredging shall be limited to minimum necessary for functional operation (Policy #5).
- 5c Minor dredging for the purpose of "scalping" shoaled areas is only allowed subject to the making of resource capability findings and subject to the assessment of impacts (Policy #4). Other minor navigational improvements are allowed outright.
- 9b, 9c These activities are only permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems," preferring non-structural to structural solutions, and to the specific findings for rip-rap.
- Further, bulkheads are only allowed subject to (1) the making of resource capability consistency findings and impact assessment (see Policy #4a); (2) a finding that adverse impacts have been minimized (see Policy #5); (3) findings required by Policy #6, "Fill in Conservation and Natural Management Units," and (4) Policy #8 requiring mitigation.
- 11a Active restoration shall be allowed only when consistent with Policy #22b.
- 12, 13 These uses are allowed when it is established that the uses are consistent with the resource capabilities of the area and the purposes of the management unit.



**MANAGEMENT CLASSIFICATION - CA**

**BOUNDARIES:**

The aquatic areas of Catching Slough from the mouth at the Coos River Road Bridge to the extent of tidal influence. The aquatic area includes two tributary streams south of Sumner to the extent of tidal influence.

**MANAGEMENT OBJECTIVE:**

This aquatic unit shall be managed to allow rural upland uses while protecting aquatic resources. Dredging for routine repair/maintenance of dikes shall only be permitted if no alternative upland source of suitable fill material is reasonably available and/or land access is not possible.

See also **EXCEPTION #10.**

**USES:**

- |     |  |   |
|-----|--|---|
| 1.  | Aquaculture  | * |
| 2.  | Bridge Crossing Support Structures and dredging necessary for their installation                             | A |
| 3.  | Bridge Crossings   | A |
| 4.  | Commercial   | N |
| 5.  | Docks  | * |
| 6.  | Industrial & Port Facilities   | N |
| 7.  | Log Dump/Sort/Storage (in-water)   | N |
| 8.  | Marinas  | N |
| 9.  | Mining/Mineral Extraction, including dredging necessary for mineral extraction                               | N |
| 10. | Recreation facilities  |   |
|     | a. Low-intensity   | * |
|     | b. High-intensity  | * |
| 11. | Utilities  |   |
|     | a. Low-intensity   | A |
|     | b. High-intensity  | N |
| 12. | Water storage areas where needed for products used in, or resulting from industry, commerce, and recreation. | N |

**ACTIVITIES:**

- |    |  |   |
|----|--|---|
| 1. | Dikes  |   |
|    | a. New Construction                            | N |
|    | b. Repair/Maintenance                          | * |
| 2. | Dredging                                       |   |
|    | a. New   | N |
|    | b. Maintenance dredging of existing facilities | * |
|    | c. To repair dikes and tidegates               | * |
| 3. | Fill   | * |

4.	Flow-lane Disposal of Dredged Material	N
5.	Mitigation	A
6.	Navigational	
	a. Aids (e.g., beacons, buoys)	A
	b. Minor Improvements	*
	c. Structures	N
7.	Piling/Dolphin Installation	A
8.	Shoreline Stabilization	
	a. Vegetative	A
	b. Rip-rap	*
	c. Bulkheads	N
9.	Mitigation	A
10.	Restoration	
	a. Active	*
	b. Passive	A
11.	Temporary Alterations	*
12.	Waste water/storm water discharge meeting state and federal water quality standards	*

**SPECIAL CONDITIONS:**

**Uses**

- 1, 10b      These uses are only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy #4a).
- 5            This use is only permitted if it occupies the water surface by means other than fill (e.g., pilings).
- 10a,        Such recreational facilities must be water-dependent.
- 10b

**Activities**

- 1b, 3        These activities are only permitted subject to the findings required by Policy #6, "Fill in Conservation and Natural Management Units," and subject to finding that adverse impacts have been minimized (see Policy #5); and to Policy #8 requiring mitigation.
- 2b           These uses are allowed when it is established that the uses are consistent with the resource capabilities of the area and the purposes of the management unit.
- 2c           Dredging for routine repair/maintenance of dikes shall only be permitted if no alternative upland source of suitable fill material is reasonably available and/or land access is not possible (see Policy #5b). This activity is also subject to Policy #8 requiring mitigation, as applicable.

Dredging shall be permitted to maintain/repair tidegates and for emergency

dike repair where breaching has occurred or is imminent. However, all dredging shall be the minimum required to maintain functional operation (see Policy #5b).

- 6b Minor dredging for the purpose of "scalping" shoaled areas is only allowed subject to the making of resource capability findings and subject to the assessment of impacts (Policy #4). Other minor navigational improvements are allowed outright.
- 8b This activity is only permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems," preferring non-structural to structural solutions, and to the specific findings for rip-rap.
- 10a Active restoration shall be allowed only when consistent with Policy #22b.
- 11, 12 These uses are allowed when it is established that the uses are consistent with the resource capabilities of the area and the purposes of the management unit.



**MANAGEMENT CLASSIFICATION - RS**

---

**BOUNDARIES:**

This segment is both banks of Catching Slough to 1,000 feet above the extent of tidal influence south of Sumner.

- Western Boundary – At Coos River Road Bridge.
- Eastern Boundary – At the junction of East Catching Slough Road and Gunnell Road, at the South end of the large diked pasture.

**MANAGEMENT OBJECTIVE:**

This shoreland segment of generally diked farm land shall be managed to maintain the present low-intensity, rural character and uses in a manner compatible with protection of the aquatic resources. An existing heron rookery located in the segment shall be preserved by protecting those trees in the rookery which are used by the birds. This segment contains a number of designated mitigation sites. The following are "high" or "medium" priority, and must be protected, as required by Policy #22: U-28, U-29(b), U-30(b), U-32(a) and (b), U-33, U-34(c) and (d). The following are "low" priority sites and receive no special protections: U21(b), U-22, U-23, U-24, U-26, U-27, U-29(a), U-32(c), and U-34(a) and (b).

**USES:**

- |     |                                 |   |
|-----|---------------------------------|---|
| 1.  | Agriculture                     | A |
| 2.  | Airports                        | N |
| 3.  | Aquaculture                     | A |
| 4.  | Commercial                      | N |
| 5.  | Dryland Moorage                 | N |
| 6.  | Industrial & Port Facilities    | N |
| 7.  | Land Transportation Facilities  | A |
| 8.  | Log Storage/Sorting Yard (land) | N |
| 9.  | Marinas                         | N |
| 10. | Mining/Mineral Extraction       | N |
| 11. | Recreation Facilities           |   |
|     | a. Low-intensity                | A |
|     | b. High-intensity               | A |
| 12. | Residential                     | A |
| 13. | Solid Waste Disposal            | N |
| 14. | Timber Farming/Harvesting       | A |
| 15. | Utilities                       |   |
|     | a. Low-intensity                | A |
|     | b. High-intensity               | N |

**ACTIVITIES:**

- |     |  |   |
|-----|--|---|
| 1.  | Stream Alteration                      | A |
| 2.  | Dikes                                  |   |
|     | a. New Construction                    | * |
|     | b. Maintenance/Repair                  | * |
| 3.  | Dredged Material Disposal              | * |
| 4.  | Excavation to Create New Water Surface | * |
| 5.  | Fill                                   | * |
| 6.  | Shoreline Stabilization                |   |
|     | a. Vegeative                           | A |
|     | b. Rip-rap                             | * |
|     | c. Retaining Wall                      | * |
| 7.  | Navigation Aids                        | A |
| 8.  | Mitigation                             | A |
| 9.  | Restoration                            |   |
|     | a. Active                              | * |
|     | b. Passive                             | A |
| 10. | Land Divisions                         | * |

**GENERAL CONDITIONS**

The following conditions apply to all permitted uses and activities:

1. Inventoried resources requiring mandatory protection in this segment shall be protected, as required by Policies #17 and #18.
2. All permitted uses and activities shall be consistent with Policy #23, requiring protection of riparian vegetation.

The following conditions apply to all permitted uses:

3. Except for those portions of the segment within the city limits of Coos Bay, where "agricultural lands" or forest Lands" occur within this segment, as identified in the "Special Considerations Map", uses in this areas shall be limited to those permitted in Policies #28 and #34.
4. Except for those portion of the segment within the city limits of Coos Bay, uses in this segment are only permitted as stated in Policy #14 "General Policy on Uses within Rural Coastal Shorelands". Except as permitted outright, or where findings are made in this Plan, uses are only allowed subject to the findings in this policy.
5. All permitted uses shall be consistent with the respective flood regulations of local governments, as required in Policy #27.
6. On designated "medium" or "high" priority mitigation/restoration sites, all uses/activities shall only be permitted subject to the conditions in Policy #22.

## **SPECIAL CONDITIONS**

- 2a/b These activities shall not be permitted at "high priority" mitigation sites U-30(b) and U-32(b).
- 3 Dredge Material Disposal shall be allowed when consistent with Policy #20.
- 4 Creation of new water surfaces for mitigation or aquaculture uses only shall be allowed.
- 5 This activity shall not be allowed in areas of "wet meadow" wetland, as identified in the "Special Considerations Map", except as otherwise allowed in Policy #19.
- 6b, c These activities are only permitted subject to the find required by Policy #9, "Solutions to Erosion and flooding Problems".
- 9a Active restoration shall be allowed only when consistent with Policy #22b.
- 10 Land divisions are only permitted where they meet the conditions in Policy #15.



**CATCHING SLOUGH**

**AQUATIC SEGMENT - 21A**

**MANAGEMENT OBJECTIVE: NA**

**BOUNDARIES:**

This segment is composed of two areas:

- A. an intertidal flat at the mouth of Catching Slough, and
- B. various areas of salt marsh in middle and upper Catching Slough.

**MANAGEMENT OBJECTIVE:**

This aquatic segment shall be managed to protect and enhance its aquatic resources. This segment contains two designated mitigation sites, U-30(a), "medium" priority, and U-32, "high" priority, which shall be protected as required by Policy #22. Improvement of the traditional boat launch site at Catching Slough bridge is permitted. Maintenance/repair of bridge crossing support structures is allowed. However, future replacement of Catching Slough bridge will require an exception if supports are placed in this segment.

**USES:**

- |    |                                  |   |
|----|----------------------------------|---|
| 1. | Aquaculture                      | * |
| 2. | Commercial                       | N |
| 3. | Docks                            | N |
| 4. | Industrial & Port Facilities     | N |
| 5. | Log Dump/Sort/Storage (in-water) | N |
| 6. | Marinas                          | N |
| 7. | Mining/Mineral Extraction        | N |
| 8. | Recreation facilities            |   |
|    | a. Low-intensity                 | * |
|    | b. High-intensity                | N |
| 9. | Utilities                        |   |
|    | a. Low-intensity                 | A |
|    | b. High-intensity                | N |

**ACTIVITIES:**

- |    |  |   |
|----|--|---|
| 1. | Dikes  |   |
|    | a. New Construction                            | N |
|    | b. Repair/Maintenance                          | N |
| 2. | Dredging                                       |   |
|    | a. New   | * |
|    | b. Maintenance dredging of existing facilities | * |
|    | c. To repair dikes and tidegates               | N |
| 3. | Dredged Material Disposal                      | N |
| 4. | Fill   | * |
| 5. | Navigational Structures                        | N |
| 6. | Minor Navigational Improvements                | N |
| 7. | Piling/Dolphin Installation                    | N |

8.	Shoreline Stabilization	
	a. Vegetative	A
	b. Rip-rap	*
	c. Bulkheads	N
9.	Navigation Aids	N
10.	Mitigation	A
11.	Restoration	
	a. Active	N
	b. Passive	A

## **SPECIAL CONDITIONS**

### **Uses**

1. This use is only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy #4a).
- 8a. Low-intensity recreation facilities shall be limited to the improvement of an existing boat launch site near Catching Slough bridge.

### **Activities**

- 2a, 6, 4 These activities are limited to minor dredging or fill necessary to construct and maintain a public boat ramp. These activities are only allowed subject to finding that adverse impacts have been minimized (see Policy #5), and to Policy #8 requiring mitigation.
- 8b This activity is only permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems", preferring non-structural to structural solutions, and to the specific findings for rip-rap.

MANAGEMENT CLASSIFICATION - DA

BOUNDARIES:

This unit extends east to the shallow-draft navigation channel beginning at the Coos River Highway Bridge and ending at a line extending east from the north side of the existing white building north of the barge-loading facility. Most of the segment is shallow subtidal.

MANAGEMENT OBJECTIVE:

This unit shall be managed to facilitate aquatic access for the development of water-dependent uses on adjacent shorelands.

USES:

- 1. Aquaculture \*
- 2. Bridge Crossing Support Structures and dredging necessary for their installation [Resolution 92-27 12/1/92] \*
- 3. Bridge Crossings \*
- 4. Commercial N
- 5. Docks A
- 6. Industrial and Port Facilities \*
- 7. Log Dump/Sort/Storage (in water) \*
- 8. Marinas N
- 9. Mining/Mineral Extraction, including dredging necessary for mineral extraction N
- 10. Recreation Facilities
  - a. Low-intensity A
  - b. High-intensity A
- 11. Research and Educational Observation N
- 12. Utilities
  - a. Low-intensity A
  - b. High-intensity A
- 13. Water storage areas where needed for products used in, or resulting from industry, commerce, and recreation N

ACTIVITIES:

- 1. Dikes
  - a. New Construction N
  - b. Maintenance/Repair \*
- 2. Dredging
  - a. New \*
  - b. Maintenance Dredging of Existing Facilities \*
  - c. To repair dikes and tidegates \*
- 3. Fill \*
- 4. Flow Lane Dredged Material Disposal N
- 5. Mitigation N

6.	Navigation	
	a. Aids (e.g., beacons, buoys)	A
	b. Minor Improvements	A
	c. Structures	N
7.	Piling/Dolphin Installation	A
8.	Restoration	
	a. Active	N
	b. Passive	N
9.	Shoreline Stabilization	
	a. Vegetative	A
	b. Rip-rap	*
	c. Bulkheads	*
10.	Temporary Alterations	*
11.	Waste Water/Storm Water Discharge	*

**GENERAL CONDITIONS:** None

**SPECIAL CONDITIONS:**

Uses

- 1 This use is only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy #4a).
- 2, 3 These uses are allowed when it is established that such uses are consistent with the purposes of the management unit and adjacent shorelands designated for water-dependent uses or waterfront redevelopment.
- 6 If the use is water-related or non-dependent/related and does not require fill or dredge, findings must be that the use is consistent with the resource capabilities and purposes of the management unit. Fill is not permitted for non-water-dependent uses.
- 7 Log dump/sort uses shall be allowed only on an interim basis for salvage or waste disposal operations.  
  
New or expanded log storage shall only be permitted after review and approval by the Department of Environmental Quality (see Policy #5c).

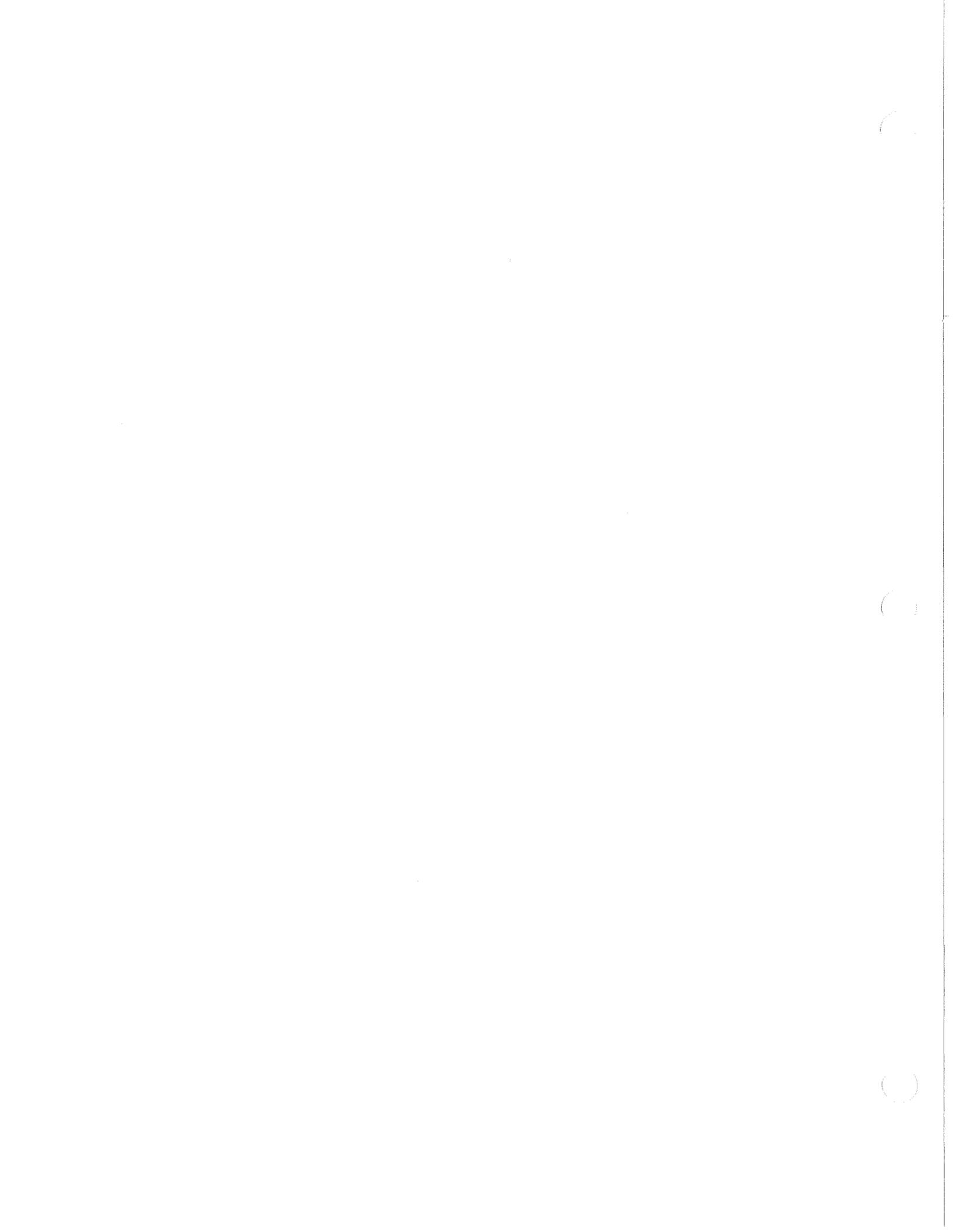
**Activities**

- 1b, 2a, These activities are only allowed subject to findings that adverse impacts have been
- 2b, 3 minimized (see Policy #5) and to Policy #8 requiring mitigation.
- 2c These uses are allowed when it is established that such uses are consistent with the purposes of the management unit and adjacent shorelands designated for water-dependent uses or waterfront redevelopment.
- 9b, 9c These activities are only permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems," preferring non-structural to structural solutions, and to the specific findings for rip-rap.

Further, bulkheads are only allowed subject to (1) the making of resource capability consistency findings and impact assessments (see Policy #4a); (2) a finding that adverse impacts have been minimized (see Policy #5); and (3) Policy #8 requiring mitigation.

10, 11

These uses are allowed when it is established that such uses are consistent with the purposes of the management unit and adjacent shorelands designated for water-dependent uses or waterfront redevelopment.



**MANAGEMENT CLASSIFICATION: UW**

---

**BOUNDARIES:**

Northern Boundary – A line to the East on the North side of the existing white building just South of the East edge of the W-shaped marsh.

Western Boundary – The present access road to the barge-building facility extended North to its intersection with the Northern Boundary.

**MANAGEMENT OBJECTIVE:**

This area, which is located on a maintained shallow-draft channel and has in the past been used for dredge disposal, shall be managed for water-dependent uses. Barge loading facilities now in existence and new barge facilities shall be allowed, although more intensive water-dependent development requiring shallow-draft navigation shall not be pre-empted by barge use. Intensive water-dependent industrial use proposals are anticipated when the area to the West of this segment (currently used for dredge disposal) is filled.

**USES:**

1.	Agriculture	N
2.	Airports	N
3.	Aquaculture	N
4.	Commercial	A
5.	Dryland Moorage	A
6.	Industrial and Port Facilities	A
7.	Land Transportation Facilities	A
8.	Log Storage/Sorting Yard (land)	*
9.	Marinas	N
10.	Mining/Mineral Extraction	N
11.	Recreation Facilities	
	a. Low-intensity	A
	b. High-intensity	N
12.	Residential	N
13.	Solid Waste Disposal	*
14.	Timber Farming/Harvesting	N
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	A

**ACTIVITIES:**

1.	Stream Alteration	A
2.	Dikes	
	a. New Construction	A
	b. Maintenance/Repair	A
3.	Dredged Material Disposal	*
4.	Excavation to Create New Water Surface	A

5.	Fill	A
6.	Shoreline Stabilization	
	a. Vegetative	A
	b. Rip-rap	*
	c. Retaining Wall	*
7.	Navigation Aids	A
8.	Mitigation	N
9.	Restoration	
	a. Active	N
	b. Passive	N
10.	Land Divisions	A

**GENERAL CONDITIONS**

- 1        All permitted uses shall be consistent with the respective flood regulations of local governments, as required in Policy #27.
- 2        All uses shall be consistent with Policy #16, regarding protection of areas "especially-suited for water-dependent uses".
- 3        Non-water-dependent uses are allowed only as per Policy #16a.

**SPECIAL CONDITIONS**

**Uses**

- 8, 13    Retrieving and burning log waste shall be allowed provided that the use does not pre-empt water-dependent industrial use.

**Activities**

- 3        Dredge Material Disposal shall be allowed when consistent with Policy #20.
- 6b, c    These activities are only permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems".

**UPPER BAY – EASTSIDE**

**SHORELAND SEGMENT 23B**

**MANAGEMENT CLASSIFICATION: UD**

**INTERIM USES**

**BOUNDARIES**

Northern Boundary – The South-facing slope of the berm that forms the Southern boundary of the W-shaped marsh.

Western Boundary – The berm that extends North-South to the Western point of the W in the W-shaped marsh.

Eastern Boundary – The access road that forms the Western Boundary of Segment 23A.

**MANAGEMENT OBJECTIVE:**

This segment is a designated dredged material disposal site (19b) and shall be managed for this purpose until it is filled to capacity. In the interim, continuation of the use of the area as pastureland shall be allowed. The location of uses/activities prior to implementation of long-term uses and activities must be planned so that they do not inhibit use of the site for disposal or long-term development uses (see Policy#20). Interim and long-term uses must be designed so that they will not negatively impact the "W-shaped marsh", which is located to the North of the segment.

Over the long term, after the site is filled to capacity, it shall be managed for both urban water-dependent/related and urban development purposes. Because of its large size and the distance from the Western portion of the segment to the shallow-draft channel, most of the segment is not suitable for water-dependent/related purposes. Therefore, uses of this segment must be developed in conjunction with Shoreland Segment 23A to assure that development closest to Segment 23A complements and does not hinder water-dependent uses in Segment 23A. To assure that this objective is achieved, siting of non-water-dependent/related uses in the area furthest to the East in Segment 23B will be contingent upon a finding that the use will not preclude or unnecessarily constrain water-dependent/related uses of the uplands.

The development of a walkway shall be allowed in order to establish public access to the W-shaped marsh in Segment 24NA. [RES. 91-29 11/5/91]

**INTERIM USES:**

- |    |                                 |   |
|----|---------------------------------|---|
| 1. | Agriculture                     | A |
| 2. | Airports                        | N |
| 3. | Aquaculture                     | N |
| 4. | Commercial                      | N |
| 5. | Dryland Moorage                 | A |
| 6. | Industrial and Port Facilities  | N |
| 7. | Land Transportation Facilities  | * |
| 8. | Log Storage/Sorting Yard (land) | N |
| 9. | Marinas                         | N |

10.	Mining/Mineral Extraction	A
11.	Recreation Facilities	
	a. Low-intensity	N
	b. High-intensity	N
12.	Residential	N
13.	Solid Waste Disposal	N
14.	Timer Farming/Harvesting	A
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	A

**INTERIM ACTIVITIES:**

1.	Stream Alteration	*
2.	Dikes	
	a. New Construction	A
	b. Maintenance/Repair	A
3.	Dredged Material Disposal	*
4.	Excavation to Create New Water Surface	N
5.	Fill	A
6.	Shoreline Stabilization	
	a. Vegetative	N/A
	b. Rip-rap	N/A
	c. Retaining Wall	N/A
7.	Navigation Aids	N/A
8.	Mitigation	N
9.	Restoration	
	a. Active	N
	b. Passive	N
10.	Land Divisions	A

**INTERIM GENERAL CONDITIONS**

1. No permitted use or activity shall pre-empt the use of the designated dredged material disposal site in this segment as required by Policy #20.

**INTERIM SPECIAL CONDITIONS**

7. Re-routing the Coos River Highway into the Southern portion of this segment shall be allowed. Other roads can be located on an interim basis only until dredged material disposal is completed. In addition, the access road to the boat launch in Shoreland Segment 23A shall be allowed.

**Uses**

- 11 a., b. Development and maintenance of a water dependent pedestrian walkway and any accessory structures shall be allowed provided the construction is along the existing diked roadways. This use will not involve the use of motorized vehicles (wheel chairs, construction and maintenance equipment excluded). [RES 91-29 11/5/91]

**Activities**

- 1 Stream alterations shall be allowed when findings are developed which document that they do not negatively impact the "W-shaped marsh".
- 3 Dredged material disposal outfalls shall go directly to Coos River or Marshfield Channel, not to inter-tidal areas. Upland drainage must be channeled and treated before being released into the W-shaped marsh to eliminate sediments.

**LONG-TERM USES:**

- |     |                                 |     |
|-----|---------------------------------|-----|
| 1.  | Agriculture                     | N   |
| 2.  | Airports                        | N   |
| 3.  | Aquaculture                     | N   |
| 4.  | Commercial                      | A   |
| 5.  | Dryland Moorage                 | A   |
| 6.  | Industrial and Port Facilities  | A   |
| 7.  | Land Transportation Facilities  | A   |
| 8.  | Log Storage/Sorting Yard (land) | A   |
| 9.  | Marinas                         | N   |
| 10. | Mining/Mineral Extraction       | N/A |
| 11. | Recreation Facilities           |     |
|     | a. Low-intensity                | N   |
|     | b. High-intensity               | N   |
| 12. | Residential                     | N   |
| 13. | Solid Waste Disposal            | A   |
| 14. | Timber Farming/Harvesting       | N/A |
| 15. | Utilities                       |     |
|     | a. Low-intensity                | A   |
|     | b. High-intensity               | A   |

**LONG-TERM ACTIVITIES:**

- |    |  |   |
|----|--|---|
| 1. | Stream Alteration                      | * |
| 2. | Dikes                                  |   |
|    | a. New Construction                    | A |
|    | b. Maintenance/Repair                  | A |
| 3. | Dredged Material Disposal              | * |
| 4. | Excavation to Create New Water Surface | * |
| 5. | Fill                                   | N |

6.	Shoreline Stabilization	
	a. Vegetative	A
	b. Rip-rap	*
	c. Retaining Wall	*
7.	Navigation Aids	N/A
8.	Mitigation	N/A
9.	Restoration	
	a. Active	N/A
	b. Passive	N/A
10.	Land Divisions	A

**LONG-TERM SPECIAL CONDITIONS**

**Activities**

- 1 Stream alterations shall be allowed when findings are developed which document that they do not negatively impact on the "W-shaped marsh".
  
- 3 Dredged material disposal outfall shall go directly to Coos River or Marshfield Channel, not to intertidal areas. Upland drainage must be channel and treated before being released into W-shaped marsh to eliminate sediment.
  
- 4 Excavation to create new water surface shall be allowed if the excavation does not connect to the estuarine area.
  
- 6b, c These activities are only permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems".

**MANAGEMENT CLASSIFICATION - NA**

**BOUNDARIES:**

This aquatic unit consists of the area of the W-shaped marsh and adjacent tidal flats north to the -3 foot MLLW contour on the Marshfield Channel.

**MANAGEMENT OBJECTIVE:**

This aquatic unit which contains a large productive marsh known as the "W-shaped marsh" shall be managed to protect its natural resource productivity.

**USES:**

- |     |   |   |
|-----|---|---|
| 1.  | Aquaculture   | * |
| 2.  | Bridge Crossing Support Structures and Dredging necessary for their installation                            | * |
| 3.  | Bridge Crossings  | A |
| 4.  | Commercial  | N |
| 5.  | Docks   | N |
| 6.  | Industrial and Port Facilities  | N |
| 7.  | Log Dump/Sort/Storage (in water)  | N |
| 8.  | Marinas   | N |
| 9.  | Mining/Mineral Extraction   | N |
| 10. | Recreation Facilities   |   |
|     | a. Low-intensity  | N |
|     | b. High-intensity   | N |
| 11. | Research and Educational Observation  | A |
| 12. | Utilities   |   |
|     | a. Low-intensity  | A |
|     | b. High-intensity   | N |
| 13. | Water storage areas where needed for products used in, or resulting from industry, commerce, and recreation | N |

**ACTIVITIES:**

- |    |  |   |
|----|--|---|
| 1. | Dikes  |   |
|    | a. New Construction                            | N |
|    | b. Maintenance/Repair                          | N |
| 2. | Dredging                                       |   |
|    | a. New   | N |
|    | b. Maintenance Dredging of Existing Facilities | N |
|    | c. To Repair Dikes and Tidegates               | N |
| 3. | Fill   | N |
| 4. | Flow Lane Dredged Material Disposal            | N |
| 5. | Mitigation                                     | A |

6.	Navigation	
	a. Aids (e.g., beacons, buoys)	A
	b. Minor Improvements	N
	c. Structures	N
7.	Piling/Dolphin Installation	N
8.	Restoration	
	a. Active	N
	b. Passive	A
9.	Shoreline Stabilization	
	a. Vegetative	A
	b. Rip-rap	N
	c. Bulkheads	N
10.	Temporary Alterations	*
11.	Waste Water/Storm Water Discharge	N

**GENERAL CONDITIONS:** None

**SPECIAL CONDITIONS:**

Uses

- 1, 2 This use is only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy #4a).

**Activities**

- 10 This use is allowed when it is established that such use is consistent with the resource capabilities of the area and the purposes of the management unit.

MANAGEMENT CLASSIFICATION: CS

BOUNDARIES:

The waterward-facing slope of the berms that surround the W-shaped marsh, including the curved dike that projects East and North into the intertidal flats North of the W-shaped marsh.

MANAGEMENT OBJECTIVE:

This shoreland segment shall be managed as a barrier strip between the W-shaped marsh and the dredged material disposal sites to the South and West. When development occurs in Segment 23B and 26A, a minimum 50-foot buffer between that development and the W-shaped marsh shall be included completely within this Conservation shoreland segment to maintain a permanent vegetative buffer. This segment contains a designated mitigation site (U-14[c], "medium" priority) which shall be protected, as required by Policy #22.

The development of a walkway shall be allowed in order to establish public access to the W-shaped marsh in Segment 24NA. [RES. 91-29 11/5/91]

USES:

- |     |                                 |   |
|-----|---------------------------------|---|
| 1.  | Agriculture                     | N |
| 2.  | Airports                        | N |
| 3.  | Aquaculture                     | N |
| 4.  | Commercial                      | N |
| 5.  | Dryland Moorage                 | N |
| 6.  | Industrial and Port Facilities  | N |
| 7.  | Land Transportation Facilities  | N |
| 8.  | Log Storage/Sorting Yard (land) | N |
| 9.  | Marinas                         | N |
| 10. | Mining/Mineral Extraction       | N |
| 11. | Recreation Facilities           | N |
|     | a. Low-intensity                | N |
|     | b. High-intensity               | N |
| 12. | Residential                     | N |
| 13. | Solid Waste Disposal            | N |
| 14. | Timber Farming/Harvesting       | N |
| 15. | Utilities                       | N |
|     | a. Low-intensity                | A |
|     | b. High-intensity               | N |

ACTIVITIES

- |    |                   |     |
|----|-------------------|-----|
| 1. | Stream Alteration | N/A |
|----|-------------------|-----|

2.	Dikes	
	a. New Construction	N
	b. Maintenance/Repair	A
3.	Dredged Material Disposal	N
4.	Excavation to Create New Water Surface	N
5.	Fill	N
6.	Shoreline Stabilization	
	a. Vegetative	A
	b. Rip-rap	*
	c. Retaining Wall	N
7.	Navigation Aids	A
8.	Mitigation	A
9.	Restoration	
	a. Active	*
	b. Passive	A
10.	Land Divisions	A

**GENERAL CONDITIONS**

1. All permitted uses and activities shall be consistent with Policy #23 requiring protection of riparian vegetation.
2. On designated "medium" priority mitigation/restoration sites, all uses/activities shall only be permitted subject to the conditions in Policy #22.

**SPECIAL CONDITIONS**

**Uses**

- 11 a., b. Development and maintenance of a water dependent pedestrian walkway and any accessory structures shall be allowed provided the construction is along the existing diked roadways. This use will not involve the use of motorized vehicles (wheel chairs, construction and maintenance equipment excluded). [RES 91-29 11/5/91]

**Activities**

- 6b This activity is only permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems".
- 9a Active restoration shall be allowed only when consistent with Policy #22b.

**MANAGEMENT CLASSIFICATION - NA****BOUNDARIES:**

This unit consists of the intertidal marsh and tideflat area around Bull and associated islands in the southeast corner of the upper bay, together with adjacent subtidal areas northeast of the Coos River Channel, and scattered small upland islands.

**MANAGEMENT OBJECTIVE:**

This unit contains a major estuarine salt marsh and shall be managed in its natural condition to protect resource productivity and habitat values. Shoreline stabilization is allowed if breaching of the existing shoreline appears imminent.

**USES:**

1.	Aquaculture	*
2.	Bridge Crossing Support Structures and dredging necessary for their installation	*
3.	Bridge Crossings	A
4.	Commercial	N
5.	Docks	N
6.	Industrial and Port Facilities	N
7.	Log Dump/Sort/Storage (in water)	N
8.	Marinas	N
9.	Mining/Mineral Extraction, including dredging necessary for mineral extraction	N
10.	Recreation Facilities	
	a. Low-intensity	N
	b. High-intensity	N
11.	Research and Educational Observation	A
12.	Utilities	
	a. Low-intensity	A
	b. High-intensity	N
13.	Water storage areas where needed for products used in, or resulting from industry, commerce, and recreation	N

**ACTIVITIES:**

1.	Dikes	
	a. New Construction	N
	b. Maintenance/Repair	N
2.	Dredging	
	a. New	N
	b. Maintenance Dredging of Existing Facilities	N
	c. To Repair Dikes and Tidegates	N
3.	Fill	N
4.	Flow Lane Dredged Material Disposal	N

5.	Mitigation	A
6.	Navigational	
	a. Aids (e.g., beacons, buoys)	A
	b. Minor Improvements	N
	c. Structures	N
7.	Piling/Dolphin Installation	N
8.	Restoration	
	a. Active	N
	b. Passive	A
9.	Shoreline Stabilization	
	a. Vegetative	A
	b. Rip-rap	*
	c. Bulkheads	N
10.	Temporary Alterations	*
11.	Waste Water/Storm Water Discharge	N

**GENERAL CONDITIONS:** None

**SPECIAL CONDITIONS:**

**Uses**

- 1, 2 This use is only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy #4a).

**Activities**

- 9b This activity is only permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems," preferring non-structural to structural solutions, and to the specific findings for rip-rap.
- 10 This use is only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy #4a).

MANAGEMENT CLASSIFICATION: UD

BOUNDARIES:

Western Boundary – The berm between the Western-most disposal area on the Eastside peninsula, and the next disposal area to the East.

Eastern Boundary – The berm that runs North-South to the Western point of the W in the W-shaped marsh.

MANAGEMENT OBJECTIVE:

This segment is a designated dredged material disposal site (19b) and shall be managed and protected for this use until it is filled to design capacity. (See Policy #20). Disposal emphasis should be on filling the area near the school first. In the long term, after completion of the disposal, the site, which is considered unsuitable for water-dependent/water-related uses due to the distance from the maintained channel, shall be managed for urban development. Interim and long-term uses must be designed so that they will not negatively impact the W-shaped marsh to the East of this segment. In addition, facilities located prior to implementation of the long-term uses and activities shall not inhibit or preclude long-term development uses. As stated in the City of Eastside Comprehensive Plan:

1. Road access to the Port of Coos Bay property to the West shall be through this segment, and
2. Industrial uses developed in the West portion of this segment shall be buffered from adjacent residential uses to the West.

The development of a walkway shall be allowed in order to establish public access to the W-shaped marsh in Segment 24NA. This includes the area designated RFP in the plan.

[RES. 91-29 11/5/91]

INTERIM USES:

- |     |                                 |   |
|-----|---------------------------------|---|
| 1.  | Agriculture                     | A |
| 2.  | Airports                        | N |
| 3.  | Aquaculture                     | N |
| 4.  | Commercial                      | N |
| 5.  | Dryland Moorage                 | N |
| 6.  | Industrial and Port Facilities  | N |
| 7.  | Land Transportation Facilities  | A |
| 8.  | Log Storage/Sorting Yard (land) | N |
| 9.  | Marinas                         | N |
| 10. | Mining/Mineral Extraction       | A |
| 11. | Recreation Facilities           |   |
|     | a. Low-intensity                | A |
|     | b. High-intensity               | N |
| 12. | Residential                     | N |

Map Between Seg. 26 + Seg 26A

- |     |                           |     |
|-----|---------------------------|-----|
| 13. | Solid Waste Disposal      | N   |
| 14. | Timber Farming/Harvesting | N/A |
| 15. | Utilities                 |     |
|     | a. Low-intensity          | A   |
|     | b. High-intensity         | A   |

**INTERIM ACTIVITIES:**

- |     |  |     |
|-----|--|-----|
| 1.  | Stream Alteration                      | *   |
| 2.  | Dikes                                  |     |
|     | a. New Construction                    | A   |
|     | b. Maintenance/Repair                  | A   |
| 3.  | Dredged Material Disposal              | *   |
| 4.  | Excavation to Create New Water Surface | N/A |
| 5.  | Fill                                   |     |
| 6.  | Shoreline Stabilization                |     |
|     | a. Vegetative                          | A   |
|     | b. Rip-rap                             | *   |
|     | c. Retaining Wall                      | *   |
| 7.  | Navigation Aids                        | A   |
| 8.  | Mitigation                             | N   |
| 9.  | Restoration                            |     |
|     | a. Active                              | N   |
|     | b. Passive                             | N   |
| 10. | Land Divisions                         | A   |

**INTERIM GENERAL CONDITIONS**

1. No permitted use or activity shall pre-empt the use of the designated dredged material disposal site in this segment as required by Policy #20.
2. All permitted uses and activities shall be consistent with Policy #23 requiring protection of riparian vegetation.
3. All permitted uses shall be consistent with the respective flood regulations of local governments, as required in Policy #27.

**INTERIM SPECIAL CONDITIONS**

Uses

- 11 a., b. Development and maintenance of a water dependent pedestrian walkway and any accessory structures shall be allowed provided the construction is along the existing diked roadways. This use will not involve the use of motorized vehicles (wheel chairs, construction and maintenance equipment excluded). [RES 91-29 11/5/91]

## Activities

1. Stream alterations shall be allowed when findings are developed which document that they will not negatively impact the W-shaped marsh.
  3. Dredged material disposal outfall shall go directly to Coos River or the Marshfield Channel, not to intertidal areas. Upland drainage must be channeled and treated before being released into the W-shaped marsh to eliminate sediments.
- 6b, c These activities are only permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems".

## LONG-TERM USES:

- |     |                                 |     |
|-----|---------------------------------|-----|
| 1.  | Agriculture                     | N   |
| 2.  | Airports                        | N   |
| 3.  | Aquaculture                     | N   |
| 4.  | Commercial                      | A   |
| 5.  | Dryland Moorage                 | N   |
| 6.  | Industrial and Port Facilities  | A   |
| 7.  | Land Transportation Facilities  | A   |
| 8.  | Log Storage/Sorting Yard (land) | A   |
| 9.  | Marinas                         | N   |
| 10. | Mining/Mineral Extraction       | N/A |
| 11. | Recreation Facilities           |     |
|     | a. Low-intensity                | N   |
|     | b. High-intensity               | N   |
| 12. | Residential                     | N   |
| 13. | Solid Waste Disposal            | A   |
| 14. | Timber Farming/Harvesting       | N/A |
| 15. | Utilities                       |     |
|     | a. Low-intensity                | A   |
|     | b. High-intensity               | A   |

## LONG-TERM ACTIVITIES:

- |    |  |     |
|----|--|-----|
| 1. | Stream Alteration                      | *   |
| 2. | Dikes                                  |     |
|    | a. New Construction                    | A   |
|    | b. Maintenance/Repair                  | A   |
| 3. | Dredged Material Disposal              | *   |
| 4. | Excavation to Create New Water Surface | *   |
| 5. | Fill                                   |     |
| 6. | Shoreline Stabilization                |     |
|    | a. Vegetative                          | A   |
|    | b. Rip-rap                             | *   |
|    | c. Retaining Wall                      | *   |
| 7. | Navigation Aids                        | N/A |
| 8. | Mitigation                             | N/A |

- |     |                |     |
|-----|----------------|-----|
| 9.  | Restoration    |     |
|     | a. Active      | N/A |
|     | b. Passive     | N/A |
| 10. | Land Divisions | A   |

**LONG-TERM GENERAL CONDITIONS**

- 1 All permitted uses and activities shall be consistent with Policy #23 requiring protection of riparian vegetation.

**LONG-TERM SPECIAL CONDITIONS**

**Activities**

- 1 Stream alterations shall be allowed when findings are developed with document that they do not negatively impact the W-shaped marsh.
- 3 Dredged material disposal outfall shall go directly to Coos River or the Marshfield Channel, not to intertidal areas. Upland drainage must be channeled and treated before being released into the W-shaped marsh to eliminate sediments.
- 4 Excavation to create new water surface shall be allowed if the excavation does not connect to the estuarine area.
- 6b, c These activities are only permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems".

MANAGEMENT CLASSIFICATION - CA

---

**BOUNDARIES:**

This unit consists of the natural Marshfield Channel from the deep-draft channel to the Coos River shallow-draft channel.

**MANAGEMENT OBJECTIVE:**

This natural shallow-draft channel shall be managed for navigation and subtidal log storage uses.

**USES:**

- |     |   |   |
|-----|---|---|
| 1.  | Aquaculture   | * |
| 2.  | Bridge Crossing Support Structures and dredging necessary for their installation                            | A |
| 3.  | Bridge Crossings  | A |
| 4.  | Commercial  | N |
| 5.  | Dock  | N |
| 6.  | Industrial & Port Facilities  | N |
| 7.  | Log Dump/Sort/Storage (in-water)  | * |
| 8.  | Marinas   | N |
| 9.  | Mining/Mineral Extraction, including dredging necessary for mineral extraction                              | N |
| 10. | Recreation facilities   |   |
|     | a. Low-intensity  | * |
|     | b. High-intensity   | N |
| 11. | Research and Educational Observation  | N |
| 12. | Utilities   |   |
|     | a. Low-intensity  | A |
|     | b. High-intensity   | A |
| 13. | Water storage areas where needed for products used in, or resulting from industry, commerce, and recreation | N |

**ACTIVITIES:**

- |    |  |     |
|----|--|-----|
| 1. | Dikes  |     |
|    | a. New Construction                            | N/A |
|    | b. Repair/Maintenance                          | N/A |
| 2. | Dredging                                       |     |
|    | a. New   | *   |
|    | b. Maintenance dredging of existing facilities | *   |
|    | c. To repair dikes and tidegates               | N/A |
| 3. | Fill   | N   |
| 4. | Flow-lane Disposal of Dredged Material         | N   |

5.	Navigation	
	a. Aids (such as beacons and buoys)	A
	b. Minor Navigational Improvements	*
	c. Structures	N
6.	Piling/Dolphin Installation	A
7.	Shoreline Stabilization	
	a. Vegetative	N/A
	b. Rip-rap	N/A
	c. Bulkheads	N/A
8.	Mitigation	A
9.	Restoration	
	a. Active	*
	b. Passive	A
10.	Temporary Alterations	*
11.	Waste water/storm water discharge	*

**SPECIAL CONDITIONS:**

Uses

- 1 This use is only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy #4a).
- 7 This use shall be restricted to log storage only. New or expanded log storage shall only be permitted after review and approval by the Department of Environmental Quality (see Policy #5c).
- 10a Such recreational facility must be water-dependent.

Activities

- 2a,2b New dredging shall be permitted only to provide access to a dredged marina in adjacent Segment 26B CA. Maintenance dredging shall be permitted for this facility after construction. These activities are only allowed subject to finding that adverse impacts have been minimized (see Policy #5).  
  
In addition to the above requirements, when these activities involve dredging for log storage, these activities are only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy #4a).
- 5b If due to hydraulic conditions, shoaling in the natural channel should hamper shallow-draft navigation, minor navigational improvements shall be allowed to return the area to its natural depths.
- 9a Active restoration shall be allowed only when consistent with Policy #22b.
- 10, 11 This use is only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy #4a).

MANAGEMENT CLASSIFICATION – CA

BOUNDARIES:

This aquatic unit begins at the northwest corner of the Eastside peninsula and ends at a line continuing north from the boundary between Shoreland Segments 26 UD and 27 UW.

MANAGEMENT OBJECTIVE:

This tideflat between the Marshfield Channel and the upland shall be managed to allow development of a dredged marina and day-use boat ramp, with log storage as an interim use. Other uses shall not preempt the use of part of this site for at least 22 acres of moorage needs.

NOTE: See also EXCEPTION #20

USES:

- 1. Aquaculture \*
- 2. Bridge Crossing Support Structures and dredging necessary for their installation A
- 3. Bridge Crossings A
- 4. Commercial N
- 5. Docks \*
- 6. Industrial and Port Facilities N
- 7. Log Dump/Sort/Storage (in water) \*
- 8. Marinas \*
- 9. Mining/Mineral Extraction, including dredging necessary for mineral extraction N
- 10. Recreation Facilities
  - a. Low-intensity \*
  - b. High-intensity \*
- 11. Research and Educational Observation N
- 12. Utilities
  - a. Low-intensity A
  - b. High-intensity A
- 13. Water storage areas where needed for products used in, or resulting from industry, commerce, and recreation N

ACTIVITIES:

- 1. Dikes
  - a. New Construction N
  - b. Maintenance/Repair N/A

2.	Dredging	
	a. New	*
	b. Maintenance Dredging of Existing Facilities	*
	c. To Repair Dikes and Tidegates	N
3.	Fill	N
4.	Flow Lane Dredged Material Disposal	N
5.	Mitigation	A
6.	Navigational	
	a. Aids (e.g., beacons, buoys)	A
	b. Structures	A
	c. Minor Improvements	N
7.	Piling/Dolphin Installation	A
8.	Restoration	
	a. Active	*
	b. Passive	A
9.	Shoreline Stabilization	
	a. Vegetative	A
	b. Rip-rap	*
	c. Bulkheads	*
10.	Temporary Alterations	*
11.	Waste Water/Storm Water Discharge	*

**GENERAL CONDITIONS:** None

**SPECIAL CONDITIONS:**

**Uses**

- 1, 10b These uses are only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy #4a).
- 5 This use is only permitted if it occupies the water surface by means other than fill (e.g., pilings).
- 7 This use shall be limited to log storage and shall not conflict with the ultimate development of a marina.  
  
New or expanded log storage shall only be permitted after review and approval by the Department of Environmental Quality (see Policy #5c).
- 8 Marinas are only permitted without a jetty or dredged channel.
- 10a, Development of a day-use boat ramp associated with the marina shall be allowed.
- 10b Such recreational facilities must be water-dependent.

## Activities

- 2a, 2b New/maintenance dredging shall only be allowed in conjunction with the development of a marina and associated boat ramp. These activities are only allowed subject to finding that adverse impacts have been minimized (see Policy #5) and to Policy #8 requiring mitigation. In addition to the above requirements, when these activities involve dredging for log storage, these activities are only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy #4a).
- 3 Fill shall only be allowed in conjunction with high-intensity water-dependent recreation, or as otherwise allowed by Policy #6, subject to the conditions contained therein. This activity is only allowed subject to finding that adverse impacts have been minimized (see Policy #5) and to Policy #8 requiring mitigation.
- 8a Active restoration shall be allowed only when consistent with Policy #22b.
- 9b, These activities are only permitted subject to the general findings required by Policy #9,
- 9c "Solutions to Erosion and Flooding Problems," referring nonstructural to structural solutions, and the specific findings for rip-rap.
- Further, bulkheads are only allowed subject to (1) the making of resource capability consistency findings and impact assessments (see Policy #4a); (2) a finding that adverse impacts have been minimized (see Policy #5); (3) the findings required by Policy #6, "Fill in conservation and Natural Management Units," and (4) Policy #8 requiring mitigation.
- 10, 11 These uses are only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy #4a).

( )

( )

( )

**MANAGEMENT CLASSIFICATION: UW**

**BOUNDARIES:**

Northern Boundary – The edge of the tide flat South of the Marshfield Channel.

Eastern Boundary – the North-South berm separating the Western-most disposal area from the next disposal area to the East.

Southeastern Boundary – A line extending South from First Avenue.

**MANAGEMENT OBJECTIVE:**

This shoreland segment shall be managed for water-dependent/water related uses, (particularly for a marina and for a trail system that provides substantial public access to the estuary and coastal shoreline). The following are findings which must be documented prior to development of non-water-dependent/non-water related uses allowed in the uses matrix:

1. That development of any portion of the site will not preclude or inhibit water-dependent/water-related uses from locating on the shoreline.
2. That the development is consistent with any approved master plan which has been developed by the Port of Coos Bay specifically for the area.
3. That industrial uses have been given first priority and/or the highest consideration.
4. That siting of non-water-dependent/non-water-related uses within the segment is consistent with the objective of protecting the shoreline for water-dependent/water-related use.

As stated in Volume I of the Coos Bay Comprehensive Plan, industrial and commercial road access to this segment shall be through Segment 26UD to the east, and industrial uses developed in that portion shall be buffered from adjacent residential uses to the east.

[RES 95-33 11.21.95]

See also **EXCEPTION #17**

**USES:**

- |                                   |   |
|-----------------------------------|---|
| 1. Agriculture                    | N |
| 2. Airports                       | N |
| 3. Aquaculture                    | N |
| 4. Commercial                     | A |
| 5. Dryland Moorage                | A |
| 6. Industrial and Port Facilities | * |

7.	Land Transportation Facilities	A
8.	Log Storage/Sorting Yard (land)	N
9.	Marinas	A
10.	Mining/Mineral Extraction	N
11.	Recreation Facilities	
	a. Low-intensity	A
	b. High-intensity	A
12.	Residential [ORD 420 3.2.2010]	*
13.	Solid Waste Disposal	A
14.	Timber Farming/Harvesting	N/A
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	A

**ACTIVITIES**

1.	Stream Alteration	A
2.	Dikes	
	a. New Construction	A
	b. Maintenance/Repair	A
3.	Dredged Material Disposal	*
4.	Excavation to Create New Water Surface	A
5.	Fill	A
6.	Shoreline Stabilization	
	a. Vegetative	A
	b. Rip-rap	*
	c. Retaining Wall	*
7.	Navigation Aids	A
8.	Mitigation	N/A
9.	Restoration	
	a. Active	NA N/A
	b. Passive	
10.	Land Divisions	A

Activity categories such as new water surface, fill, rip-rap, and retaining walls may be necessary to permit development of public access (trail) within the shoreland segment.

**GENERAL CONDITIONS**

1. All permitted uses and activities shall be consistent with Policy #23, requiring protection of riparian vegetation.
2. All permitted uses shall be consistent with the respective flood regulations of local governments, as required in Policy #27.
3. Non-water-dependent/related uses are only allowed as per Policy #16a, in the portion of the segment which is "especially-suited for water-dependent uses".

## **SPECIAL CONDITIONS**

### **Uses**

- 6            Except for those areas designated Quasi-Public (QP) in the Coos Bay Comprehensive Plan.
  
- 12          Existing dwellings may be altered, expanded, and reconstructed.  
Reconstruction of a dwelling must begin within two (2) years of demolition.  
New dwelling may not be constructed.            [ORD 420 3.2.2010]

### **Activities**

- 3            Outfall from further dredged material disposal in this segment shall go directly to Isthmus Slough or Marshfield Channel, not to intertidal areas.
  
- 6b, c        These activities are only permitted subject to the findings required by Policy #9, "Solutions to Erosion and Flooding Problems".
  
- 9a          Active restoration shall be allowed only when consistent with Policy #22b.

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( )

**MANAGEMENT CLASSIFICATION - DA**

**BOUNDARIES:**

This unit extends west to the deep-draft channel beginning at a line extending west from the northwest corner of the Eastside Peninsula and ending at a line extending south from First Avenue.

**MANAGEMENT OBJECTIVE:**

This unit, which is located between the deep-draft channel and prime development land, shall be managed in conjunction with water-dependent industrial uses in the uplands.

**USES:**

- |     |   |   |
|-----|---|---|
| 1.  | Aquaculture   | * |
| 2.  | Bridge Crossing Support Structures and dredging necessary for their installation                            | * |
| 3.  | Bridge Crossings  | * |
| 4.  | Commercial  | * |
| 5.  | Docks   | A |
| 6.  | Industrial and Port Facilities  | * |
| 7.  | Log Dump/Sort/Storage (in water)  | * |
| 8.  | Marinas   | A |
| 9.  | Mining/Mineral Extraction, including dredging necessary for mineral extraction                              | * |
| 10. | Recreation Facilities   |   |
|     | a. Low-intensity  | A |
|     | b. High-intensity   | A |
| 11. | Research and Educational Observation Structure  | N |
| 12. | Utilities   |   |
|     | a. Low-intensity  | A |
|     | b. High-intensity   | A |
| 13. | Water storage areas where needed for products used in, or resulting from industry, commerce, and recreation | N |

**ACTIVITIES:**

- |    |  |   |
|----|--|---|
| 1. | Dikes  |   |
|    | a. New Construction                            | N |
|    | b. Maintenance/Repair                          | * |
| 2. | Dredging                                       |   |
|    | a. New   | * |
|    | b. Maintenance Dredging of Existing Facilities | * |
|    | c. To Repair Dikes and Tidegates               | N |
| 3. | Fill   | * |
| 4. | Flow Lane Dredged Material Disposal            | N |

5.	Mitigation	A
6.	Navigational	
	a. Aids (e.g., beacons, buoys)	A
	b. Minor Improvements	A
	c. Structures	N
7.	Piling/Dolphin Installation	A
8.	Restoration	
	a. Active	*
	b. Passive	A
9.	Shoreline Stabilization	
	a. Vegetative	A
	b. Rip-rap	*
	c. Bulkheads	*
10.	Temporary Alterations	*
11.	Waste Water/Storm Water Discharge	*

**GENERAL CONDITIONS:** None

**SPECIAL CONDITIONS:**

Uses

- 1 This use is only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy #4a).
- 2, 3 These activities are allowed when it is established that such uses are consistent with the purposes of the management unit and adjacent shorelands designated for water-dependent uses or designated for waterfront redevelopment.
- 4, 6 If the use is water-related or non-dependent/non-related and does not require fill, findings must be made that the use is consistent with the resource capabilities and purposes of the management unit. Fill is not permitted for non-water-dependent uses.
- 7 This use shall be limited to log storage only. New or expanded log storage shall only be permitted after review and approval by the Department of Environmental Quality (see Policy #5c).
- 9 Mining/mineral extraction is only allowed if compatible with navigation and moorage uses, and if consistent with the resource capabilities of the area and the purposes of the management objective.

**Activities:**

- 1b, 2a, These activities are only allowed subject to finding that adverse impacts have been
- 2b, 4 minimized (see Policy #5); and to Policy #8 requiring mitigation.
- 8a Active restoration shall be allowed only when consistent with Policy #22b.

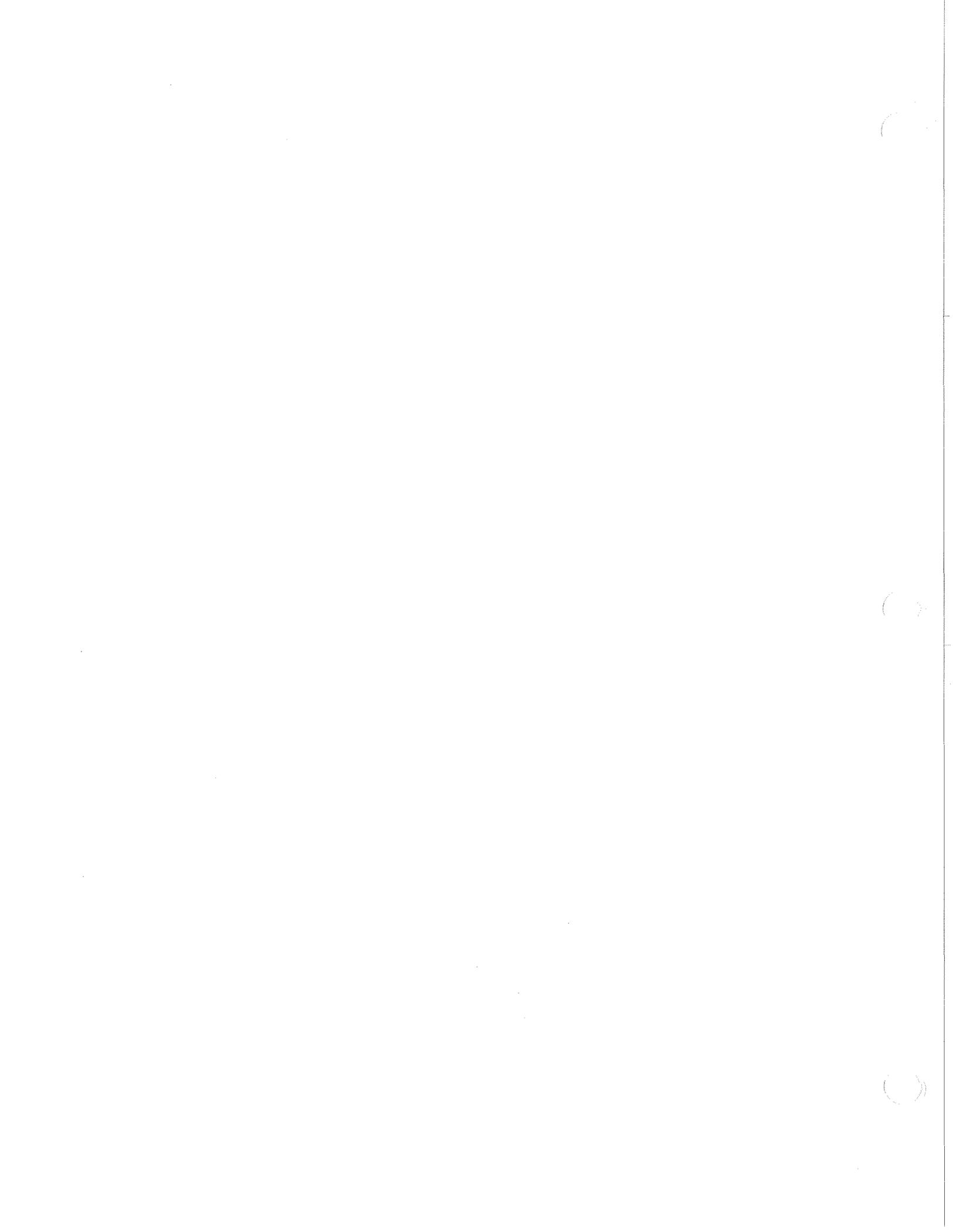
9b, 9c

These activities are only permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems," preferring non-structural to structural solutions, and to the specific findings for rip-rap.

Further, bulkheads are only allowed subject (1) to the making of resource capability consistency findings and impact assessment (see Policy #4a); (2) to a finding that adverse impacts have been minimized (see Policy #5); and (3) to Policy #8 requiring mitigation.

10, 11

These activities are allowed when it is established that such uses are consistent with the purposes of the management unit and adjacent shorelands designated for water-dependent uses or designated for waterfront redevelopment



**MANAGEMENT CLASSIFICATION: UW** (inside Eastside)  
**D** (outside Eastside)

**BOUNDARIES:**

Northeastern Boundary – A line extending South from First Avenue.

Southern Boundary – A line extending east from the Northern edge of Kennedy Field.

**MANAGEMENT OBJECTIVE:**

This shoreland segment which is substantially committed to a mix of residential, commercial and industrial uses shall be managed for continuation of these existing uses. Uses within the Eastside city limits shall be water-dependent, as this area is “especially suited” for water-dependent uses (but see General Condition #4).

**USES:**

- |     |                                 |   |
|-----|---------------------------------|---|
| 1.  | Agriculture                     | N |
| 2.  | Airports                        | N |
| 3.  | Aquaculture                     | A |
| 4.  | Commercial                      | A |
| 5.  | Dryland Moorage                 | N |
| 6.  | Industrial and Port Facilities  | A |
| 7.  | Land Transportation Facilities  | A |
| 8.  | Log Storage/Sorting Yard (land) | A |
| 9.  | Marinas                         | N |
| 10. | Mining/Mineral Extraction       | N |
| 11. | Recreation Facilities           |   |
|     | a. Low-intensity                | A |
|     | b. High-intensity               | A |
| 12. | Residential                     | * |
| 13. | Solid Waste Disposal            | * |
| 14. | Timber Farming/Harvesting       | N |
| 15. | Utilities                       |   |
|     | a. Low-intensity                | A |
|     | b. High-intensity               | A |

**ACTIVITIES**

- |    |  |   |
|----|--|---|
| 1. | Stream Alteration                      | A |
| 2. | Dikes                                  |   |
|    | a. New Construction                    | A |
|    | b. Maintenance/Repair                  | A |
| 3. | Dredged Material Disposal              | N |
| 4. | Excavation to Create New Water Surface | A |
| 5. | Fill                                   | A |

based on  
 27-UW + previous  
 28-UW

- |     |                         |   |
|-----|-------------------------|---|
| 6.  | Shoreline Stabilization | A |
|     | a. Vegetative           | * |
|     | b. Rip-rap              | * |
|     | c. Retaining Wall       | * |
| 7.  | Navigation Aids         | A |
| 8.  | Mitigation              | A |
| 9.  | a. Active               | * |
|     | b. Passive              | A |
| 10. | Land Divisions          | * |

**GENERAL CONDITIONS**

1. All permitted uses and activities shall be consistent with Policy #23, requiring protection of riparian vegetation.
2. Uses in this segment outside Eastside city limits are only permitted as stated in Policy #14 "General Policy on Uses within Rural Coastal Shorelands". Except as permitted outright, or where findings are only allowed subject to the findings in this policy.
3. All permitted uses shall be consistent with the respective flood regulations or local governments, as required in Policy #27.
4. All uses shall be consistent with Policy #16, regarding protection of areas "especially-suited for water-dependent uses".
5. Non-water-dependent uses are only allowed as per Policy #16a, inside Eastside city limits.

**SPECIAL CONDITIONS**

**Uses**

12. Within the portion designated "UW", existing dwellings may be altered, expanded, and reconstructed if destroyed by natural causes. However, new dwellings may not be constructed in this portion of the segment. This restriction does not apply to the portion designated "D". However, in the area where the zoning has been changed from Waterfront-Industrial to residential, uses within the Coos Bay Municipal Code shall prevail and no further estuarine review is required. **SEE NOTES ON ORIGINAL COPY**
13. This use is limited to disposal of wood wastes from wood products operations.

**Activities**

- 6b, c These activities are only permitted subject to the findings required by Policy #9, "Solutions to Erosion and Flooding Problems".
- 9a Active restoration shall be allowed only when consistent with Policy #22b.
- 10 Land divisions outside Eastside city limits are only permitted where they meet the conditions in Policy #15.

**MANAGEMENT CLASSIFICATION - DA**

**BOUNDARIES:**

This unit borders the Isthmus Slough shallow-draft channel beginning at a line extending south from First Avenue and ending at a line extending east from the north edge of Kennedy Field.

**MANAGEMENT OBJECTIVE:**

This Development aquatic unit shall be managed to allow in-water log dump, sort and storage associated with adjacent mills and other water-dependent development, including access.

**USES:**

- 1. Aquaculture \*
- 2. Bridge Crossing Support Structures and dredging necessary for their installation A
- 3. Bridge Crossings A
- 4. Commercial \*
- 5. Docks A
- 6. Industrial and Port Facilities \*
- 7. Log Dump/Sort/Storage (in water) \*
- 8. Marinas \*
- 9. Mining/Mineral Extraction, including dredging necessary for mineral extraction \*
- 10. Recreation Facilities
  - a. Low-intensity A
  - b. High-intensity A
- 11. Research and Educational Observation N
- 12. Utilities
  - a. Low-intensity A
  - b. High-intensity A
- 13. Water storage areas where needed for products used in, or resulting from industry, commerce, and recreation N

**ACTIVITIES:**

- 1. Dikes
  - a. New Construction N
  - b. Maintenance/Repair \*
- 2. Dredging
  - a. New \*
  - b. Maintenance Dredging of Existing Facilities \*
  - c. To Repair Dikes and Tidegates N
- 3. Fill \*
- 4. Flow Lane Dredged Material Disposal N

5.	Mitigation	A
6.	Navigational	
	a. Aids (e.g., beacons, buoys)	A
	b. Minor Improvements	A
	c. Structures	N
7.	Piling/Dolphin Installation	A
8.	Restoration	
	a. Active	*
	b. Passive	A
9.	Shoreline Stabilization	
	a. Vegetative	A
	b. Rip-rap	*
	c. Bulkheads	*
10.	Temporary Alterations	*
11.	Waste Water/Storm Water Discharge	*

**GENERAL CONDITIONS:** None

**SPECIAL CONDITIONS:**

Uses

- 1 This use is only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy #4a).
- 4, 6 If the use is water-related or non-dependent, nonrelated and does not require fill, findings must be made that the use is consistent with the resource capabilities and purposes of the management unit. Fill is not permitted for non-water-dependent uses.
- 7 New or expanded log storage shall only be permitted after review and approval by the Department of Environmental Quality (see Policy #5c).
- 8 This use is only allowed when it is established that such uses are consistent with the purposes of the management unit and adjacent shorelands designated for water-dependent uses or designated for waterfront redevelopment.
- 9 Mining/mineral extraction is only allowed if it does not conflict with access to shoreland uses, and if consistent with the resource capabilities of the area and the purposes of the management objective.

**Activities**

- 1b, 2a, These activities are only allowed subject to finding that adverse impacts have been minimized
- 2b, 3 (see Policy #5); and to Policy #8 requiring mitigation.
- 8a Active restoration shall be allowed only when consistent with Policy #22b.

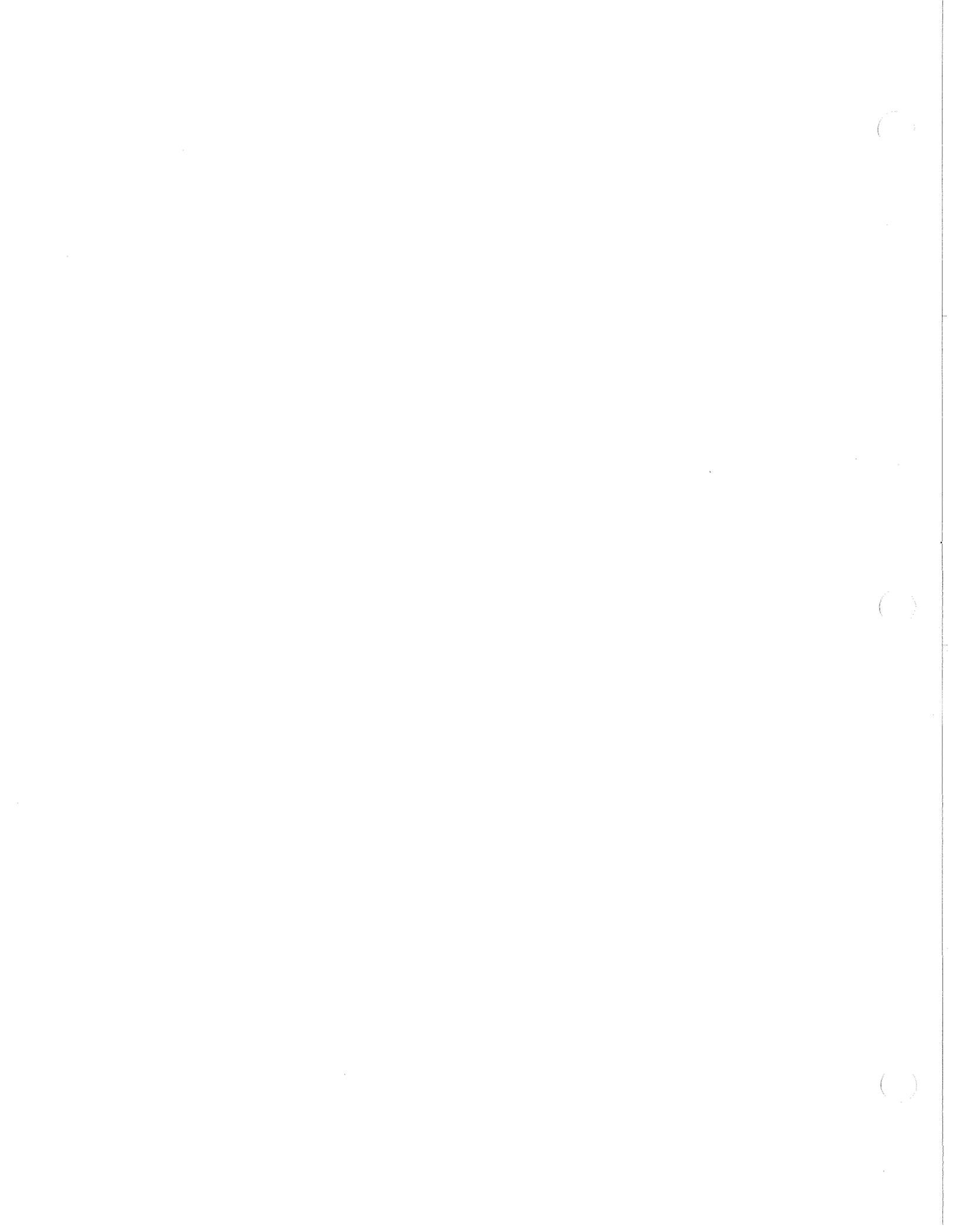
9b, 9c

These activities are only permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems," preferring non-structural to structural solutions, and to the specific findings for rip-rap.

Further, bulkheads are only allowed subject (1) to the making of resource capability consistency findings and impact assessment (see Policy #4a); (2) to a finding that adverse impacts have been minimized (see Policy #5); and (3) to Policy #8 requiring mitigation.

10, 11

These activities are only allowed when it is established that such uses are consistent with the purposes of the management unit and adjacent shorelands designated for water-dependent uses or designated for waterfront redevelopment.



**MANAGEMENT CLASSIFICATION - CA**

**BOUNDARIES:**

This unit consists of the aquatic area of Coalbank Slough from the railroad bridge to the extent of hydraulic influence (tidegates on Shinglehouse/Libby Road), excluding the two salt marshes on the southeastern shore.

**MANAGEMENT OBJECTIVE:**

The Management Objective of this unit is two-fold:

1. The portion of the unit between Seventh Street in Coos Bay and the mouth of the slough shall be managed to facilitate development of a small-scale, shallow-draft marina. Continuation of historic log storage shall be appropriate between the highway and railroad bridges only.
2. The portion of the unit upstream from Seventh Street in Coos Bay shall be managed to restrict intensive uses and thereby protect the area's resource productivity.

In addition, dredging for routine repair/maintenance of existing dikes shall be permitted only if no alternative upland source of suitable fill material is reasonably available and/or land access is not possible.

**SEE ALSO EXCEPTION #10.**

**USES:**

- |     |  |   |
|-----|--|---|
| 1.  | Aquaculture  | * |
| 2.  | Bridge Crossing Support Structures and dredging necessary for their installation | A |
| 3.  | Bridge Crossings   | A |
| 4.  | Commercial   | * |
| 5.  | Docks  | * |
| 6.  | Industrial and Port Facilities   | * |
| 7.  | Log Dump/Sort/Storage (in water)   | * |
| 8.  | Marinas  | * |
| 9.  | Mining/Mineral Extraction, including dredging necessary for mineral extraction   | N |
| 10. | Recreation Facilities  |   |
|     | a. Low-intensity   | * |
|     | b. High-intensity  | * |
| 11. | Research and Educational Observation   | N |
| 12. | Utilities  |   |
|     | a. Low-intensity   | A |
|     | b. High-intensity  | A |

- 13. Water storage areas where needed for products used in, or resulting from industry, commerce, and recreation N

**ACTIVITIES:**

- 1. Dikes
  - a. New Construction N
  - b. Maintenance/Repair \*
- 2. Dredging
  - a. New \*
  - b. Maintenance Dredging of Existing Facilities \*
  - c. To Repair Dikes and Tidegates \*
- 3. Fill \*
- 4. Flow Lane Dredged Material Disposal N
- 5. Mitigation A
- 6. Navigational
  - a. Aids (e.g., beacons, buoys) A
  - c. Minor Improvements A
  - b. Structures N/A
- 7. Piling/Dolphin Installation A
- 8. Restoration
  - a. Active \*
  - b. Passive A
- 9. Shoreline Stabilization
  - a. Vegetative A
  - b. Rip-rap \*
  - c. Bulkheads \*
- 10. Temporary Alterations \*
- 11. Waste Water/Storm Water Discharge \*

**GENERAL CONDITIONS:**

None

**SPECIAL CONDITIONS:**

Uses

- 1, 10b These uses are only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy #4a). In addition, recreational facilities must be water-dependent.
- 4, 5, 6 These uses are only permitted if they are water-dependent and need to occupy the water surface by means other than fill (e.g., pilings). Industrial uses shall not be allowed upstream of Seventh Street.
- 7 Log storage shall be allowed between the highway and railroad bridges only; log dump/sort shall not be allowed.  
  
New or expanded log storage shall only be permitted after review and approval by the Department of Environmental Quality (see Policy #5c).

8 A marina shall only be allowed east of Seventh Street in Coos Bay, and shall not involve new dredging of a channel for access purposes.

10a Such recreational facilities must be water-dependent.

### **Activities**

1b This activity is only permitted subject to the findings required by Policy #6, "Fill in Conservation and Natural Management Units," and subject to finding that adverse impacts have been minimized (see Policy #5); and to Policy #8 requiring mitigation.

2a New dredging shall be allowed only for the purpose of establishing a marina for shallow-draft vessels as described in the Management Objective, but shall not involve new dredging of an access channel. This activity is only allowed subject to finding that adverse impacts have been minimized (see Policy #5); and Policy #8 requiring mitigation.

2b These activities are only allowed subject to finding that adverse impacts have been minimized (see Policy #5); and to Policy #8 requiring mitigation.

Further, where dredging for log storage is involved, this activity shall only be allowed subject to the making of resource capability consistency findings and impact assessments (see Policy #4a).

2c Dredging for routine repair/maintenance of dikes shall only be permitted if no alternative upland source of suitable fill material is reasonably available and/or land access is possible (see Policy #5b). This activity is also subject to Policy #8 requiring mitigation, as applicable. Dredging shall be permitted to maintain/repair tidegates and for emergency dikes repair where breaching has occurred, or is imminent. However, all dredging shall be the minimum required for functional operation.

3 Fill shall be allowed to permit development of a small-scale marina, subject to findings that adverse impacts have been minimized (See Policy #5) and to Policy #8 requiring mitigation.

8a Active restoration shall be allowed only when consistent with Policy #22b.

9b, 9c These activities are only permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems," preferring non-structural to structural solutions, and to the specific findings for rip-rap, and subject to finding that adverse impacts have been minimized (see Policy #5); and to Policy #8 requiring mitigation. .

10, 11 These uses are only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy #4a).

1. The first part of the document discusses the importance of maintaining accurate records of all transactions. This is essential for ensuring the integrity of the financial statements and for providing a clear audit trail.

2. The second part of the document outlines the various methods used to collect and analyze data. These methods include direct observation, interviews, and the use of specialized software tools.

3. The third part of the document describes the process of identifying and measuring the variables of interest. This involves a thorough understanding of the research objectives and the development of a clear operational definition for each variable.

4. The fourth part of the document discusses the importance of ensuring the reliability and validity of the data. This is achieved through the use of standardized procedures and the implementation of quality control measures.

5. The fifth part of the document outlines the various methods used to analyze the data. These methods include descriptive statistics, inferential statistics, and the use of specialized software tools.

6. The sixth part of the document discusses the importance of interpreting the results of the analysis. This involves a careful consideration of the limitations of the study and the implications of the findings.

7. The seventh part of the document outlines the various methods used to communicate the results of the study. This includes the preparation of a clear and concise report and the presentation of the findings to the relevant stakeholders.

8. The eighth part of the document discusses the importance of maintaining the confidentiality and security of the data. This is achieved through the use of appropriate access controls and the implementation of data protection measures.

**ISTHMUS SLOUGH  
COALBANK SLOUGH -  
COOS BAY**

**SHORELAND SEGMENT 42**

**MANAGEMENT CLASSIFICATION : UD**

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**BOUNDARIES**

Northern Boundary – The Northern end of the railroad bridge crossing Coalbank Slough

Southern Boundary – The Northern edge of the farmland West of Coalbank Slough where the intensive residential uses begin.

This area includes the small amount of shoreland at the east end of Old Wireless Land, which was included in the annexation to the City of Coos Bay on August 18, 1998 by Ordinance No. 263. The property is no longer in a rural shoreland area while maintaining all of the estuary plan considerations that apply in the area. [RES.98-19 8/18/98]

**MANAGEMENT OBJECTIVE:**

This segment shall be managed to facilitate continuation of the mixed urban uses which exist in the area and that have little, if any, relationship to the adjacent aquatic area. It should be noted that a Section 404 permit and an Exception to Goal #17 will be required in order to develop the small diked wetland located immediately South of Dakota Street, which may occur in the future.

**USES:**

1.	Agriculture	N/A
2.	Airports	N
3.	Aquaculture	A
4.	Commercial	A
5.	Dryland Moorage	A
6.	Industrial and Port Facilities	A
7.	Land Transportation Facilities	A
8.	Log Storage/Sorting Yard (land)	N
9.	Marinas	A
10.	Mining/Mineral Extraction	N
11.	Recreation Facilities	
	a. Low-intensity	A
	b. High-intensity	A
12.	Residential	A
13.	Solid Waste Disposal	N
14.	Timber Farming/Harvesting	N/A
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	A

## ACTIVITIES

1.	Stream Alteration	A
2.	Dikes	
	a. New Construction	A
	b. Maintenance/Repair	A
3.	Dredged Material Disposal	*
4.	Excavation to Create New Water Surface	A
5.	Fill	A
6.	Shoreline Stabilization	
	a. Vegetative	A
	b. Rip-rap	*
	c. Retaining Wall	*
7.	Navigation Aids	A
8.	Mitigation	A
9.	Restoration	
	a. Active	*
	b. Passive	A
10.	Land Divisions	A

## GENERAL CONDITIONS

1. The following condition applies to all permitted uses and activities.  
  
Inventoried resources requiring mandatory protection in this segment shall be protected, as required by Policies #17 and #18.
2. All permitted uses and activities shall be consistent with Policy #23, requiring protection of riparian vegetation.
3. All permitted uses shall be consistent with the respective flood regulations of local governments, as required in Policy #27.

## SPECIAL CONDITIONS

### Activities

3. Dredged Material Disposal shall be allowed when consistent with Policy #20.
- 6b, c These activities are only permitted subject to the findings required by Policy #9, "Solutions to Erosion and Flooding Problems".
- 9a Active restoration shall be allowed only when consistent with Policy #22b.

**MANAGEMENT CLASSIFICATION - DA**

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**BOUNDARIES:**

This unit extends northeast to the deep-draft channel beginning at a line extending east from Curtis Street and ending where the southern Pacific railroad bridge crosses Coalbank Slough.

**MANAGEMENT OBJECTIVE:**

This aquatic management unit, which is in close proximity to the channel and turning basin, shall be managed for development as allowed by the uses and activities matrix. The uses and activities allowed shall not, however, conflict with safe navigation.

**USES:**

- |     |   |   |
|-----|---|---|
| 1.  | Aquaculture   | * |
| 2.  | Bridge Crossing Support Structures and dredging necessary for their installation                            | * |
| 3.  | Bridge Crossings  | * |
| 4.  | Commercial  | * |
| 5.  | Docks   | A |
| 6.  | Industrial and Port Facilities  | * |
| 7.  | Log Dump/Sort/Storage (in water)  | * |
| 8.  | Marinas   | A |
| 9.  | Mining/Mineral Extraction, including dredging necessary for mineral extraction                              | * |
| 10. | Recreation Facilities   |   |
|     | a. Low-intensity  | N |
|     | b. High-intensity   | N |
| 11. | Research and Educational Observation  | N |
| 12. | Utilities   |   |
|     | a. Low-intensity  | A |
|     | b. High-intensity   | A |
| 13. | Water storage areas where needed for products used in, or resulting from industry, commerce, and recreation | N |

**ACTIVITIES:**

- |    |  |   |
|----|--|---|
| 1. | Dikes  |   |
|    | a. New Construction                            | * |
|    | b. Maintenance/Repair                          | * |
| 2. | Dredging                                       |   |
|    | a. New   | * |
|    | b. Maintenance Dredging of Existing Facilities | * |
|    | c. To Repair Dikes and Tidegates               | * |
| 3. | Fill   | * |
| 4. | Flow Lane Dredged Material Disposal            | N |

- 5. Mitigation A
- 6. Navigational
  - a. Aids (e.g., beacons, buoys) A
  - b. Minor Improvements A
  - c. Structures \*
- 7. Piling/Dolphin Installation A
- 8. Restoration
  - a. Active \*
  - b. Passive A
- 9. Shoreline Stabilization
  - a. Vegetative A
  - b. ip-rap \*
  - c. Bulkheads \*
- 10. Temporary Alterations \*
- 11. Waste Water/Storm Water Discharge \*

**GENERAL CONDITIONS:** None

**SPECIAL CONDITIONS:**

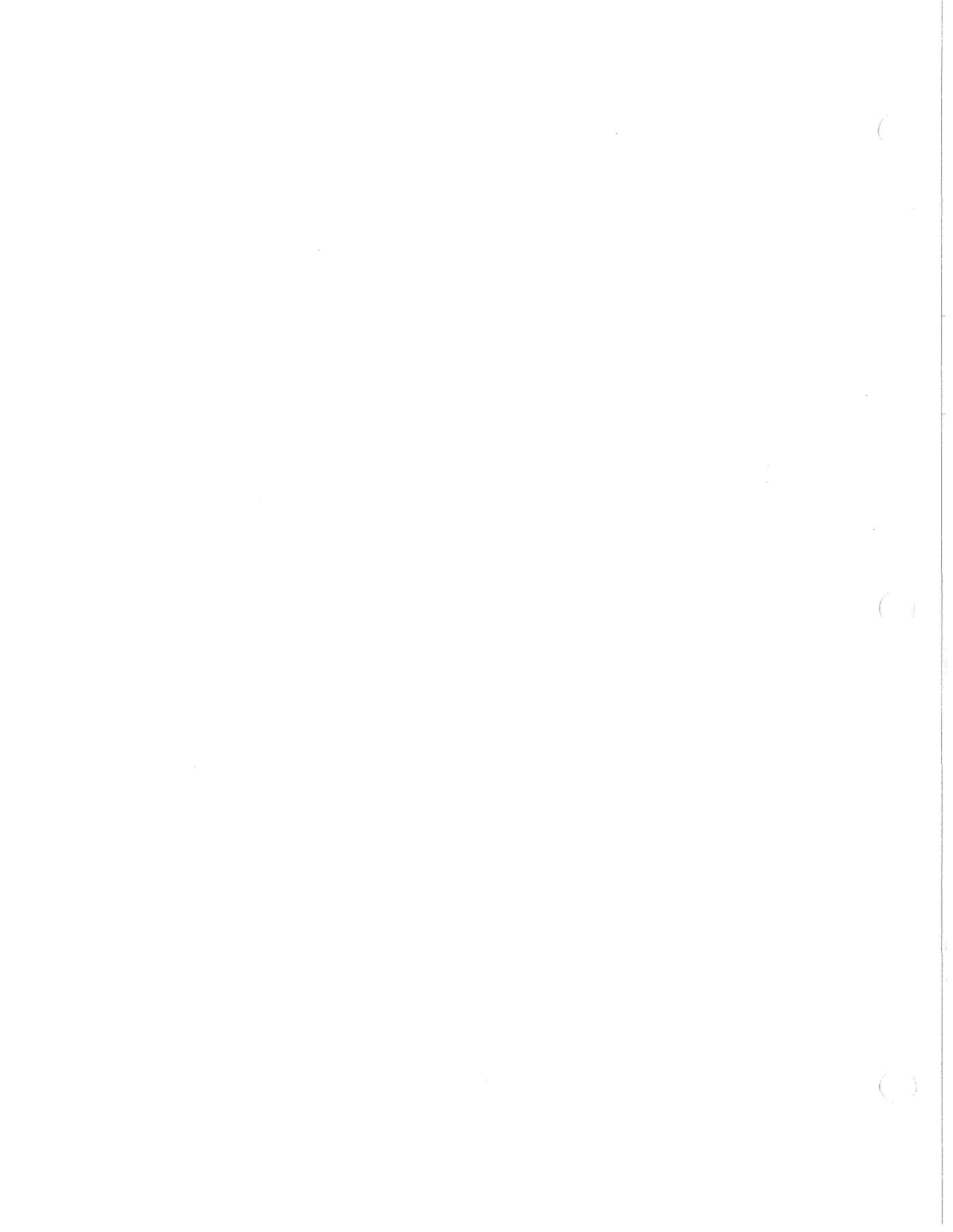
Uses

- 1 This use is only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy #4a).
- 2, 3 These activities are allowed when it is established that such uses are consistent with the purposes of the management unit and adjacent shorelands designated for water-dependent uses or designated for waterfront redevelopment.
- 4, 6 If the use is water-related or non-dependent, nonrelated and does not require fill, findings must be made that the use is consistent with the resource capabilities and purposes of the management unit. Fill is not permitted for non-water-dependent uses.
- 7 New or expanded log storage shall only be permitted after review and approval by the Department of Environmental Quality (see Policy #5c).
- 9 Mining/mineral extraction is only allowed if compatible with navigation and moorage uses, and if consistent with the resource capabilities of the area and the purposes of the management objective.

**Activities:**

- 1a, 1b These activities are only allowed subject to finding that adverse impacts have been
- 2a, 2b, minimized (see Policy #5); and to Policy #8 requiring mitigation.
- 2c, 3,
- 6c

- 8a Active restoration shall be allowed only when consistent with Policy #22b.
- 9b, 9c These activities are only permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems," preferring non-structural to structural solutions, and to the specific findings for riprap.
- Further, bulkheads are only allowed subject (1) to the making of resource capability consistency findings and impact assessment (see Policy #4a); and (2) to a finding that adverse impacts have been minimized (see Policy #5); and (3) to Policy #8 requiring mitigation.
- 10, 11 These activities are only allowed when it is established that such uses are consistent with the purposes of the management unit and adjacent shorelands designated for water-dependent uses or designated for waterfront redevelopment.



**MANAGEMENT CLASSIFICATION: UW**

**BOUNDARIES:**

Northern Boundary – A line extending east from Curtis Street.

Southern Boundary – The railway bridge as it crosses Coalbank Slough.

Western Boundary – The Easternmost rail line.

**MANAGEMENT OBJECTIVE:**

This shoreland segment shall be managed for water-dependent development as allowed in the uses and activities matrix, although it is recognized that use of this property is severely constrained by the location of the railroad which is in close proximity to the shoreline. It is nevertheless considered “especially suited to water-dependent development”. Non-water-dependent uses are only allowed as per Policy #16a.

**USES:**

1.	Agriculture	N
2.	Airports	N
3.	Aquaculture	A
4.	Commercial	A
5.	Dryland Moorage	A
6.	Industrial and Port Facilities	A
7.	Land Transportation Facilities	A
8.	Log Storage/Sorting Yard (land)	N
9.	Marinas	A
10.	Mining/Mineral Extraction	N
11.	Recreation Facilities	
	a. Low-intensity	A
	b. High-intensity	N
12.	Residential	N
13.	Solid Waste Disposal	N
14.	Timber Farming/Harvesting	N/A
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	A

**ACTIVITIES:**

1.	Stream Alteration	N/A
2.	Dikes	
	a. New Construction	A
	b. Maintenance/Repair	A

3.	Dredged Material Disposal	N
4.	Excavation to Create New Water Surface	A
5.	Fill	A
6.	Shoreline Stabilization	
	a. Vegetative	A
	b. Rip-rap	*
	c. Retaining Wall	*
7.	Navigation Aids	A
8.	Mitigation	N
9.	Restoration	
	a. Active	*
	b. Passive	A
10.	Land Divisions	A

**GENERAL CONDITIONS**

1. All permitted uses shall be consistent with the respective flood regulations of local governments, as required in Policy #27.
2. All uses shall be consistent with Policy #16, regarding protection of areas "especially-suited for water-dependent uses".

**SPECIAL CONDITIONS**

- 6b, c      These activities are only permitted subject to the findings required by Policy #9, "Solutions to Erosion and Flooding Problems".
- 9a          Active restoration shall be allowed only when consistent with Policy #22b.

MANAGEMENT CLASSIFICATION - DA

BOUNDARIES:

This unit extends east to the deep-draft channel beginning at a line east from the northern boundary of the Menasha property just south of Simpson Heights and ending at a line to the east from Curtis Street in Coos Bay.

MANAGEMENT OBJECTIVE:

This aquatic unit between the channel and the shoreline shall be managed to provide continued essential water access for the upland water-dependent uses. This shall be accomplished through the uses and activities allowed.

USES:

*boar damble  
not waterdependent*

- 1. Aquaculture \*
- 2. Bridge Crossing Support Structures and dredging necessary for their installation \*
- 3. Bridge Crossings \*
- 4. Commercial \*
- 5. Docks A
- 6. Industrial and Port Facilities \*
- 7. Log Dump/Sort/Storage (in water) \*
- 8. Marinas A
- 9. Mining/Mineral Extraction, including dredging necessary for mineral extraction \*
- 10. Recreation Facilities
  - a. Low-intensity A
  - b. High-intensity A
- 11. Research and Educational Observation N
- 12. Utilities
  - a. Low-intensity A
  - b. High-intensity A
- 13. Water storage areas where needed for products used in, or resulting from industry, commerce, and recreation N

ACTIVITIES:

- 1. Dikes
  - a. New Construction \*
  - b. Maintenance/Repair \*
- 2. Dredging
  - a. New \*
  - b. Maintenance Dredging of Existing Facilities \*
  - c. To Repair Dikes and Tidegates \*
- 3. Fill \*
- 4. Flow Lane Dredged Material Disposal N

5.	Mitigation	A
6.	Navigation	
	a. Aids (e.g., beacons, buoys)	A
	b. Minor Improvements	A
	c. Structures *	
7.	Piling/Dolphin Installation	A
8.	Restoration	
	a. Active	*
	b. Passive	A
9.	Shoreline Stabilization	
	a. Vegetative	A
	b. Rip-rap	*
	c. Bulkheads	*
10.	Temporary Alterations	*
11.	Waste Water/Storm Water Discharge	*

**GENERAL CONDITIONS:**

None

**SPECIAL CONDITIONS:**

Uses

- 1 This use is only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy #4a).
- 2, 3 These activities are allowed when it is established that such uses are consistent with the purposes of the management unit and adjacent shorelands designated for water-dependent uses or designated for waterfront redevelopment.
- 4, 6 If the use is water-related or non-dependent, nonrelated and does not require fill, findings must be made that the use is consistent with the resource capabilities and purposes of the management unit. Fill is not permitted for non-water-dependent uses.
- 7 New or expanded log storage shall only be permitted after review and approval by the Department of Environmental Quality (see Policy #5c).
- 9 Mining/mineral extraction is only allowed if compatible with navigation and moorage uses, and if consistent with the resource capabilities of the area and the purposes of the management objective.

**Activities**

- 1a, 1b These activities are only allowed subject to finding that adverse impacts have been

2a, 2b  
2c, 3,6c

minimized (see Policy #5); and to Policy #8 requiring mitigation.

8a

Active restoration shall be allowed only when consistent with Policy #22b.

9b, 9c

These activities are only permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems," preferring non-structural to structural solutions, and to the specific findings for riprap; and

Further, bulkheads are only allowed subject (1) to the making of resource capability consistency findings and impact assessment (see Policy #4a); and (2) to a finding that adverse impacts have been minimized (see Policy #5); and (3) to Policy #8 requiring mitigation.

10, 11

These activities are only allowed when it is established that such uses are consistent with the purposes of the management unit and adjacent shorelands designated for water-dependent uses or designated for waterfront redevelopment.

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( )

**UPPER BAY/ISTHMUS SLOUGH –  
COOS BAY/NORTH BEND**

**SHORELAND SEGMENT 44**

**MANAGEMENT CLASSIFICATION: UW**

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**BOUNDARIES:** [ORD 306 5/1/01]

This segment extends south from Menasha's property just south of Simpson Heights to a line extending east from Ivy Avenue. This segment also includes the area south from a line extending east from Commercial Avenue to a line extending east from Curtis Street in Coos Bay.

**MANAGEMENT OBJECTIVE:**

This shoreland segment shall be managed primarily to protect existing uses and to allow new water-dependent/water-related uses – recognizing that this ideal development is constrained by existing development patterns.

In particular, the following specific Management Objectives apply to the segment:

1. The City of Coos Bay's downtown waterfront development project (including a waterfront boardwalk) shall be allowed in order to encourage public observation of waterfront activities.
2. Non-water-dependent/non-water-related uses shall not otherwise be allowed, except as allowed in Policy #16a.

See also **EXCEPTION #17**

**USES:**

1.	Agriculture	N/A
2.	Airports	N
3.	Aquaculture	A
4.	Commercial	A
5.	Dryland Moorage	A
6.	Industrial and Port Facilities	A
7.	Land Transportation Facilities	A
8.	Log Storage/Sorting Yard (land)	A
9.	Marinas	A
10.	Mining/Mineral Extraction	N
11.	Recreation Facilities	
	a. Low-intensity	A
	b. High-intensity	A
12.	Residential	N
13.	Solid Waste Disposal	A
14.	Timber Farming/Harvesting	N/A
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	A

## ACTIVITIES:

1.	Stream Alteration	N/A
2.	Dikes	
	a. New Construction	A
	b. Maintenance/Repair	A
3.	Dredged Material Disposal	*
4.	Excavation to Create New Water Surface	A
5.	Fill	A
6.	Shoreline Stabilization	
	a. Vegetative	A
	b. Rip-rap	*
	c. Retaining Wall	*
7.	Navigation Aids	A
8.	Mitigation	N
9.	Restoration	
	a. Active	*
	b. Passive	A
10.	Land Divisions	A

## GENERAL CONDITIONS

1. All permitted uses shall be consistent with the respective flood regulations of local governments, as required in Policy #27.
2. All uses shall be consistent with Policy #16, regarding protection of areas "especially-suited for water-dependent uses."

## SPECIAL CONDITIONS

- 3 Dredged Material Disposal; shall be allowed when consistent with Policy #20.
- 6b, c These activities are only permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems".
- 9a Active restoration shall be allowed only when consistent with Policy #22b.

**UPPER BAY – ISTHMUS SLOUGH**

**SHORELAND SEGMENT 44a-UW**

**MANAGEMENT CLASSIFICATION – UW**

**[ORD 306 5/1/01]**

**BOUNDARIES:**

This segment includes everything from the Northern boundary of the city to a line extending East from Curtis Street except that area designated 44b-UD.

**MANAGEMENT OBJECTIVES:**

This shoreland segment shall be managed primarily to protect existing uses and to allow New water dependent/water related uses, recognizing that this ideal development is Constrained development patterns.

In particular, the following specific Management Objectives apply to the segment:

1. The City of Coos Bay's downtown waterfront development project (including a waterfront boardwalk) shall be allowed in order to encourage public observation of waterfront activities.
2. Non-water-dependent/non-water-related uses shall not otherwise be allowed, except as allowed in Policy #16 (III).

See also **EXCEPTION #17**

**USES:**

1.	Agriculture	N/A
2.	Airports	N
3.	Aquaculture	A
4.	Commercial	A
5.	Dryland Moorage	A
6.	Industrial and Port Facilities	A
7.	Land Transportation Facilities	A
8.	Log Storage/Sorting Yard (land)	A
9.	Marinas	A
10.	Mining/Mineral Extraction	N
11.	Recreational Facilities	A
	a. Low-intensity	A
	b. High-intensity	A
12.	Residential	N
13.	Solid Waste Disposal	A
14.	Timber Farming/Harvesting	N/A
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	A

**ACTIVITIES:**

1.	Stream Alteration	N/A
2.	Dikes	
	a. New Construction	A
	b. Maintenance/Repair	A
3.	Dredged Material Disposal	*
4.	Excavation to Create New Water Surface	A
5.	Fill	A
6.	Shoreline Stabilization	
	a. Vegetative	A
	b. Rip-rap	*
	c. Retaining Wall	*
7.	Navigation Aids	A
8.	Mitigation	N
9.	Restoration	
	a. Active	*
	b. Passive	A
10	Land Divisions	A

**GENERAL CONDITIONS:**

1. All permitted uses shall be consistent with the respective flood regulations of local governments, as required in Policy #27.
2. All uses shall be consistent with Policy #16 (III).

**SPECIAL CONDITIONS:**

**Activities**

3. Dredged Material Disposal shall be allowed when consistent with Policy #20.
- 6b, c These activities are only permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems".
- 9a Active restoration shall be allowed only when consistent with Policy #22b. (Ord. 306 5/01/01)

**UPPER BAY – ISTHMUS SLOUGH**

**SHORELAND SEGMENT 44b-UD**

**MANAGEMENT CLASSIFICATION – UD**

**[ORD 306 5/1/06]**

**BOUNDARIES:**

Northern – A line extending East from Ivy Avenue.

Southern – A line extending East from Commercial Avenue.

**MANAGEMENT OBJECTIVES:**

This shoreland segment shall be managed to protect existing uses and to allow new water dependent uses, water-related uses, and non-water-dependent uses consistent with a mixed-use emphasis, as allowed under the Waterfront Heritage (WH) zoning district.

**USES:**

1.	Agriculture	N/A
2.	Airports	N
3.	Aquaculture	A
4.	Commercial	A
5.	Dryland Moorage	A
6.	Industrial and Port Facilities	A
7.	Land Transportation Facilities	A
8.	Log Storage/Sorting Yard (land)	A
9.	Marinas	A
10.	Mining/Mineral Extraction	N
11.	Recreational Facilities	A
	a. Low-intensity	A
	b. High-intensity	A
12.	Residential	*
13.	Solid Waste Disposal	N
14.	Timber Farming/Harvesting	N/A
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	A

**ACTIVITIES:**

1.	Stream Alteration	N/A
2.	Dikes	
	a. New Construction	A
	b. Maintenance/Repair	A
3.	Dredged Material Disposal	N
4.	Excavation to Create New Water Surface	A
5.	Fill	A

- |    |                         |   |
|----|-------------------------|---|
| 6. | Shoreline Stabilization |   |
|    | a. Vegetative           | A |
|    | b. Rip-rap              | * |
|    | c. Retaining Wall       | * |
| 7. | Navigation Aids         | A |
| 8. | Mitigation              | N |
| 9. | Restoration             |   |
|    | a. Active               | * |
|    | b. Passive              | A |
| 10 | Land Divisions          | A |

**GENERAL CONDITIONS**

1. All permitted uses shall be consistent with the respective flood regulations of local governments, as required in Policy #27.

**SPECIAL CONDITIONS**

Uses

1. Residential uses shall be allowed as provided in the WH zoning district.

Activities

- 6b, c These activities are only permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems".
- 9a Active restoration shall be allowed only when consistent with Policy #22b.

**MANAGEMENT CLASSIFICATION: CS**

**BOUNDARIES:**

The three dredged material disposal islands to the East of the deep-draft channel opposite the Coos Bay-North Bend waterfront.

**MANAGEMENT OBJECTIVE:**

These shoreland segments shall be managed to maintain the middle and south islands as dredge material disposal sites. Ultimate uses following disposal include low-intensity recreational use and habitat protection. The islands are designated DMD sites (18[a] and 18 [b]). Both sites shall be protected (see Policy #20).

The north spoils island is a “high priority” mitigation site and shall be protected for this purpose (see Policy #20).

**USES:**

- |     |                                 |   |
|-----|---------------------------------|---|
| 1.  | Agriculture                     | N |
| 2.  | Airports                        | N |
| 3.  | Aquaculture                     | N |
| 4.  | Commercial                      | N |
| 5.  | Dryland Moorage                 | N |
| 6.  | Industrial and Port Facilities  | N |
| 7.  | Land Transportation Facilities  | N |
| 8.  | Log Storage/Sorting Yard (land) | N |
| 9.  | Marinas                         | N |
| 10. | Mining/Mineral Extraction       | N |
| 11. | Recreational Facilities         |   |
|     | a. Low-intensity                | A |
|     | b. High-intensity               | N |
| 12. | Residential                     | N |
| 13. | Solid Waste Disposal            | N |
| 14. | Timber Farming/Harvesting       | N |
| 15. | Utilities                       |   |
|     | a. Low-intensity                | A |
|     | b. High-intensity               | N |

**ACTIVITIES:**

- |    |  |   |
|----|--|---|
| 1. | Stream Alteration                      | N |
| 2. | Dikes                                  |   |
|    | a. New Construction                    | A |
|    | b. Maintenance/Repair                  | A |
| 3. | Dredged Material Disposal              | * |
| 4. | Excavation to Create New Water Surface | A |
| 5. | Fill                                   | N |

- |    |                         |     |
|----|-------------------------|-----|
| 6. | Shoreline Stabilization |     |
|    | a. Vegetative           | A   |
|    | b. Rip-rap              | *   |
|    | c. Retaining Wall       | *   |
| 7. | Navigation Aids         | A   |
| 8. | Mitigation              | N/A |
| 9. | Restoration             |     |
|    | a. Active               | N/* |
|    | b. Passive              | N/A |
| 10 | Land Divisions          | N   |

**GENERAL CONDITIONS**

1. No permitted use or activity shall pre-empt the use of the designated dredged material disposal site in this segment, as required by Policy #20, or the mitigation site, as required by Policy #22.
2. All permitted uses and activities shall be consistent with Policy #23 requiring protection of riparian vegetation.

**SPECIAL CONDITIONS**

**Activities**

- 3 Dredged material disposal outfall must go directly to main channel by pipeline across fringing marshes. The middle island site is to be capped-off to the height of the existing berms on a one-time basis.
- 6b, c These activities are only permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems".
- 9a Active restoration shall be allowed only when consistent with Policy #22b.

**UPPER BAY**

**AQUATIC UNIT 45**

**MANAGEMENT CLASSIFICATION: NA**

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**BOUNDARIES:**

This unit is the aquatic area surrounding the three disposal islands east of the deep-draft channel across from the North Bend water front to mean lower low water, and the entire area of tidal flats extending east to the natural Cooston Channel and Bull Island, and South to the Marshfield Channel.

**MANAGEMENT OBJECTIVE:**

This unit includes the productive intertidal flats to the East and shall be managed to protect the area in its natural condition. Necessary access through this aquatic unit to the disposal islands is allowed for disposal and recreational uses. A temporary pipeline for dredged material disposal activities shall be permitted across this segment. However, the outfall shall go directly to the main deep-draft channel. An area to the North of the North spoils island and the aquatic areas between the spoils islands, although not selected as dredged material disposal (DMD) sites, are potentially important future DMD areas. The next periodic plan review should be re-examine these sites to determine whether they are needed for DMD.

**USES:**

- |     |   |   |
|-----|---|---|
| 1.  | ○ Aquaculture   | * |
| 2.  | Bridge Crossing Support Structures and dredging necessary for their installation                            | * |
| 3.  | Bridge Crossings  | A |
| 4.  | Commercial  | N |
| 5.  | Docks   | N |
| 6.  | Industrial and Port Facilities  | N |
| 7.  | Log Dump/Sort/Storage (in water)  | N |
| 8.  | Marinas   | N |
| 9.  | Mining/Mineral Extraction including dredging necessary for mineral extraction                               | N |
| 10. | Recreation Facilities   |   |
|     | a. Low-intensity  | N |
|     | b. High-intensity   | N |
| 11. | Research and Educational Observation Structure  | A |
| 12. | Utilities   |   |
|     | a. Low-intensity  | A |
|     | b. High-intensity   | N |
| 13. | Water storage areas where needed for products used in, or resulting from industry, commerce, and recreation | N |

**ACTIVITIES:**

- |     |  |   |
|-----|--|---|
| 1.  | Dikes  |   |
|     | a. New Construction                            | N |
|     | b. Maintenance/Repair                          | N |
| 2.  | Dredging                                       |   |
|     | a. New   | N |
|     | b. Maintenance Dredging of Existing Facilities | N |
|     | c. To Repair Dikes and Tidégates               | N |
| 3.  | Fill   | N |
| 4.  | Flow Lane Dredged Material Disposal            | N |
| 5.  | Mitigation                                     | A |
| 6.  | Navigational                                   |   |
|     | a. Aids (e.g., beacons, buoys)                 | N |
|     | b. Minor Improvements                          | N |
|     | c. Structures                                  | N |
| 7.  | Piling/Dolphin Installation                    | N |
| 8.  | Restoration                                    |   |
|     | a. Active                                      | N |
|     | b. Passive                                     | A |
| 9.  | Shoreline Stabilization                        |   |
|     | a. Vegetative                                  | A |
|     | b. Rip-rap                                     | * |
|     | c. Bulkheads                                   | N |
| 10. | Temporary Alterations                          | * |
| 11. | Waste Water/Storm Water Discharge              | N |

**SPECIAL CONDITIONS:**

**Uses**

- 1, 2 This use is only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy #4a).

**Activities**

- 2a New dredging shall be allowed only to dredge a small channel on the north side of the proposed airport fill as necessary to maintain tidal currents. In addition, this activity is only allowed subject to a finding that adverse impacts have been minimized (see Policy #5).
- 9b This activity is only permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems," preferring non-structural to structural solutions, and to the specific findings for rip-rap.
- 10 This use is only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy #4a).

**UPPER BAY**

**AQUATIC SEGMENT 45A**

**MANAGEMENT CLASSIFICATION: CA**

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**BOUNDARIES:**

This segment is the narrow subtidal strip between the shipping channel to the West and the intertidal area to the East beginning at MLLW.

**MANAGEMENT OBJECTIVE:**

This segment will be managed to protect the natural resources of the subtidal area adjacent to the channel, and to provide necessary navigational facilities and permit log storage. A temporary pipeline for dredged material disposal activities shall be allowed across this segment. Outfall shall go directly to the main navigational channel.

**USES:**

- |     |                                    |   |
|-----|------------------------------------|---|
| 1.  | Aquaculture                        | * |
| 2.  | Commercial                         | N |
| 3.  | Docks                              | N |
| 4.  | Industrial and Port Facilities     | N |
| 5.  | Log Dump/Sort/Storage (in water)   | * |
| 6.  | Marinas                            | N |
| 7.  | Mining/Mineral Extraction          | N |
| 8.  | Recreation Facilities              |   |
|     | a. Low-intensity                   | * |
|     | b. High-intensity                  | N |
| 9.  | Utilities                          |   |
|     | a. Low-intensity                   | A |
|     | b. High-intensity                  | N |
| 10. | Bridge Crossing Support Structures | N |

**ACTIVITIES**

- |    |  |     |
|----|--|-----|
| 1. | Dikes  |     |
|    | a. New Construction                            | N   |
|    | b. Maintenance/Repair                          | N/A |
| 2. | Dredging                                       |     |
|    | a. New   | N   |
|    | b. Maintenance Dredging of Existing Facilities | *   |
|    | c. To Repair Dikes and Tidegates               | N/A |
| 3. | Dredged Material Disposal                      | N   |
| 4. | Fill   | N   |
| 5. | Navigational Structures                        | N   |
| 6. | Minor Navigational Improvements                | A   |
| 7. | Piling/Dolphin Installation                    | A   |

- |     |                         |     |
|-----|-------------------------|-----|
| 8.  | Shoreline Stabilization |     |
|     | a. Vegetative           | N/A |
|     | b. Rip-rap              | N/A |
|     | c. Bulkheads            | N/A |
| 9.  | Navigation Aids         | A   |
| 10. | Mitigation              | A   |
| 11. | Restoration             |     |
|     | a. Active               | *   |
|     | b. Passive              | A   |

**SPECIAL CONDITIONS**

Uses

1. This use is only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy #4a).
  
5. Continuation of present subtidal log storage shall be allowed, consistent with EQC Policy. Log dump/sort, however, shall not be allowed.  
  
New or expanded log storage shall only be permitted after review and approval by the Department of Environmental Quality (See Policy #5c).
  
- 8a Such recreational facilities must be water-dependent.

Activities

- 2b. This activity is only allowed subject to finding that adverse impacts have been minimized (see Policy #5) and to Policy #8 requiring mitigation.  
  
In addition to the above requirements, when these activities involve dredging for log storage, these activities are only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy #4a).
  
6. Minor dredging for the purpose of "scalping" shoaled areas is only allowed subject to the making of resource capability findings and subject to the assessment of impacts (Policy #4). Other minor navigational improvements are allowed outright.
  
- 11a. Active restoration shall be allowed only when consistent with Policy #22b.

**MANAGEMENT CLASSIFICATION: CS**

**BOUNDARIES:**

This shoreland segment consists of the two dredged material disposal islands Southwest of Runway 4-22 of the North Bend Airport.

**MANAGEMENT OBJECTIVE:**

This shoreland segment, which includes designated mitigation sites (M-5[a] and [b] “high” priority) for the proposed extension of the South runway of the airport, shall be managed in its natural state with mitigation as a future use. (See Policy #22). In the interim the islands serve as the site of navigational aids.

**USES:**

1.	Agriculture	N
2.	Airports	N
3.	Aquaculture	N
4.	Commercial	N
5.	Dryland Moorage	N
6.	Industrial and Port Facilities	N
7.	Land Transportation Facilities	N
8.	Log Storage/Sorting Yard (land)	N
9.	Marinas	N
10.	Mining/Mineral Extraction	N
11.	Recreational Facilities	
	a. Low-intensity	N
	b. High-intensity	N
12.	Residential	N
13.	Solid Waste Disposal	N
14.	Timber Farming/Harvesting	N/A
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	N

**ACTIVITIES:**

1.	Stream Alteration	N
2.	Dikes	
	a. New Construction	N
	b. Maintenance/Repair	A
3.	Dredged Material Disposal	N
4.	Excavation to Create New Water Surface	*
5.	Fill	N

- |     |                         |   |
|-----|-------------------------|---|
| 6.  | Shoreline Stabilization |   |
|     | a. Vegetative           | A |
|     | b. Rip-rap              | * |
|     | c. Retaining Wall       | N |
| 7.  | Navigation Aids         | * |
| 8.  | Mitigation              | A |
| 9.  | Restoration             |   |
|     | a. Active               | * |
|     | b. Passive              | A |
| 10. | Land Divisions          | A |

**GENERAL CONDITIONS**

1. On designated "high" priority mitigation/restoration sites, all uses/activities shall only be permitted subject to the conditions in Policy #22.

**SPECIAL CONDITIONS**

**Activities**

- 4 Excavation to create new water surface shall be allowed for mitigation for the proposed runway extension.
- 6b This activity is only permitted subject to the findings required by Policy #9, "Solutions to Erosion and Flooding Problems".
- 7 The islands presently provide siting for air navigation aids. Continuation of this use shall be allowed provided that the aids do not preclude mitigation.
- 9a Active restoration shall be allowed only when consistent with Policy #22b.

**MANAGEMENT CLASSIFICATION - NA**

[ORD 313 11-6-2001]

**BOUNDARIES:**

This unit extends north to the deep-draft navigation channel beginning at a line extending northwest from the configuration change in the shoreline that parallels Runway 4-22. The segment ends at a line extending west from a point at the approximate center of Section 17 and surrounds the disposal islands southwest of Runway 4-22.

**MANAGEMENT OBJECTIVE:**

This aquatic unit contains extensive eelgrass beds with associated fish and waterfowl habitat, and shall accordingly be managed to maintain these resources in their natural condition in order to protect their productivity.

Dredging of a small channel on the north side of the proposed airport fill shall be necessary as a form of mitigation to maintain tidal currents.

Maintenance only of the existing sewage treatment plant outfall shall be permitted.

**USES:**

- |     |   |   |
|-----|---|---|
| 1.  | Airport Lighting  | * |
| 2.  | Aquaculture   | * |
| 3.  | Bridge Crossing Support Structures and dredging necessary for their installation                            | * |
| 4.  | Bridge Crossings  | A |
| 5.  | Commercial  | N |
| 6.  | Docks   | N |
| 7.  | Industrial and Port Facilities  | N |
| 8.  | Log Dump/Sort/Storage (in water)  | N |
| 9.  | Marinas   | N |
| 10. | Mining/Mineral Extraction   | N |
| 11. | Recreation Facilities   |   |
|     | a. Low-intensity  | N |
|     | b. High-intensity   | N |
| 12. | Research and Educational Observation Structure  | A |
| 13. | Utilities   |   |
|     | a. Low-intensity  | A |
|     | b. High-intensity   | N |
| 14. | Water storage areas where needed for products used in, or resulting from industry, commerce, and recreation | N |

**ACTIVITIES:**

- |     |  |     |
|-----|--|-----|
| 1.  | Dikes  |     |
|     | a. New Construction                            | N   |
|     | b. Maintenance/Repair                          | N/A |
| 2.  | Dredging                                       |     |
|     | a. New   | *   |
|     | b. Maintenance Dredging of Existing Facilities | N   |
|     | c. To Repair Dikes and Tidegates               | N/A |
| 3.  | Fill   | N   |
| 4.  | Flow Lane Dredged Material Disposal            | N   |
| 5.  | Mitigation                                     | A   |
| 6.  | Navigational                                   |     |
|     | a. Aids (e.g., beacons, buoys)                 | N   |
|     | b. Minor Improvements                          | N   |
|     | c. Structures                                  | N   |
| 7.  | Piling/Dolphin Installation                    | N   |
| 8.  | Restoration                                    |     |
|     | a. Active                                      | N   |
|     | b. Passive                                     | A   |
| 9.  | Shoreline Stabilization                        |     |
|     | a. Vegetative                                  | A   |
|     | b. Rip-rap                                     | *   |
|     | c. Bulkheads                                   | N   |
| 10. | Temporary Alterations                          | *   |
| 11. | Waste Water/Storm Water Discharge              | *   |

**GENERAL CONDITIONS:** None

**SPECIAL CONDITIONS:**

Uses

1. This use is only permitted for the 1,425 foot "Medium-Intensity Approach Lighting System with Runway Alignment Indicator Lights (MALSR)" at the southern end of Runway 04 of the North Bend Municipal Airport. The maintenance walkway, which will support the MALSR, is permitted as set forth by Exception #26.
- 2, 3 This use is only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy #4a).

Activities:

- 2a New dredging shall be allowed only to dredge a small channel on the north side of the proposed airport fill as necessary to maintain tidal currents. In addition, this activity is only allowed subject to a finding that adverse impacts have been minimized (see Policy #5).

- 9b This activity is only permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems," preferring non-structural to structural solutions, and to the specific findings for rip-rap.
- 10, 11 This use is only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy #4a).

( )

( )

( )

**MANAGEMENT CLASSIFICATION - DA**

**BOUNDARIES:**

Beginning at a point on the extended centerline of Runway 4-22, North Bend Municipal Airport, North Bend, Oregon; said point bearing South 63 degrees 13' 56" West, a distance of 200 feet from the west end of Runway #4; thence running north 26 degrees 46' 04" west 362.5 feet; thence south 63 degrees 13' 56" west 2,000 feet; thence south 26 degrees 46' 04" east 725 feet; then north 63 degrees 13' 56" east 2,000 feet; thence north 26 degrees 46' 04" west 500 feet to the point of beginning.

**MANAGEMENT OBJECTIVE:**

This aquatic area shall be managed to protect natural resources until such time as the unit is filled to allow for extension of North Bend Municipal Airport Runway 4-22, which shall be allowed. Upon completion of required filling, the segment shall become new Shoreland Segment 51A; interim uses and activities shall be in effect until filling is completed. This unit comprises dredged material disposal site 9x.

**SEE ALSO EXCEPTION #21.**

**USES:**

- |     |  |   |
|-----|--|---|
| 1.  | Aquaculture  | N |
| 2.  | Bridge Crossing Support Structure and dredging necessary for their installation                              | N |
| 3.  | Bridge Crossings   | N |
| 4.  | Commercial   | N |
| 5.  | Docks  | N |
| 6.  | Industrial and Port Facilities   | N |
| 7.  | Log Dump/Sort/Storage (in water)   | N |
| 8.  | Marinas  | N |
| 9.  | Mining/Mineral Extraction, including dredging necessary for mineral extraction                               | N |
| 10. | Recreation Facilities  |   |
|     | a. Low-intensity   | N |
|     | b. High-intensity  | N |
| 11. | Research and Educational Observation Structure   | N |
| 12. | Utilities  |   |
|     | a. Low-intensity   | * |
|     | b. High-intensity  | * |
| 13. | Water storage areas where needed for products used in, or resulting from industry, commerce, and recreation. | N |

## ACTIVITIES

1.	Dikes	
	a. New Construction	*
	b. Maintenance/Repair	*
2.	Dredging	
	a. New	N
	b. Maintenance Dredging of Existing Facilities	N
	c. To Repair Dikes and Tidegates	N/A
3.	Fill	*
4.	Flow Lane Dredged Material Disposal	*
5.	Mitigation	A
6.	Navigational	
	a. Aids (e.g., beacons, buoys)	N
	b. Minor Improvements	N
	c. Structures	N
7.	Piling/Dolphin Installation	N
8.	Restoration	
	a. Active	N
	b. Passive	N
9.	Shoreline Stabilization	
	a. Vegetative	A
	b. Rip-rap	*
	c. Bulkheads	*
10.	Temporary Alterations	*
11.	Waste Water/Storm Water Discharge	*

## INTERIM SPECIAL CONDITIONS

### Uses

- 12 Utilities shall be allowed in this unit, as consistent with the North Bend Municipal Airport Master Plan (including the runway extension project).

### Activities

- 1a, b, These activities shall be allowed as consistent with the North Bend Municipal Airport
- 3, 4, Master Plan (including the runway extension project).  
9b, c
- 1a, b, In addition, these activities are only allowed subject to finding that adverse impacts have
- 3, 4 been minimized (see Policy #5); and to Policy #8 requiring mitigation.
- 9b, c These activities are only permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems," preferring non-structural to structural solutions, and to the specific findings for rip-rap.

Further, bulkheads are only allowed subject (1) to the making of resource capability consistency findings and impact assessments (see Policy #4a); (2) to a finding that adverse impacts have been minimized (see Policy #5); and (3) to Policy #8 requiring mitigation.

**LONG-TERM USES AND ACTIVITIES** (for new Shoreland Unit 51 A)

**USES:**

1.	Agriculture	N
2.	Airports	A
3.	Aquaculture	N
4.	Bridge Crossing Support Structures and dredging necessary for their installation	N/A
5.	Bridge Crossings	N
6.	Commercial	N
7.	Dryland Moorage	N
8.	Industrial & Port Facilities	N
9.	Land Transportation Facilities	A
10.	Log Storage/Sorting Yard (land)	N
11.	Marinas	N
12.	Mining/Mineral Extraction	N
13.	Recreation Facilities	
	a. Low-intensity	N
	b. High-intensity	N
14.	Residential	N
15.	Solid Waste Disposal	N
16.	Timber Farming/Harvesting	N
17.	Utilities	
	a. Low-intensity	A
	b. High-intensity	A
18.	Water storage areas where needed for products used in, or resulting from industry, commerce, and recreation	N

**ACTIVITIES:**

1.	Stream Alteration	A
2.	Dikes	
	a. New Construction	N
	b. Maintenance/Repair	N
3.	Dredge Material Disposal	A
4.	Excavation to Create New Water Surface	N
5.	Fill	A
6.	Land Divisions	A
7.	Mitigation	N/A
8.	Navigation Aids	N
9.	Restoration	
	a. Active	N/A
	b. Passive	N/A

- 10. Shoreline Stabilization
  - a. Vegetative
  - b. Rip-rap
  - c. Retaining Wall
- 11. Temporary Alterations
- 12. Waste Water/Storm Water Discharge

N  
\*  
\*  
\*  
\*

**LONG-TERM GENERAL CONDITIONS**      None

**LONG-TERM SPECIAL CONDITIONS**

**Activities**

- 10b,c      These activities are only permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems."
- 11,12      These activities are only allowed when it is established that such uses are consistent with the purposes of the management unit and adjacent shorelands designated for water-dependent uses or designated for waterfront redevelopment.

**MANAGEMENT CLASSIFICATION: CS**

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**BOUNDARIES:**

Northern Boundary – A line inland from the Southern edge of the altered shoreline South of the airport runway.

Southern Boundary – A line extending waterward from Division Street.

**MANAGEMENT OBJECTIVE:**

The steep and scenic bluff between residential uses inland and natural and conservation aquatic areas shall be managed to protect scenic and riparian values and to prevent geologic hazards. The Southern portion of the segment shall be managed to protect recreational beach access and to maintain historic and archaeological resources.

**USES:**

1.	Agriculture	N
2.	Airports	N
3.	Aquaculture	N
4.	Commercial	N
5.	Dryland Moorage	N
6.	Industrial & Port Facilities	N
7.	Land Transportation Facilities	N
8.	Log Storage/Sorting Yard (land)	N
9.	Marinas	N
10.	Mining/Mineral Extraction	N
11.	Recreation Facilities	N
	a. Low-intensity	A
	b. High-intensity	A
12.	Residential	*
13.	Solid Waste Disposal	N
14.	Timber Farming/Harvesting	N
15.	Utilities	N
	a. Low-intensity	A
	b. High-intensity	N

**ACTIVITIES**

1.	Stream Alteration	N
2.	Dikes	N
	a. New Construction	N
	b. Maintenance/Repair	N/A
3.	Dredge Material Disposal	N
4.	Excavation to Create New Water Surface	N
5.	Fill	N

- |     |                         |   |
|-----|-------------------------|---|
| 6.  | Shoreline Stabilization | A |
|     | a. Vegetative           | * |
|     | b. Rip-rap              | * |
|     | c. Retaining Wall       | A |
| 7.  | Navigation Aids         | A |
| 8.  | Mitigation              | A |
| 9.  | Restoration             | * |
|     | a. Active               | A |
|     | b. Passive              | A |
| 10. | Land Divisions          | A |

**GENERAL CONDITIONS:**

The following condition applies to all permitted uses and activities.

1. Inventoried resources requiring mandatory protection in this segment shall be protected, as required by Policies #17 and #18.
2. All permitted uses and activities shall be consistent with Policy #23, requiring protection of riparian vegetation.
3. All permitted uses in dune areas shall be consistent with the requirements of Policies #30 and #31.

**SPECIAL CONDITIONS:**

Uses

- 12 Residential development within 50 feet from the edge of the bluff shall be subject to site plan design review to assure that structures are suitably engineered for the geologic nature of the bluff.

**Activities**

- 6b, c These activities are only permitted subject to the findings required by Policy #9, "Solutions to Erosion and Flooding Problems".
- 9a Active restoration shall be allowed only when consistent with Policy #22b.

**MANAGEMENT CLASSIFICATION - CA**

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**BOUNDARIES:**

This unit extends east of the deep-draft navigation channel beginning at a line extending waterward from the north end of Cape Arago Mill, and ending at a similar line 2,400 feet to the north, measured along the shoreline.

**MANAGEMENT OBJECTIVE:**

This unit shall be managed to (1) conserve its aquatic resources, and (2) to permit subtidal log storage in support of the mill to the south of the unit.

**USES:**

- |     |   |   |
|-----|---|---|
| 1.  | Aquaculture   | * |
| 2.  | Bridge Crossing Support Structures and dredging necessary for their installation                            | A |
| 12. | Bridge Crossings  | A |
| 4.  | Commercial  | N |
| 5.  | Docks   | N |
| 6.  | Industrial and Port Facilities  | N |
| 7.  | Log Dump/Sort/Storage (in water)  | * |
| 8.  | Marinas   | N |
| 9.  | Mining/Mineral Extraction, including dredging necessary for mineral extraction                              | N |
| 10. | Recreation Facilities   |   |
|     | a. Low-intensity  | N |
|     | b. High-intensity   | N |
| 11. | Research and Educational Observation  | N |
| 12. | Utilities   |   |
|     | a. Low-intensity  | A |
|     | b. High-intensity   | N |
| 13. | Water storage areas where needed for products used in, or resulting from industry, commerce, and recreation | N |

**ACTIVITIES:**

- |    |  |     |
|----|--|-----|
| 1. | Dikes  |     |
|    | a. New Construction                            | N   |
|    | b. Repair/Maintenance                          | N/A |
| 2. | Dredging                                       |     |
|    | a. New   | N   |
|    | b. Maintenance Dredging of Existing Facilities | *   |
|    | c. To Repair Dikes and Tidegates               | N/A |

3.	Fill	N
4.	Flow Lane Dredged Material Disposal	N
5.	Mitigation	A
6.	Navigational	
	a. Aids (e.g., beacons, buoys)	A
	b. Minor Improvements	A
	c. Structures	N
8.	Piling/Dolphin Installation	A
9.	Restoration	
	a. Active	*
	b. Passive	A
10.	Shoreline Stabilization	
	a. Vegetative	A
	b. Rip-rap	*
	c. Bulkheads	N
11.	Temporary Alterations	*
12.	Waste Water/Storm Water Discharge	*

**GENERAL CONDITIONS:** None

**SPECIAL CONDITIONS:**

**Uses**

- 1, 3      The use is allowed when it is established that the use is consistent with the resource capabilities of the area and the purposes of the management unit. (See Policy 4a.)
  
- 7      This use shall be limited to log storage and shall not conflict with the ultimate development of a marina.  
  
New or expanded log storage shall only be permitted after review and approval by the Department of Environmental Quality (see Policy #5c).

**Activities**

- 2b      Maintenance dredging *is* permitted for log storage and access to nearby docks. In addition this activity is only allowed subject (1) to making of resource capability consistency findings and impact assessments (see Policy #4a); (2) to a finding that adverse impacts have been minimized (see Policy #5); and (3) to Policy #8 requiring mitigation.
  
- 9a      Active restoration shall be allowed only when consistent with Policy #22b.
  
- 10b      These activities are only permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems," preferring nonstructural to structural solutions, and the specific findings for rip-rap.
  
- 11,12      The use is allowed when it is established that the use is consistent with the resource capabilities of the area and the purposes of the management unit. (See Policy 4a.)

**MANAGEMENT CLASSIFICATION: DA**

**BOUNDARIES:**

This segment extends East of the deep-draft channel beginning at a line Northwest from the North end of Cape Arago Mill and ending at a line that projects at an angle from the shoreline North from an extension of Johanneson Avenue and then runs Southwest 100 feet South of a city pier.

**MANAGEMENT OBJECTIVE:**

This aquatic segment shall be managed to maintain water access for water-dependent/related industrial and recreational uses located in the upland.

**SEE ALSO EXCEPTION #4**

**USES:**

- 1. Aquaculture \*
- 2. Commercial \*
- 3. Docks A
- 4. Industrial and Port Facilities \*
- 5. Log Dump/Sort/Storage (in water) \*
- 6. Marinas N
- 7. Mining/Mineral Extraction \*
- 8. Recreation Facilities
  - a. Low-intensity A
  - b. High-intensity A
- 9. Utilities
  - a. Low-intensity A
  - b. High-intensity A
- 10. Bridge Crossing Support Structures N

**ACTIVITIES:**

- 1. Dikes
  - a. New Construction N
  - b. Repair/Maintenance \*
- 2. Dredging
  - a. New \*
  - b. Maintenance dredging of existing facilities \*
  - c. To repair dikes and tidegates N
- 3. Dredged Material Disposal N
- 4. Fill \*
- 5. Navigational Structures \*

6.	Minor Navigational Improvements	A
7.	Piling/Dolphin Installation	A
8.	Shoreline Stabilization	
	a. Vegetative	A
	b. Rip-rap	*
	c. Bulkheads	*
9.	Navigation Aids	A
10.	Mitigation	A
11.	Restoration	
	a. Active	*
	b. Passive	A

**SPECIAL CONDITIONS:**

Uses

- 1 This use is only allowed subject to the making of resource capability consistency findings and subject to the assessment of impacts (see policy #4a).
- 2, 4 If the use is water-related or non-dependent/related and does not require fill, findings must be made that the use is consistent with the resource capabilities and purposes of the management unit. Fill is not permitted for non-water-dependent uses.
- 5 Log dump and storage uses are allowed only to the North of the existing T-dock to provide a buffer for these uses and the recreational clam bed to the South of the segment.  
  
New or expanded log storage shall only be permitted after review and approval by the Department of Environmental Quality (see Policy #5c).
- 7 Mining/mineral extraction is only allowed if compatible with navigation and moorage uses, and if consistent with the resource capabilities of the area and the purposes of the management objective.

**Activities**

- 1b, 2a, b, 4,5 These activities are only allowed subject to finding that adverse impacts have been minimized (see Policy #5); and to Policy #8 requiring mitigation.
- 8b, c These activities are only permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems", preferring non-structural to structural solutions, and to the specific findings for rip-rap.

In addition, bulkheads are only allowed subject:

- 1. to the making of resource capability consistency findings and impact assessments (see Policy #4a);
- 2. to a finding that adverse impacts have been minimized (see Policy #5); and
- 3. to Policy #8 requiring mitigation.

- 11a Active restoration shall be allowed only when consistent with Policy #22b.

**MANAGEMENT CLASSIFICATION: UW**

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**BOUNDARIES:**

Northern Boundary – A line West from Division Street.

Southern Boundary – A line West from Johanneson Avenue to the line of non-aquatic vegetation.

**MANAGEMENT OBJECTIVE:**

The distance to the channel and the shallow depths make this area ideally suited for shallow-draft (up to 20 feet) water-dependent/related uses such as the current mix of uses for barge and small fishing craft loading and unloading. This segment shall be managed to allow continuation of current uses, and, particularly, continued use and improvement of the boat ramp and associated facilities for public recreational use. Non-water-dependent/related uses shall only be allowed as per Policy #16a, except in the area encompassed by the Hollering Place (HP) zoning designation whereby uses listed in the zoning district are permitted as set forth by Coos Bay Municipal Code 17.127 [Ord. 431 Exhibit B 6/15/2010]

**USES:**

1.	Agriculture	N
2.	Airports	N
3.	Aquaculture	N
4.	Commercial	A
5.	Dryland Moorage	A
6.	Industrial and Port Facilities	A
7.	Land Transportation Facilities	A
8.	Log Storage/Sorting Yard (land)	A
9.	Marinas	A
10.	Mining/Mineral Extraction	N
11.	Recreation Facilities	
	a. Low-intensity	A
	b. High-intensity	A
12.	Residential	N
13.	Solid Waste Disposal	*
14.	Timber Farming/Harvesting	N/A
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	A

**ACTIVITIES:**

1.	Stream Alteration	A
2.	Dikes	
	a. New Construction	A
	b. Maintenance/Repair	A
3.	Dredged Material Disposal	N
4.	Excavation to Create New Water Surface	A
5.	Fill	A
6.	Shoreline Stabilization	
	a. Vegetative	A
	b. Rip-rap	*
	c. Retaining Wall	*
7.	Navigation Aids	A
8.	Mitigation	N/A
9.	Restoration	
	a. Active	*
	b. Passive	A
10.	Land Divisions	A

**GENERAL CONDITIONS:**

1. Inventoried resources requiring mandatory protection in this segment shall be protected as required by Policy #18.
2. All permitted uses shall be consistent with the respective flood regulations of local governments, as required in Policy #27.
3. All permitted uses in dune areas shall be consistent with the requirements of Policies #30 and #31.
4. All uses shall be consistent with Policy #16, regarding protection of areas "especially-suited for water-dependent uses".

**SPECIAL CONDITIONS:**

Uses

- 13 Industrial solid waste disposal shall be allowed if findings are developed which document that the use is consistent with the surrounding uses and the character of the area.

Activities

- 6b, c These activities are only permitted subject to the findings required by Policy #9, "Solutions to Erosion and Flooding Problems".
- 9a Active restoration shall be allowed only when consistent with Policy #22b.

**MANAGEMENT CLASSIFICATION: UD**

---

**BOUNDARIES:**

Northern Boundary – A line West from Johanneson Avenue to the line of non-aquatic vegetation.

Southern Boundary – A line West from Spaw Boulevard.

This segment also contains an offshore spoil island immediately North of Coos Bay sewage treatment plant.

**MANAGEMENT OBJECTIVE:**

This segment shall be managed to allow continuation of the existing mix of residential and commercial uses to the West of Cape Arago Highway, since the segment is not especially suited to commercial and industrial water-dependent/related uses. This segment also contains designated mitigation Site M-1b (medium priority) which must be protected from pre-emptive uses, consistent with Policy #22.

*restoration* →

**USES:**

1.	Agriculture	N
2.	Airports	N
3.	Aquaculture	A
4.	Commercial	A
5.	Dryland Moorage	*
6.	Industrial and Port Facilities	A
7.	Land Transportation Facilities	A
8.	Log Storage/Sorting Yard (land)	N
9.	Marinas	N
10.	Mining/Mineral Extraction	A
11.	Recreation Facilities	
	a. Low-intensity	*
	b. High-intensity	*
12.	Residential	A
13.	Solid Water Disposal	N
14.	Timber Farming/Harvesting	A
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	A

**ACTIVITIES:**

1.	Stream Alteration	A
----	-------------------	---

2.	Dikes	
	a. New Construction	A
	b. Maintenance/Repair	A
3.	Dredged Material Disposal	N
4.	Excavation to Create New Water Surface	*
5.	Fill	A
6.	Shoreline Stabilization	
	a. Vegetative	A
	b. Rip-rap	*
	c. Retaining Wall	*
7.	Navigation Aids	A
8.	Mitigation	A
9.	Restoration	
	a. Active	*
	b. Passive	A
10.	Land Divisions	A

**GENERAL CONDITIONS:**

1. All permitted uses in dune areas shall be consistent with the requirements of Policies #30 and #31.
2. All permitted uses shall be consistent with the respective flood regulations of local governments, as required in Policy #27.
3. On "medium" or "high" priority designated mitigation/restoration sites, all uses/activities shall only be permitted subject to the conditions in Policy #22.
4. All permitted uses and activities shall be consistent with Policy #23, requiring protection of riparian vegetation.

**SPECIAL CONDITIONS:**

**Uses**

5. Dryland moorage shall be allowed in this segment if its water access is not from this segment.
- 11a,b. Recreation activities requiring access to the water from this segment shall be allowed only as permitted in Segment #55B.

**Activities**

4. Creation of ponds that do not connect to the estuarine area shall be allowed.
- 6b, c. These activities are only permitted subject to the findings required by Policy #9, "Solutions to Erosion and Flooding Problems".
- 9a. Active restoration shall be allowed only when consistent with Policy #22b.

**MANAGEMENT CLASSIFICATION: CA**

---

**BOUNDARIES:**

This aquatic segment extends East of the channel with the North boundary extending Easterly toward the point where Noble Avenue meets the shoreline, the South boundary about 400 feet North of Sitka Dock and the East Boundary at the landward edge of the subtidal area.

**MANAGEMENT OBJECTIVE:**

This aquatic segment shall be managed to allow recreational uses consistent with aquatic resource characteristics.

**USES**

- |     |                                    |   |
|-----|------------------------------------|---|
| 1.  | Aquaculture                        | * |
| 2.  | Commercial                         | N |
| 3.  | Docks                              | * |
| 4.  | Industrial and Port Facilities     | N |
| 5.  | Log Dump/Sort/Storage (in-water)   | N |
| 6.  | Marinas                            | N |
| 7.  | Mining/Mineral Extraction          | N |
| 8.  | Recreation Facilities              |   |
|     | a. Low-intensity                   | * |
|     | b. High-intensity                  | * |
| 9.  | Utilities                          |   |
|     | a. Low-intensity                   | A |
|     | b. High-intensity                  | * |
| 10. | Bridge Crossing Support Structures | N |

**ACTIVITIES**

- |    |  |     |
|----|--|-----|
| 1. | Dikes  |     |
|    | a. New Construction                            | N   |
|    | b. Repair/Maintenance                          | N/A |
| 2. | Dredging                                       |     |
|    | a. New   | N   |
|    | b. Maintenance dredging of existing facilities | N   |
|    | c. To repair dikes and tidegates               | N/A |
| 3. | Dredged Material Disposal                      | N   |
| 4. | Fill   | N   |
| 5. | Navigational Structures                        | N   |
| 6. | Minor Navigational Improvements                | A   |
| 7. | Piling/Dolphin Installation                    | *   |

- |     |                         |   |
|-----|-------------------------|---|
| 8.  | Shoreline Stabilization | A |
|     | a. Vegetative           | * |
|     | b. Rip-rap              | N |
|     | c. Bulkheads            | A |
| 9.  | Navigation Aids         | A |
| 10. | Mitigation              | A |
| 11. | Restoration             | * |
|     | a. Active               | A |
|     | b. Passive              |   |

**SPECIAL CONDITIONS**

Uses

- 1, 8b These uses are only allowed subject to the making of resource capability consistency findings and subject to the assessment of impacts (see Policy #4a).
- Recreational facilities must be water-dependent.
- 3 This is only permitted if it needs to occupy water surface by means other than fill (e.g. pilings).
- 8a Such recreational facilities must be water-dependent.
- 9b Maintenance of the sewage treatment plant outfall shall be allowed.

Activities

- 6 Minor dredging for the purpose of “scalping” shoaled areas is only allowed subject to the making of resource capability findings and subject to the assessment of impacts (Policy #4). Other minor navigational improvements are allowed outright.
- 7 Piling/dolphins shall be allowed if necessary to support recreational uses.
- 8b This activity is only permitted subject to the general findings required by Policy #9, “Solutions to Erosion and Flooding Problems”, preferring non-structural to structural solutions, and to the specific findings for rip-rap.
- 11a Active restoration shall be allowed only when consistent with Policy #22b.

**MANAGEMENT CLASSIFICATION: NA**

**BOUNDARIES:**

This aquatic segment begins at a line running Westerly from a point on the shoreline at Noble Avenue and ends at a line extending West from Spaw Boulevard. The West boundary is the waterward edge of the intertidal flats.

**MANAGEMENT OBJECTIVE:**

This aquatic segment shall be managed to protect its natural resources. However, a recreational pier is proposed in this segment to provide public fishing access to the lower bay.

**USES:**

1.	Aquaculture	*
2.	Commercial	N
3.	Docks	N
4.	Industrial and Port Facilities	N
5.	Log Dump/Sort/Storage (in-water)	N
6.	Marinas	N
7.	Mining/Mineral Extraction	N
8.	Recreation Facilities	
	a. Low-intensity	*
	b. High-intensity	N
9.	Utilities	
	a. Low-intensity	A
	b. High-intensity	N
10.	Bridge Crossing Support Structures	N

**ACTIVITIES:**

1.	Dikes	
	a. New Construction	N
	b. Repair/Maintenance	N
2.	Dredging	
	a. New	N
	b. Maintenance dredging of existing facilities	N
	c. To repair dikes and tidegates	N
3.	Dredged Material Disposal	N
4.	Fill	N
5.	Navigational Structures	N
6.	Minor Navigational Improvements	N
7.	Piling/Dolphin Installation	N

- |     |                         |   |
|-----|-------------------------|---|
| 8.  | Shoreline Stabilization | A |
|     | a. Vegetative           | * |
|     | b. Rip-rap              | N |
|     | c. Bulkheads            | A |
| 9.  | Navigation Aids         | A |
| 10. | Mitigation              | A |
| 11. | Restoration             | N |
|     | a. Active               | A |
|     | b. Passive              | A |

**SPECIAL CONDITIONS**

Uses

- 1 This use is only allowed subject to the making of resource capability consistency findings and subject to the assessment of impacts (see Policy #4a).
- 8a This use is limited to a recreational pier, which is only permitted if it needs to occupy the water surface by means other than fill (e.g. pilings).

Activities

- 8b This activity is only permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems", preferring non-structural to structural solutions, and to the specific findings for rip-rap.
- 11a Active restoration shall be allowed only when consistent with Policy #22b.