R & E Grant Application 25-27 Biennium

Project #: 25-031

Aldrich Point Boat Ramp Maintenance

Project Information

Requested Cycle:	25-4
R&E Project Request:	$76,230
Other Funding:	$2,000
Total Project:	$78,230
Spending Start Date:	8/1/2026
Spending End Date:	6/30/2027
Project Start Date:	8/1/2026
Project End Date:	6/30/2027
Organization:	Friends of Brownsmead (Tax ID #: 39-3701082)

Applicant Information

Name:	Jenny Johnson
Address:	92080 John Day River Road Astoria, OR 97103
Telephone:	503-791-3785
Email:	jennifercjohnson325@gmail.com

Past Recommended or Completed Projects

This applicant has no previous projects that match criteria.

Authorized Agent

Name:	Jenny Johnson
Address:	92080 John Day River Road Astoria, OR 97103
Telephone:	503-791-3785
Email:	jennifercjohnson325@gmail.com

Location Information

Where is it?

The project will occur on private land owned or managed by another party

Landowner Information

Name:	Ernie Affolter
Address:	94566 Mustonen Rd Astoria, Oregon, 97103
Cell:	503-901-2897
Email:	ernieaffolter@gmail.com

Site Description

Street Address, nearest intersection, or other descriptive location.

SENW T9N R7W Section 26. Tax Lot 400. Approximately 5 miles north of Highway 30 at the end of Aldrich Point Road.

Directions to the site from the nearest highway junction.

Between mileposts 79 and 80 on Highway 30, turn north onto Ziak-Gnat Creek Road. Turn right onto Aldrich Point Road and travel approximately 5 miles north until you reach the Columbia River and boat ramp.

Following project completion, public anglers will be allowed the following level of access to the project site:

Full access

Please describe what leases, easements, agreements are in place to ensure angler access to the project site, and what is the length of each agreement.

Clatsop County and the landowner (Affolter) have a lease agreement in place allowing public use of this parking lot, ramp, and dock. The ramp and river access at Aldrich Point have been used by the public for decades. (See letter of support from Clatsop County Commissioners)

Dominant Land Use Type:

Boat ramp & parking lot. End of Road.

Project Location

General Project Location.

County:	Clatsop
Town/City:	Astoria
ODFW Dist:	North Coast
Stream/Lake/Estuary Name:	Columbia River
Sub-basin:	Columbia River
Tributary of:	Columbia River

Specific Project Location.

Latitude	Longitude

-123.519	46.235

Project Summary

Project Summary

Please provide a couple sentence summary of the proposal.

River access is a foundational requirement for Oregon's fishing and hunting communities. According to ODFW's 2025 harvest data, the Astoria area produced the highest recreational catch totals in the entire state for Coho, Steelhead, and Chinook combined — a reflection of both the region's exceptional fisheries and the public's heavy reliance on dependable access points. To sustain these angling and hunting opportunities, Oregon must maintain safe, reliable, year-round access to the Columbia River. Without functional boat ramps, participation drops, harvest reporting declines, enforcement becomes more difficult, and the State's ability to support its flagship fisheries is weakened. Access points like Aldrich Point, which serve a 25-mile stretch of river between John Day and Westport, are essential infrastructure for both recreation and resource management.

Overall Project Goals

Describe the primary goals or outcomes of the entire project, including elements not requesting funding from R&E.

Continue to keep this boat ramp functioning for the many groups that use it to access the lower Columbia River.

Primary objectives of R&E funding

Please describe the measurable objectives for the R&E portion of the funding request.

Replace decking, stringers, bumpers and butt rail by 6/30/2027.

Upgrade flotation foam by 6/30/2027.

Install ADA slope compliant ramp to access dock by 6/30/2027.

Grade parking lot, add gravel, and compact by 6/30/2027.

Install safety signage by 6/30/2027.

Haul away and recycle all old materials by 6/30/2027.

Current Situation/Justification

Please describe the current situation and explain why this funding is needed.

Until last year, Clatsop County covered all maintenance needs for the Aldrich Point Boat Ramp. When the County discontinued its maintenance budget, the current lease agreement shifted responsibility to the landowner and his representatives, leaving them solely in charge of upkeep for a facility that serves thousands of public users each year. Recognizing the importance of keeping this popular river access point safe, functional, and open to the public, the Friends of Brownsmead stepped forward to identify funding sources that could support ongoing maintenance and necessary improvements. Their involvement reflects broad community commitment to preserving reliable access to the Lower Columbia River for commercial fishers, recreational anglers, waterfowl hunters, and refuge users. Please see letter of support from Clatsop County Commissioners

Recreation and Commercial Benefit

This project will provide benefits to:

Recreational fisheries
Commercial fisheries

Explain how this project will contribute to current (and/or potential) fishing opportunities, access, or fisheries management.

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Percent benefit split between Commercial and Recreational anglers:

10 % Commercial
90 % Recreational

Please explain, or justify, how the percentage split was determined:

Commercial anglers rely on Aldrich Point Boat Ramp to reach the test fishing sites they are contracted to operate for ODFW, making the ramp an essential access point for State-supported fisheries monitoring. The majority of use, however, comes from recreational anglers on the Lower Columbia, who depend on consistent access throughout salmon, steelhead, and sturgeon seasons. During the fall and winter, the ramp also supports heavy waterfowl hunting activity, serving as a primary launch point for blinds and refuge access. Its location is uniquely important: Aldrich Point is the closest public access point to the Lewis & Clark National Wildlife Refuge, providing critical entry to one of the most productive and heavily utilized hunting and fishing areas in the region.

This project has been identified as an ODFW priority for:

Not identified

Does this project directly support implementation of the ODFW Strategic Plan and/or current Fish Division priorities?

No

Please briefly explain when this was identified as a priority and what process or workgroup was used to identified this as an ODFW priority.

It is unknown if ODFW has identified this as a priority. We do have a letter of support from ODFW District Fish Biologist, Robert Bradley, which is attached.

Identify any plan or other document that identifies this priority.

Is this project part of an approved Salmon-Trout Enhancement Program (STEP) activity?

No

This project is intended to benefit the following species:

This project will benefit anglers or fishery by providing:

Angler Access

Angler Access

This project will:

Maintain/restore current angler access
Reduce barriers to fishing participation (i.e. ADA access, more parking, family friendly)

Choose the following that best describes the angling access provided by the project:

Boat ramp

Do similar access sites, facilities, or fisheries exist within 10 miles of the project site?

No

Project Description

Schedule

Activity	Date	RE Funding
Parking lot rocking can begin as soon as funding allows.	1/1/27	Yes
Dock repair & maintenance.	3/1/2027	Yes

Permits

Permit	Secured?	Date Expected
Clatsop County Conditional Use Permit	No	December 1, 2026
Clatsop County Floodplain and Development Permit	No	November 1, 2026
Clatsop County Grading Permit	No	October 1, 2026
DSL and other Agency review triggered by Conditional Use Permit process.	No	

Project Design and Description

Please describe in detail the methods or approach that will be used to achieve the project objectives.

Oregon State Marine Board rules for existing structures will be followed. Any new floats will be encapsulated. All of the old materials will be hauled away.

Engineering

Does the project involve capital improvement, engineering, site grading or other construction?

No

Project Management and Maintenance

What is the life expectancy of R&E funded construction, structures, equipment, supplies, data or fishery?

The dock repair & maintenance is anticipated to last twenty years or more. The parking area will be monitored for maintenance and will periodically need rocking depending on weather and amount of use.

Who is responsible for long term management, maintenance, and oversight of the project beyond what is funded by R&E.

The Friends of Brownsmead will continue to monitor the condition of the ramp and will also continue to look for funding sources for future maintenance as needed. This repair of the dock is anticipated to last at least twenty years and should not need anything besides general maintenance and inspection for many years to come.

Will the project require ongoing maintenance?

No

Is there a plan to collect baseline data and to conduct monitoring efforts to measure the effectiveness of the project?

No

Project Funding

Funding

Have you applied for OWEB funding for this project?

No

Has this proposal, or similar proposal for this project location, previously been denied by OWEB or other funding source?

No

Other Funding Source	Type	Secured	Dollar Value	Comments
Friends of Brownsmead is working towards gathering donations as well as applying for grants.		Pending	0	No other funding has been received at this time.
Jenny Johnson Project administration, implementation, and reporting.	In-Kind	Pending	1,600	
Amanda Rohne Banking, financial record keeping.	In-Kind	Pending	400	
		Total	2,000	

Budget

Item	Unit Number	Unit Cost	In-kind or non-cash contributions	Funding from other sources	R&E Funds	Total Costs
PROJECT MANAGEMENT						
Jenny Johnson, Admin., Implentation, Reporting	40	40	1,600			1,600
		SUBTOTAL	1,600			1,600
IN-HOUSE PERSONNEL						
		SUBTOTAL				
CONTRACTED SERVICES						
		SUBTOTAL				
TRAVEL						
		SUBTOTAL				
SUPPLIES/MATERIALS						
6 dock sections	6	8,620			51,720	51,720
ADA Approach ramp to dock	1	6,130			6,130	6,130
Parking lot & ramp approach maintenance & gravel	1	9,120			9,120	9,120
Safety signage	1	1,760			1,760	1,760
*See attached work estimate						
Load, Haul & Dispose/Recycle old materials at Trails End Recovery	1	7,500			7,500	7,500
		SUBTOTAL			76,230	76,230
EDUCATION/OUTREACH						
		SUBTOTAL				
EQUIPMENT						
		SUBTOTAL				
FISCAL ADMINISTRATION						
Amanda Rohne - bank deposits, financial record keeping	10	40	400			400
		SUBTOTAL	400			400
		BUDGET TOTAL	2,000	0	76,230	78,230

Internal Review Results

Review Score: 3.6 out of 5

(1 = Do Not Fund, 2 = Strengthen Proposal, 3 = Recommend with Conditions, 4 = Recommend, 5 = Strongly Recommend)

Summary of Review Team Comments

The IRT review team gave the project a combined score of 3.6. The IRT group was generally supportive of the project, but was concerned about the county only holding a 1 year lease from the private landowner. If a longer term lease was in place this project would have scored much higher.

Specific Review Team Comments

Cultural review may be needed for the work associated with the parking lot and the road maintenance.

Specific Review Team Questions

Can the lease be extended long term (beyond one year)?

Yes, I have a new letter (attached) from Clatsop County describing their intent to keep this lease long-term. Docks such as this also have a DSL waterway lease with the standard term being five years. The current lease expires in 2030 and is expected to be renewed.

There could be permits required. Have you checked with Clatsop County and DSL/USACE to confirm?

I have checked with Clatsop County, and they will require a Conditional Use Permit (30-60 day processing time), Floodplain and Development Permit, and Grading Permit. The Conditional Use Permit process will trigger DSL and other Agency review.

There seems to be a lot of other user groups benefitting from this river access point and from the upgrades proposed in the application. However, there are no other user groups that have committed any funding. Have other user groups been contacted about kicking in some additional match funding for the project? Have other fundraising efforts been successful yet?

No, we are just starting this fundraising and grant endeavor. We intend to gather funds from grants, donors, and local partners any way we can in order to protect and preserve Aldrich Point as a safe, reliable, publicly accessible boat launch for decades to come.

Additional Files

Budget Information

Kaboth Fisheries Inc.	*Estimate*

Maps

Landowner Taxlot Information	*County Webmaps Taxlot*

Photos

Photo 1	*Current Photo*
Photo 2	*Current Photo*
Photo 3	*Current Photo*
Photo 4	*Current Photo- Parking Lot*
Photos	*Fundraising Photos*

Design Information

Management Plans and Supporting Documents

Permits and Reviews

Partnerships

County Lease	*Lease Agreement*
NEW Letter from Clatsop County	*Lease Description*

Public Comment

Clatsop Board of Commissioners	*Letter of Support*
Landowner Ernie Affolter	*Letter of Support*
Salmon for All	*Letter of Support*

Administrative Documents

IRS Letter

Signature Authorization Page

Completion Report

A completion report has not been submitted for this project.