Hearings Examiner Meeting Agenda
Monday, June 27, 2022, 5:00 PM
REMOTE MEETING PARTICIPATION

NOTE: The City welcomes public meeting citizen participation. TTY Relay Service: 711. In compliance with the ADA, if you need special assistance to participate in a meeting, contact the City Clerk's office at (360) 834-6864, 72 hours prior to the meeting so reasonable accommodations can be made (28 CFR 35.102-35.104 ADA Title 1)

To Participate Remotely:

OPTION 1 - 1. Go to www.zoom.us and download the app or click "Join A Meeting" and use Meeting ID – 879 9540 6146

2. Or, from any device click https://us06web.zoom.us/j/87995406146

OPTION 2 - Join by phone (audio only): 1. Dial 877-853-5257 and enter meeting ID# 879 9540 6146

For Public Comment:

1. Click the raise hand icon in the app or by phone, hit *9 to "raise your hand"
2. Or, email to publiccomments@cityofcamas.us (400 word limit)

These will be entered into the meeting record. Emails received by one hour before the start of the meeting will be emailed to the Meeting Body prior to the meeting start time. During the meeting, the clerk will read aloud the submitter's name, the subject, and the date/time it was received. Emails will be accepted until 1 hour received after the meeting and will be emailed to the Meeting Body no later than the end of the next business day.

CALL TO ORDER

INTRODUCTIONS AND INSTRUCTIONS

HEARING ITEM

1. 1. Nevin Floating Dock (File No. SHOR22-01)

   Presenter: Lauren Hollenbeck, Senior Planner

CLOSE OF MEETING

LAND USE DECISION

STAFF REPORT

NEVIN RESIDENCE DOCK

SHORELINE SUBSTANTIAL DEVELOPMENT AND SHORELINE VARIANCE

FILE NO. SHOR22-01 (CONSOLIDATED FILE NOS. CA22-01 AND SEPA22-02)

REPORT DATE: JUNE 21, 2022

To:	Hearings Examiner	**Public Hearing date:**	June 27, 2022
Applicant:	Jack Loranger 162 Krogstad Rd Washougal, WA 98671		
Proposal:	The construction of a 6' wide by 32' long (192 square foot) private recreational floating boat dock		
Location:	The project is located at 2462 SE 11th Avenue in Camas, Washington, (Parcel 87280000) within SW and SE ¼ of Section 12, and NW ¼ of Section 13, Township 1 North, Range 3 East of the Willamette Meridian near Columbia River Mile 121.6.		
Public Notice:	The city mailed notices of public hearing to neighboring properties within 300-feet of the subject site and published in the local paper on June 9, 2022 (publication number 696040). The city issued a SEPA Determination of Non-Significance on June 9, 2022 and the comment period ended on June 23, 2022 (publication number 696030).		

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APPLICABLE LAW

THE APPLICATION WAS DEEMED COMPLETE ON **MARCH 15, 2022**, AND THE APPLICABLE CODES ARE THOSE CODES THAT WERE IN EFFECT ON THE DATE OF APPLICATION, TO INCLUDE CAMAS MUNICIPAL CODE (CMC) TITLES 16, 17 AND 18; THE CAMAS SHORELINE MASTER PROGRAM (ORD. 21-003) CONSOLIDATED WITH CRITICAL AREA REVIEW WITHIN APPENDIX C (SMP); AND THE SHORELINE MANAGEMENT ACT (RCW90-58)(WAC 173-27). **NOTE:** ***CAMAS SHORELINE MASTER PROGRAM (SMP) AND CAMAS MUNICIPAL CODE (CMC) CITATIONS ARE IN ITALICS THROUGHOUT THIS REPORT.***

SMP STANDARDS AND EVALUATION

- **Shoreline Substantial Development Permits** must be consistent with approved Shoreline Master Program (SMP) element goals, objectives and general policies of the designated environment; policy statements for shoreline use activities; and with use activity regulations.
- **Shoreline Variances.** The applicant must demonstrate that the variance is the minimum necessary to afford relief and that it will not cause adverse effects to the environment. SMP Variances require final approval or disapproval from the Department of Ecology after final local action has been taken.

BACKGROUND

The proposed new private recreational floating dock will be located on the Columbia River, which is a shoreline of statewide significance. The Camas Shoreline Master Program (SMP) classifies the shoreline management areas as “Medium Intensity” and “Aquatic”. In both environments, a private dock is an allowed shoreline use, which requires a Shoreline Substantial Development permit as the total cost of the development exceeds $7,047.00 or as adjusted by the State Office of Financial Management per SMP section 2.3.2.1. A variance is requested for relief to the distance standard that new docks shall not permitted be within a 1/4 mile of an existing moorage.

The development is subject to review and approval of the following permits: Shoreline Substantial Development Permit (SDP), Shoreline Variance, Critical Areas Review and SEPA Review. This report includes the criteria for review for these permit types. It also includes a recommendation of approval of the development conditions.

MASTER PROGRAM GOALS AND POLICIES (CHAPTER 3)

At page 3-1 of the SMP, the general goals of the program are to use the full potential of the shorelines in accordance with the surrounding areas, the natural resource values, and the unique aesthetic qualities; and develop an ordered and diversified physical environment that integrates water and shoreline uses while achieving a net gain of ecological function. The dock supports the following shoreline goals such as:

SMP, Section 3.2 Shorelines of Statewide Significance, *"Development should be focused in already pre-developed shoreline areas to reduce adverse environmental impacts and to preserve undeveloped shorelines."*

SMP, Section 3.7 Public Access and Recreation *"The goal of public access and recreation is to increase the ability of the general public to enjoy the water's edge, travel on the waters of the state, and to view the water and the shoreline from adjacent locations."*

FINDING: Staff finds that the general goals and policies of Chapter 3 are met as this project will not affect public use of shorelines, is in an area that is already developed with private recreational docks for single-family residences and is designed to not adversely impact shoreline ecological functions.

AQUATIC SHORELINE DESIGNATION (CHAPTER 4)

The management policies of the Aquatic Shoreline Designation at SMP Section 4.3.1.4 are as follows:

1) *New over-water structures should be allowed only for water-dependent uses or ecological restoration.*

   FINDING: The development is the construction of a new private recreational floating dock that is solely for a water-dependent use.

2) *Shoreline uses and modifications should be designed and managed to prevent degradation of water quality and natural hydrographic conditions.*

   FINDING: The applicant has prepared specifications regarding the in-water work and their efforts to protect the environment.

3) *In-water uses should be allowed where impacts can be mitigated to ensure no net loss of ecological functions. Permitted in-water uses must be managed to avoid impacts to shoreline functions. Unavoidable impacts must be minimized and mitigated.*

   FINDING: Dock installation and use will have no adverse impacts on the environment as it is located in an area surrounded by existing in-river structures.

4) *On navigable waters or their beds, all uses, and development should be located and designed to: (a) minimize interference with surface navigation; (b) consider impacts to public views; and (c) allow for safe, unobstructed passage of fish and wildlife, particularly species depended on migration.*

   FINDING: Dock design will minimize interference with navigation, including fish migration, and will not impact public views.

5) *Multiple or shared use of over-water and water access facilities should be encouraged to reduce the impacts of shoreline development and increase effective use of water resources.*

   FINDING: Proposed development is the construction of a private residential floating dock as shared use of a moorage facility is not available, which is discussed further below.

6) *Structures and activities permitted should be related in size, form, design, and intensity of use to those permitted in the immediately adjacent upland area. The site of new over-water structures should be limited to the minimum necessary to support the structure's intended use.*

   FINDING: The proposed floating dock dimensions are the minimum necessary to safely moor and access the dock owner's boat.

7) *Natural light should be allowed to penetrate to the extent necessary to discourage salmonid predation and to support nearshore habitat unless other illumination is required by state or federal agencies.*

FINDING: Proposed new dock will be designed with a surface to allow for light penetration.

8) *Aquaculture practices should be encouraged in those waters and beds most suitable for such use. Aquaculture should be discouraged where it should adversely affect the strength or viability of native stocks or unreasonably interfere with navigation.*

FINDING: No aquaculture activities are proposed.

9) *Given that the aquatic designation is waterward of the OHWM, then when the proposed use, development, activity or modification requires use of adjacent upland property, then it must be allowed within the upland shoreline designation.*

FINDING: The proposed private recreational floating dock does not propose the use of the adjacent upland property.

MEDIUM INTENSITY SHORELINE DESIGNATION (CHAPTER 4)

The management policies of the Medium Intensity Shoreline Designation at SMP Section 4.3.4.4 are as follows:

1) *The scale and density of new uses and development should be compatible with sustaining shoreline ecological functions and processes, and the existing residential character of the area.*

FINDING: The new private recreational floating dock is similar to and less impactful than the existing neighboring properties moorage facilities and therefore compatible with the existing residential character of the area.

2) *Public access and joint use (rather than individual) of recreational facilities should be promoted.*

FINDING: The Port of Camas-Washougal marina is located immediately to the east and two residential properties with existing boat docks/gangways are to the west of the property. Per the applicant, moorage at the nearby port is unavailable.

3) *Access, utilities, and public services to serve proposed development within shorelines should be constructed outside shorelines to the extent feasible, and be the minimum necessary to adequately serve existing needs and planned future development.*

FINDING: Access, utilities, and public services are not proposed for construction for the floating dock, and therefore this criterion is not applicable.

4) *Public or private outdoor recreation facilities should be provided with proposals for subdivision development and encouraged with all shoreline development if compatible with the character of the area. Priority should be given first to water-dependent and then to water-enjoyment recreation facilities.*

FINDING: The proposal is not a subdivision and therefore this criterion is not applicable.

5) *Commercial development should be limited to water oriented uses. Non-water oriented commercial uses should only be allowed as part of mixed-use developments where the primary use is residential*

and where there is a substantial public benefit with respect to the goals and policies of this Program such as providing public access or restoring degraded shorelines.

FINDING: Commercial development is not proposed and therefore this criterion is not applicable.

GENERAL SHORELINE USE AND DEVELOPMENT REGULATIONS (CHAPTER 5)

The following general regulations of Chapter 5 Section 5.1 (beginning on page 39) are as follows:

1. Shoreline uses and developments that are water-dependent shall be given priority.

FINDING: **The development is water-dependent.**

2. Shoreline uses and developments shall not cause impacts that require remedial action or loss of shoreline functions on other properties.

FINDING: **The proposed work will not affect shoreline functions on other properties or require remedial action.**

3. Shoreline uses and developments shall be located and designed in a manner such that shoreline stabilization is not necessary at the time of development and will not be necessary in the future for the subject property or other nearby shoreline properties unless it can be demonstrated that stabilization is the only alternative to protecting public safety and existing primary structures.

FINDING: **Per the applicant, the dock will be constructed off-site, floated into place and secured with pilings. These project improvements will not require shoreline stabilization at the time of the development or in the future.**

4. Land shall not be cleared, graded, filled, excavated or otherwise altered prior to issuance of the necessary permits and approvals for a proposed shoreline use or development to determine if environmental impacts have been avoided, minimized and mitigated to result in no net loss of ecological functions.

FINDING: **Clearing and grading is not proposed. The applicant has applied for proper permits and has not requested to begin work prior to receiving approvals.**

5. Single family residential development shall be allowed on all shorelines except the Aquatic and Natural shoreline designation, and shall be located, designed and used in accordance with applicable policies and regulations of this Program.

FINDING: **Single-family residential is not proposed and therefore this criterion is not applicable.**

6. Unless otherwise stated, no development shall be constructed, located, extended, modified, converted, or altered or land divided without full compliance with CMC Title 17 Land Development and CMC Title 18 Zoning.

FINDING: **The proposed development requires compliance with the applicable regulations from CMC Title 17 Land Development and CMC Title 18 Zoning.**

7. On navigable waters or their beds, all uses and developments should be located and designed to: (a) minimize interference with surface navigation; (b) consider impacts to public views; and (c) allow for the safe, unobstructed passage of fish and wildlife, particularly species dependent on migration.

> **FINDING**: **The proposed private residential floating dock is located in between an existing moorage facility and private residential docks/gangways. As a result, the project will not impact surface navigation or impact public views. Further, the biological evaluation did not find any negative impacts to fish and wildlife.**

8. Hazardous materials shall be disposed of and other steps be taken to protect the ecological integrity of the shoreline area in accordance with the other policies and regulations of this Program as amended and all other applicable federal, state, and local statutes, codes, and ordinances.

> **FINDING**: **No other hazardous materials are expected as part of this development.**

9. In-water work shall be scheduled to protect biological productivity (including but not limited to fish runs, spawning, and benthic productivity). In-water work shall not occur in areas used for commercial fishing during a fishing season unless specifically addressed and mitigated for in the permit.

> **FINDING**: **Work will occur as authorized by the appropriate state agency.**

10. The applicant shall demonstrate all reasonable efforts have been taken to avoid, and where unavoidable, minimize and mitigate impacts such that no net loss of critical area and shoreline function is achieved. Applicants must comply with the provisions of Appendix C with a particular focus on mitigation sequencing per Appendix C, Section 16.51.160 Mitigation Sequencing. Mitigation Plans must comply with the requirements of Appendix C, Section 16.51.170 Mitigation Plan Requirements, to achieve no net loss of ecological functions.

> **FINDING**: **The application includes a Biological Evaluation in which a discussion on impacts was included, which is further discussed in Section 5.3 below.**

11. The effect of proposed in-stream structures on bank margin habitat, channel migration, and floodplain processes should be evaluated during permit review.

> **FINDING**: **The application includes a biological evaluation and indicated the two, 12-inch diameter hollow steel dock pilings will temporarily impact 2 square feet of the riverbed approximately 321 feet waterward of the OHWM. The dock installation will have no effect on bank margin habitat, channel migration and floodplain processes.**

12. Within urban growth areas, Ecology may grant relief from use and development regulations in accordance with RCW 90.58.580, and requested with a shoreline permit application.

> **FINDING**: **The activity is in city limits and therefore this criterion is not applicable.**

CRITICAL AREAS PROTECTION (SECTION 5.3) (CA21-01)

The subject parcel includes the following critical areas as regulated by the SMP: Frequently Flooded Areas; and Fish and Wildlife Habitat Conservation Areas. Critical area regulations are located within the SMP, Appendix C.

Frequently Flooded Areas- SMP Appendix C, Chapter 16.57
Clark County GIS mapping identifies frequently flooded areas (i.e. special flood hazard area) within the project area. The cement footing and the two 12-inch steel pilings to support the new floating dock will be located within the Columbia River. As such, the applicant submitted a floodplain development permit application as required by CMC 16.57.050.B.

Fish and Wildlife Conservation Areas- SMP Appendix C, Chapter 16.61
Clark County GIS mapping identifies a water body (i.e. Columbia River) within the project site. As such, the applicant submitted a Critical Areas Report dated October 2021 and a Biological Evaluation dated January 2022 prepared by Applied Ecosystem Services LLC.

Per the Biological Evaluation, two 12-inch diameter hollow steel pilings will be installed by a vibratory hammer that will temporarily impact 2 square feet of the riverbed approximately 321 feet waterward of the OHWM. Mitigation is not required as the piling installation is short term and any flow diversions around each piling will not affect fish. As the private recreational floating boat dock is located between the existing Port of Camas-Washougal marina and similar private recreational docks/gangways, the proposed dock installation will not change impact the river hydraulics, sediment transport or water temperature including fish passage. As such, mitigation measures are not proposed.

Per the Critical Areas Report, the project also includes the removal of an existing decomposing wood dock at the river's edge, which should be revegetated to ensure no net loss of ecological functions and conditioned as such.

> **FINDING**: **The proposed design alternative is the least impactful to habitat functions as the placement of the new floating dock is located between the existing neighboring moorage facility and docks/gangways. The existing decomposing wood dock to be removed, should be revegetated to ensure no net loss of ecological functions and conditioned as such.**

SPECIFIC SHORELINE USE REGULATIONS (CHAPTER 6)

SMP Section 6.3.3.4 Moorage Facilities: Docks, Piers, and Mooring Buoys
The specific use regulations for moorage facilities begins at page 57 of the SMP. Not all the regulations are applicable to this proposal. The applicant addresses the criteria of this section beginning at page 5 of the narrative.

1. All boating uses, development and facilities shall protect the rights of navigation.

> **FINDING: The proposed private recreational floating dock is located to not interfere with navigable waters.**

2. Mooring buoys shall be used instead of docks and piers whenever feasible.

> **FINDING: A new private recreational floating dock is proposed.**

3. Mooring buoys shall be placed as specified by WDFW, DNR, and the U.S. Coast Guard to balance the goals of protecting nearshore habitat and minimizing obstruction to navigation….

> **FINDING: Mooring buoys are not proposed and therefore this criterion is not applicable.**

4. Mooring buoys shall be discernible from a distance of at least one hundred (100) yards shall be equipped with reflectors for nighttime visibility….

> **FINDING: Mooring buoys are not proposed and therefore this criterion is not applicable.**

5. Mooring buoys for residential use on a river shall be securely anchored to pilings to allow for changes in river level and shall be designed to withstand the one-hundred (100) year flood or be seasonably removable.

FINDING: Mooring buoys are not proposed and therefore this criterion is not applicable.

6. Moorage facilities should not be located in areas with important bank margin habitat for aquatic species or where wave action caused by boating use would increase bank erosion rates.

FINDING: The new private recreational floating dock is not located in an area with important bank margin habitat and wave action caused by boating is not anticipated to increase bank erosion rates.

7. Piles or other in-water portions of the moorage structure shall not be treated with pentachlorophenol, creosote, CCA or comparably toxic compounds. If ACZA piling are proposed, the applicant will meet all of the Best Management Practices, including a post-treatment procedure, as outlined in the amended Best Management Practices of the Western Wood Preservers. Any paint, stain, or preservative applied to the overwater structure shall be completely dried or cured prior to installation.

FINDING: Pilings are proposed to be made of steel.

8. In-water work shall be scheduled to protect biological productivity (including but not limited to fish runs, spawning, and benthic productivity). In-water shall not occur in areas used for commercial fishing during a fishing season unless specifically addressed and mitigated for in the permit.

FINDING: The applicant will comply with state guidelines for in-water construction.

9. Covered moorage shall be prohibited.

FINDING: Coverage moorages are not proposed.

10. Moorage facilities in waters providing a public drinking water supply shall be constructed of untreated materials, such as untreated wood, approved plastic composites, concrete, or steel.

FINDING: Although steel construction is proposed for the piles, the Columbia River is not a public drinking water supply source.

11. Existing residential moorage facilities shall be allowed as follows:

a. Existing, legally-established, private recreational dock and floats for individual lots in existing subdivisions and for existing individual single-family developments are considered conforming uses and structures.

FINDING: The proposal is for a new private residential floating dock for recreation, and therefore this section is not applicable.

12. One new private recreational moorage facility, non-commercial dock, or mooring buoy is allowed as follows (e.g. : one facility not a combination of options):

a. For individual residential lots, the applicant shall demonstrate that existing facilities such as marinas and shared moorage are not adequate or not available for use.

b. For each shoreline lot, or parcel, or contiguous group of lots or parcels in a single ownership that existed on the effective date of this Program (regardless of zoning), if shared moorage is unavailable within one-quarter (1/4) mile or proposed facility (shoreline distance).

FINDING: The Port of Camas/Washougal marina is located within a ¼ mile to the east of the subject property. Per the applicant, there is not available moorage at the Port. The applicant

has been on a waiting list for more than 2 years and the Port does not anticipate availability in the near future. The applicant has proposed a variance to the distance dimension to meet this provision.

13. Only a single, joint-use moorage facility may be permitted in association with hotels, land divisions, and multi-family residences.

FINDING: The proposal is associated with a single-family residence; therefore, this criterion is not applicable.

14. Provisions for waste discharge shall be made in all proposal for public moorage facilities, and shall include oil containment barriers when required by the U.S. Coast Guard under provisions of the Federal Water Pollution Control Act.

FINDING: The proposal is a private facility; therefore, this criterion is not applicable.

15. All moorage facilities shall be constructed and maintained in a safe and sound condition. Those that are abandoned or unsafe shall be removed or repaired promptly by the moorage owner or lessee.

FINDING: The proposed private recreational floating dock will be constructed by a licensed contractor and repairs will be promptly made by the property owner.

16. Overwater structures shall be located in water sufficiently deep to prevent the structure from grounding out at the lowest low water or stoppers should be installed to prevent grounding out on state-owned aquatic lands.

FINDING: The proposed private recreational floating dock will be located where there is 8 feet of water at low water events to prevent the dock from grounding out.

17. Docks and piers are prohibited along braided or meandering river channels, or where the river channel is subject to change in direction or alignment (e.g. Washougal River).

FINDING: This section of the Columbia River is not braided or meandering and therefore this criterion is not applicable.

18. Docks and piers shall be located to avoid fish spawning locations to the extent practicable.

FINDING: Due to the existing Port marina to the east and the two adjacent existing recreational boat docks/gangways to the west, the proposed private recreational floating dock is not in a known area of fish spawning locations.

19. Fixed-piers shall not be permitted for residential use on rivers. Floating docks shall be required in rivers and streams unless it can be demonstrated that fixed docks will result in substantially less impact on geo-hydraulic processes and flood hazards can be minimized or mitigated.

FINDING: The proposed private recreational floating dock will be secured to pilings, not piers.

20. Docks for residential use on a river shall be securely anchored to pilings to allow for changes in river level, and shall be designed to withstand the one-hundred (100) year flood or be seasonably removable.

FINDING: The proposed private recreational floating dock will include two 12-inch steel pilings designed to withstand the 100-yr. flood.

21. All docks shall include stops that serve to keep the floats off the lake or river beds at low water levels. If a bulkhead-like base is proposed for a fixed pier or dock where there is net positive littoral drift, the base shall be built landward of the OHWM or protective berms. When plastics or other non-biodegradable

materials are used in float, pier, or dock construction, precautions shall be taken to ensure their containment.

FINDING: The proposed private recreational floating dock is located in area where the floats will not ground out at low water levels and the floats will be encapsulated for containment.

22. New subdivisions (more than two lots) with shoreline frontage shall provide joint-use moorage facilities if any are proposed….

FINDING: The proposal is not a subdivision, and therefore this criterion is not applicable.

23. Applicants for joint-use docks and piers shall demonstrate and document that adequate maintenance of the structure, activities, and associated landward area will be provided by identified responsible parties.

FINDING: The proposal is not a joint-use application, and therefore this criterion is not applicable.

24. The maximum dimensions of a dock or pier shall be no greater than necessary but may be adjusted only to protect sensitive shoreline resources.

a. A dock or pier (gangway and floating structure combined) shall be long enough to obtain a depth as required by WDFW at its landward edge. A dock may be extended until the water depth reaches a minimum of eight (8) feet in depth at ordinary low water, or as otherwise required by WDFW, or to a maximum of three-hundred (300) feet, whichever is reached first.

FINDING: Although the proposed private recreational floating dock will be approximately 321-feet from the shoreline, the floating dock has a minimum water depth of 8-feet below, which is also required for docks used for motorboats per criteria 25 below.

b. To prevent damage to shallow water habitat, piers and/or ramps shall extend at least twenty (20) feet perpendicular from the OHWM.

c. Piers and ramps shall be more than four (4) feet in width.

d. The bottom of the fascia boards on the pier or bottom of the landward edge of the ramp shall be elevated at least two (2) feet above the horizontal plane of the OHWM.

e. Grating or clear translucent material shall cover the entire surface of the pier and ramp. The open area of grating shall have a minimum of sixty percent (60%) open. Clear translucent material shall have greater than ninety percent (90%) light transmittance as rated by the manufacturer.

FINDING: Subsections b-e are not applicable as the proposed floating dock does not include piers or ramps.

f. Docks and piers shall be set back a minimum of ten (10) feet from side property lines, except that joint-use facilities may be located closer to or upon a side property line when agreed to by contract or covenant with the owners of the affected properties.

FINDING: The proposed private recreational floating dock will be a minimum of 10 feet from the side property lines.

g. The Administrator may adjust the dimension in this section by equal to or less than ten (10) percent on a case-by-case basis if there are factors such as safety, ADA accessibility, or potential environmental damage. If the proposal requires more than a ten (10) percent deviation, than a Shoreline Variance permit will be required.

FINDING: The proposal does not require a 10% deviation, and therefore this criterion is not applicable.

25. Docks used for motorboats should be located where the water will be deeper than seven (7) feet at the lowest low water to avoid prop scour.

FINDING: The proposed private recreational floating dock will be used for motorboats and is located where the water depth is at 8 feet in compliance with this requirement.

26. Recreational floats shall be allowed only when located as close to the shore as possible, and no farther waterward than any existing floats and established swimming areas.

FINDING: The proposal private recreational floating dock is used for motorboats per the criteria above and not a recreational float. Therefore, this criterion is not applicable.

27. Pilings shall be constructed as follows:

a. Piling diameter shall be minimized to meet the structural requirements of expected loads. In lakes, the piling shall not exceed four (4) inches in diameter. If a piling is encased in a sleeve, the piling plus sleeve diameter shall not exceed five (5) inches. In rivers, the piling shall not exceed twelve (12) inches in diameter with sleeve.

FINDING: As the proposed private recreational floating dock is located on the Columbia River, the two (2) proposed pilings are 12-inches in diameter in compliance with this requirement.

b. Pile spacing shall be the maximum feasible to minimize shading and avoid a "wall" effect that would block or baffle wave patterns, currents, littoral drift, or movement of aquatic life forms, or result in a structure damage from driftwood impact or entrapment. Minimum pile spacing is eighteen (18) feet on the same side of any component of the overwater structure.

FINDING: The two (2) new 12-inch pilings are spaced greater than 18-feet apart.

28. Overhead wiring or plumbing shall not be permitted on docks or piers.

FINDING: No utilities are proposed and therefore this criterion is not applicable.

SHORELINE VARIANCE (APPENDIX B- SECTION VIII)

The applicant requested a variance from the required ¼ mile distance to an existing moorage facility. A request for a variance to a development may be authorized when the applicant can demonstrate all of the following:

1. *That strict application of the bulk, dimensional or performance standards set forth in the applicable master program precludes, or significantly interferes with, reasonable use of the property. The fact that there is the possibility that the property might make a greater profit by using the property in a manner contrary to the intent of the Program is not a sufficient reason for a variance;*

   FINDING: The strict application of prohibiting docks within a ¼ mile of available shared moorage significantly interferes with the reasonable use of the property that is enjoyed by neighboring properties. Moorage at the nearby Port is currently unavailable.

2. *That the hardship is specifically related to unique conditions of the property (e.g. irregular lot shape, size or natural features) and not, for example, from deed restrictions or the applicant's own actions;*

   FINDING: The hardship is related to the unique condition of the property as it is currently located close to the Port, which is not due to the applicant's action.

3. *That the design of the project is compatible with the other authorized uses in the area and with uses planned for the area under the comprehensive plan and shoreline master program and will not cause adverse impacts to the environment.*

   FINDING: Design of the floating dock is compatible with other authorized uses in the area and with uses planned for the area under the comprehensive plan and shoreline master program. The floating dock is designed and located to not cause adverse impacts to the environment.

4. *That the variance will not constitute a grant of special privilege not enjoyed by other properties in the area;*

   FINDING: The construction of other docks on the Columbia River have also requested gangways and more pilings than the subject proposal. No special privilege is requested that is not enjoyed by other properties in the area.

5. *That the variance requested is the minimum necessary to afford relief;*

   FINDING: The variance request is the minimum relief due to the specific conditions.

6. *That the public welfare and interest will suffer no substantial detrimental effect.*

   FINDING: The development will not impact any public shoreline or river use.

7. *If proposed waterward of the OHWM, or within any wetland as defined by RCW 90.58.030(2)(h), it may be authorized provided the applicant can demonstrate all of the criteria of this subsection (1-7) can be met and that the public rights of navigation and use will not be adversely affected.*

   FINDING: The private recreational floating dock is waterward of the OHWM and will not adversely affect the public rights of navigation.

STATE ENVIRONMENTAL POLICY ACT (SEPA22-02)

A SEPA checklist was submitted, and a Determination of Non-Significance (DNS) was issued June 9, 2022, as the project site contains environmentally sensitive areas per CMC 16.07.025. The comment period ends June 23, 2022. At the writing of this staff report, no SEPA comments have been received.

FINDING: Staff finds SEPA agency comments should be complied with if submitted and conditioned as such.

CONCLUSIONS

1. Based upon the submitted plans and reports, staff finds that the project is consistent with the general goals and policies of the SMP pursuant to SMP Chapter 3 Goals and Policies, and Chapter 5 General Use & Development Regulations.
2. As proposed, the project is consistent with the SMP Chapter 6 Specific Shoreline Use Regulations, at SMP Section 6.3.3.4 Moorage Facilities: Docks, Piers, and Mooring Buoys.
3. As conditioned, the development can comply with the variance regulations of SMP, Appendix B, and the critical area regulations of SMP, Appendix C.

RECOMMENDATION

Staff recommends **APPROVAL** of the Nevin Residence dock (File #SHOR22-01) as conditioned below.

Proposed Conditions of approval:

1. The shoreline decision is valid for a period of five years.
2. The applicant shall comply with SEPA agency comments if submitted.
3. The removal of the existing decomposing wood dock shall be revegetated to ensure no net loss of ecological functions.

City of Camas WASHINGTON

Community Development Department | Planning
616 NE Fourth Avenue | Camas, WA 98607
(360) 817-1568
communitydevelopment@cityofcamas.us

General Application Form

Case Number: CA22-01, SEPA2202, SHOR22-01

Applicant Information

Applicant/Contact:: Jack Loranger — Phone: (503) 908-5408

Address: 162 Krogstad Rd — loranger.jack@gmail.com
Street Address — *E-mail Address*

WASHOUGAL WA, 98671
City — *State* — *ZIP Code*

Property Information

Property Address: 2462 SE 11TH AVE — 87280000
Street Address — *County Assessor # / Parcel #*

CAMAS, WA 98607
City — *State* — *ZIP Code*

Zoning District: Residential-10,000 (R-10) — Site Size: 59,677 sq. ft. — 1.37 acres

Description of Project

Brief description:

To construct a 6' wide x 32' long floating dock

Are you requesting a consolidated review per CMC 18.55.020(B)? YES ☐ NO ☐

Permits Requested: ☐ Type I ☐ Type II ☐ Type III ☑ Type IV, BOA, Other SHOR

Property Owner or Contract Purchaser

Owner's Name: Nevin (Last) Robert and Susan (First) — Phone: (360)600-0418

2462 SE 11TH AVE
Street Address — *Apartment/Unit #*

E mail Address: rbnevin1@comcast.net

City CAMAS, WA 98607 — *State* — *Zip*

Signature

I authorize the applicant to make this application. Further, I grant permission for city staff to conduct site inspections of the property.

Signature: Jack Loranger — Jack Loranger, Authorized Agent for Robert Nevin — **Date:** 12/13/21

Note: If multiple property owners are party to the application, an additional application form must be signed by each owner. If it is impractical to obtain a property owner signature, then a letter of authorization from the owner is required.

Date Submitted: 1/13/22 — Pre-Application Date:

Staff: LH — Related Cases # PA21-55 — ☑ **Electronic Copy Submitted**

#663105 $2,781.00 **Validation of Fees**

Revised: 01/22/2019

Application Checklist and Fees [updated on January 1, 2021]

◊	Annexation	$863 - 10% petition; $3,669 - 60% petition	001-00-345-890-00		$
◊	Appeal Fee		001-00-345-810-00	$399.00	$
◊	Archaeological Review		001-00-345-810-00	$137.00	$
◊	Binding Site Plan	$1,879 + $24 per unit	001-00-345-810-00		$
◊	Boundary Line Adjustment		001-00-345-810-00	$103.00	$
◊	Comprehensive Plan Amendment		001-00-345-810-00	$5,826.00	$
◊	Conditional Use Permit				
	Residential	$3,417 + $105 per unit	001-00-345-810-00		$
	Non-Residential		001-00-345-810-00	$4,328.00	$
◊	Continuance of Public Hearing		001-00-345-810-00	$524.00	$
◊	Critical or Sensitive Areas (fee per type)		001-00-345-810-00	$775.00	$ 775.00 CA22-01
	(wetlands, steep slopes or potentially unstable soils, streams and watercourses, vegetation removal, wildlife habitat)				
◊	Design Review				
	Minor		001-00-345-810-00	$433.00	$
	Committee		001-00-345-810-00	$2,375.00	$
◊	Development Agreement	$877 first hearing, $530 ea. add'l hearing/continuance	001-00-345-810-00		$
◊	Engineering Department Review - *Fees Collected at Time of Engineering Plan Approval*				
	Construction Plan Review & Inspection	*(3% of approved estimated construction costs)*			
	Modification to Approved Construction Plan Review	*(Fee shown for information only)*		$420.00	
	Single Family Residence (SFR) - Stormwater Plan Review	*(Fee shown for information only)*		$208.00	
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◊	Fire Department Review				
	Short Plat or other Development Construction Plan Review & Insp.		115-09-345-830-10	$284.00	$
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	Major		001-00-321-900-00	$69.00	$
◊	LI/BP Development	$4,328 + $41.00 per 1000 sf of GFA	001-00-345-810-00		$
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◊	Planned Residential Development	$35 per unit + subdivision fees	001-00-345-810-00		$
◊	Plat, Preliminary				
	Short Plat	4 lots or less: $1,936 per lot	001-00-345-810-00		$
	Short Plat	5 lots or more: $7,1755 + $250 per lot	001-00-345-810-00		$
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◊	Shoreline Permit		001-00-345-890-00	$1,196.00	$ 1,196.00 SHOR22-01
◊	Sign Permit				
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◊	Variance (Major)		001-00-345-810-00	$1,295.00	$
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Adopted by RES 1023 AUG 2005; Revised by RES 1113 SEPT 2007; Revised by RES 1163 OCT 2009; Revised by RES 1204 NOV 2010; Revised by RES 15-001 JAN 2015; Revised by RES 15-007 MAY 2015; Revised by RES 15-018 DEC 2015; Revised by RES 16-019 NOV 2016; Revised by RES 17-015 NOV 2017; Revised by RES 18-003 APRIL 2018; Revised by RES 18-013 NOV 2018; Revised by RES 19-018 DEC 2019 Revised by RES20-014 DEC 2020

Fees reviewed & approved by Planner: LH *Initial* 12/16/2021 *Date*

For office use only

Total Fees Due: $ 2,781.00

G:\CDEV\PLANNING\Forms & Handouts\Forms\Planning Fee Schedule 010121

Community Development Department | Planning
616 NE Fourth Avenue | Camas, WA 98607
(360) 817-1568
communitydevelopment@cityofcamas.us

General Application Form **Case Number:**

Applicant Information

Applicant/Contact:: Jack Loranger *Phone:* (503) 908-5408

Address: 162 Krogstad Rd loranger.jack@gmail.com
Street Address *E-mail Address*
WASHOUGAL WA, 98671
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Permits Requested: ☐ Type I ☐ Type II ☐ Type III ☑ Type IV, BOA, Other SHOR

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Owner's Name: Nevin Robert and Susan *Phone:* (360)600-0418
Last *First*
2462 SE 11TH AVE
Street Address *Apartment/Unit #*
E mail Address: rbnevin1@comcast.net
City CAMAS, WA 98607 *State* *Zip*

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I authorize the applicant to make this application. Further, I grant permission for city staff to conduct site inspections of the property.

Signature: Jack Loranger Jack Loranger, Authorized Agent for Robert Nevin **Date:** 12/13/21

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Date Submitted: Pre-Application Date:	
Staff: Related Cases # ☐ **Electronic Copy Submitted**	**Validation of Fees**

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Fees reviewed & approved by Planner: _____

Initial ***Date***

For office use only

Total Fees Due: $ 2,781.00

PRE-APPLICATION MEETING NOTES
Nevin Dock
PA21-55

Thursday, November 18, 2021
City Hall (no in-person meeting)
616 NE 4th Ave., Camas, WA 98607

Applicant:	Jack Loranger Loranger.jack@gmail.com
City of Camas:	Lauren Hollenbeck, Senior Planner Brian Smith, Building Official Randy Miller, Fire Marshal
Location:	2462 SE 11th Avenue (Parcel No. 8728000) Camas, WA 98607
Zoning:	R-10 (Single-Family Residential)
Description:	Construction of a floating dock

NOTICE: Notwithstanding any representation by City staff at a pre-application conference, staff is not authorized to waive any requirement of the City Code. Any omission or failure by staff to recite to an applicant all relevant applicable code requirements shall not constitute a waiver by the City of any standard or requirement. [CMC 18.55.060 (C)] This pre-application conference shall be valid for a period of 180 days from the date it is held. If no application is filed within 180 days of the conference or meeting, the applicant must schedule and attend another conference before the City will accept a permit application. [CMC 18.55.060 (D)] Any changes to the code or other applicable laws, which take effect between the pre-application conference and submittal of an application, shall be applicable. [CMC 18.55.060 (D)]. A link to the Camas Municipal Code (CMC) can be found on the City of Camas website, http://www.cityofcamas.us/ on the main page under "Business and Development".

PLANNING DIVISION LAUREN HOLLENBECK lhollenbeck@cityofcamas.us (360) 817-7253

Applicable codes for development include Title 16 Environment of the Camas Municipal Code (CMC) and the Shoreline Master Program, which can be found on the city website. Please note it remains the **applicant's responsibility** to review the CMC and address all applicable provisions. The following pre-application notes are based on application materials and site plan submitted to the City on November 2, 2021:

Application Requirements
Your proposal will need to comply with the general application requirements per **the Shoreline Master Program (SMP) Appendix B Section VI.B** as follows:

A. A completed city application form and required fee(s);

Fees will be based on the adopted fees at the time of land use application submittal. The current fees include the following:

1.	Shoreline Review	$1,196.00
2.	Critical Areas Review *(for each type)*	$775.00
3.	SEPA	$810.00
4.	Archaeological Review	$137.00
5.	Building Permit	*based on the valuation of the project

B. A complete list of the permit approvals sought by the applicant;

C. A current (within thirty days prior to application) mailing list and mailing labels of owners of real property within three hundred feet of the subject parcel, certified as based on the records of Clark County assessor;

D. A completed copy of the Joint Aquatics Resource Application (JARPA), if other state and federal permits are required;

E. A completed State Environmental Policy Act (SEPA) checklist;

F. A complete and detailed narrative description that describes the proposed development, existing site conditions, existing buildings, public facilities and services, and other natural features. The **narrative shall also explain how the criteria are or can be met**, and address any other information indicated by staff at the preapplication conference as being required;

G. Vicinity map showing locations of the site and water bodies within 300-feet;

H. Site and Development plans which provide the information listed in SMP Appendix B Section VII.B.7 (a-n).

I. Necessary drawings and reports- one paper copy and an electronic copy (send as a PDF by email or on a disc). Each report must be a separate pdf.

J. Copy of the preapplication meeting notes (Type II and Type III);

K. Installation of a development sign on the property that is 4' x 8' and visible to the public street, refer to SMP Appendix B Section VIII.B.

Shoreline Substantial Development Permit

The proposed development is located within the "Medium Intensity" shoreline environment designation. Per Table 6-1 of the SMP, docks are permitted within the "Medium Intensity" shoreline environment designation. A shoreline substantial development permit is required as the fair market value of the dock will likely exceed $7,047 and therefore would not qualify for an exemption from a shoreline permit per SMP Section 2.3.2.

The required **narrative** shall demonstrate compliance with the applicable Shoreline Master Program policies and regulations of the SMP. The regulations for development of moorage facilities are found at SMP Section 6.3.3.4 (starting on page 57).

Shoreline Variance

Any variance to specific bulk, dimensional or performance criteria may be considered only if there are special conditions pertaining to the specific piece of property, or the literal interpretation and strict application of the criteria would cause undue and unnecessary hardship. A Shoreline Variance is subject to a **public hearing** before the hearings examiner per SMP, Appendix B Section III. A **narrative** addressing the Shoreline Variance criteria outlined in SMP, Appendix B Section VIII (1-7) would be required. Ecology has the final approval for variances.

Critical Areas Review (SMP Section 5.3 and Appendix C)

The regulations for all critical areas within the shoreline management area on site are controlled by the SMP, Appendix C. The proposed dock will be located within a fish and wildlife habitat conservation area and frequently flooded areas, which are designated as critical areas per SMP Appendix C 16.51.070. Per SMP Appendix C Section 16.51.130, a critical area report is required if a proposed development is within, adjacent to, or likely impact a critical area. The general requirements for a critical areas report is found in SMP Appendix C Section 16.51.140. The City's SMP Appendix C contains additional requirements for each type of critical area.

1) Fish and Wildlife Habitat Conservation Areas are addressed in SMP Appendix C Section 16.61.020. Shorelines of Statewide Significance (i.e. the Columbia River) is located south of the proposed development, which requires a buffer that is 20% of lot depth as measured from the OHWM per SMP Section 5.3.2.d.
2) Frequently flooded areas are addressed in SMP Appendix C Section 16.57.030. The floodway is identified within the project boundaries in the pre-application materials.

SEPA

Your proposal is not categorically exempt from the requirements of the State Environmental Policy Act (SEPA) per CMC Section 16.07.020.C as the proposed property for development is within or adjacent to critical areas. A SEPA checklist is required.

Applied Ecosystem Services, LLC
Integrity • Credibility • Innovation

2404 SW 22nd Street
Troutdale, OR 97060-1247
Voice: 503-667-4517
Fax: 503-667-8863
E-mail: info@appl-ecosys.com

Shoreline Master Program Compliance Document

Nevin's Dock, Camas, Washington

October 18, 2021

Proposed project

Robert and Susan Nevin propose to install a 6′ wide by 32′ long floating dock to moor their recreational boat. The dock will be constructed elsewhere, floated to their property, then secured by two 12-inch diameter hollow steel pilings that are emplaced by a crane and vibratory hammer from a barge in the river.

This project requires a variance because it is located within ¼-mile from a public moorage, that operated by the Port of Camas-Washougal.

Property location and description

The dock will be located at Columbia River mile 121.6 on the property address 2462 SE 11th Ave, Camas, WA (parcel #87280000).The upland slopes gently towards the river and is landscaped with mature trees, shrubs, and lawn grass. The steep bank between the upland and the river's riparian zone is covered with English ivy. The riparian zone is a gentle slope towards the river. Its soil is HoA–Hillsboro silt loam and this zone is vegetated with water smartweed and scattered narrowleaf willow trees. The project will not generate additional terrestrial vehicular traffic or require parking areas. The adjacent properties are single family residences (Figure 1).

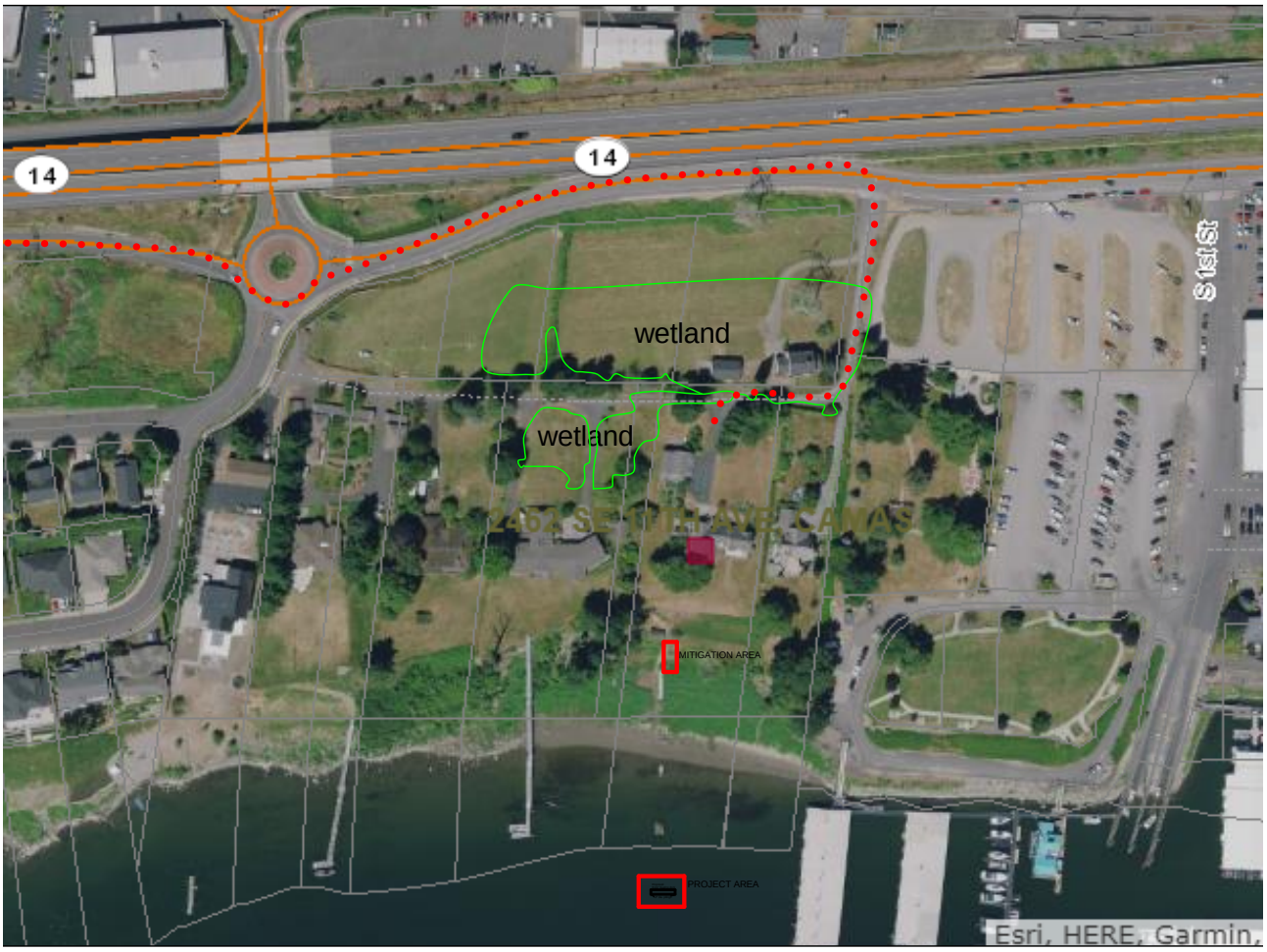


Figure 1: Location of the Nevin's property where a recreational boat dock will be installed. The upper red rectangle is the old, degrading dock to be removed as mitigation; the lower red rectangle is off the southern end of the new dock.

§2.6: Shoreline variance

The project's applicant requests relief from the distance standard of the Shoreline Master Program which does not allow new docks if moorage is available within ¼-mile. The marina operated by the Port of Camas Washougal is within that buffer zone.

The variance applicant has been on a waiting list at the marina since April 30, 2019. The port moorage capacity remains at 100% occupancy, and is expected to remain fully rented into the foreseeable future.

§5.10: Water quality and quantity

1. The location, design, construction, and management of all shoreline uses and activities shall protect the quality and quantity of surface and ground water adjacent to the site.

The proposed dock is located from uplands above the bank into the Columbia River. Because it will be constructed off-site and floated into place it will not affect the quantity or quality of surface or ground waters at, or near, the applicant's property.

5. Herbicides, fungicides, fertilizers, and pesticides shall not be applied within twenty-five (25) feet of a waterbody, except by a qualified professional in accordance with state and federal laws. Further, pesticides subject to the final ruling in Washington Toxics Coalition, et al., v. EPA shall not be applied within sixty (60) feet for ground applications or within three hundred (300) feet for aerial applications of the subject water bodies and shall be applied by a qualified professional in accordance with state and federal law.

No herbicide, fungicide, fertilizer, or pesticide applications are associated with this project.

§6.3.3.1: General requirements

1.All boating uses, development and facilities shall protect the rights of navigation.

The proposed project is located perpendicular to the river's bank and well outside the navigational channel of the river. It will not affect the navigational rights of others (Figure 2).

16. Boating facilities shall be constructed of materials that will not adversely affect water quality or aquatic plants and animals over the long term. Materials used for submerged portions, decking and other components that may come in contact with water shall be approved by applicable state agencies for use in water to avoid discharge of pollutants from wave splash, rain or runoff. Wood treated with creosote, copper chromium, arsenic, pentachlorophenol or other similarly toxic materials is prohibited for use in moorage facilities.

The dock will be constructed of aluminum and steel with fiberglass grating on the surface and encapsulated floats. The pilings will be steel. No wood will be used.

17. Vessels shall be restricted from extended mooring on waters of the state except as allowed by state regulations and a lease or permission is obtained from the state and impacts to navigation and public access are mitigated.

The applicant will obtain a letter of permission from Washington DNR. There will be no impacts to navigation, and public access is not permitted on this private residential property. Nothing about the project would require mitigation.

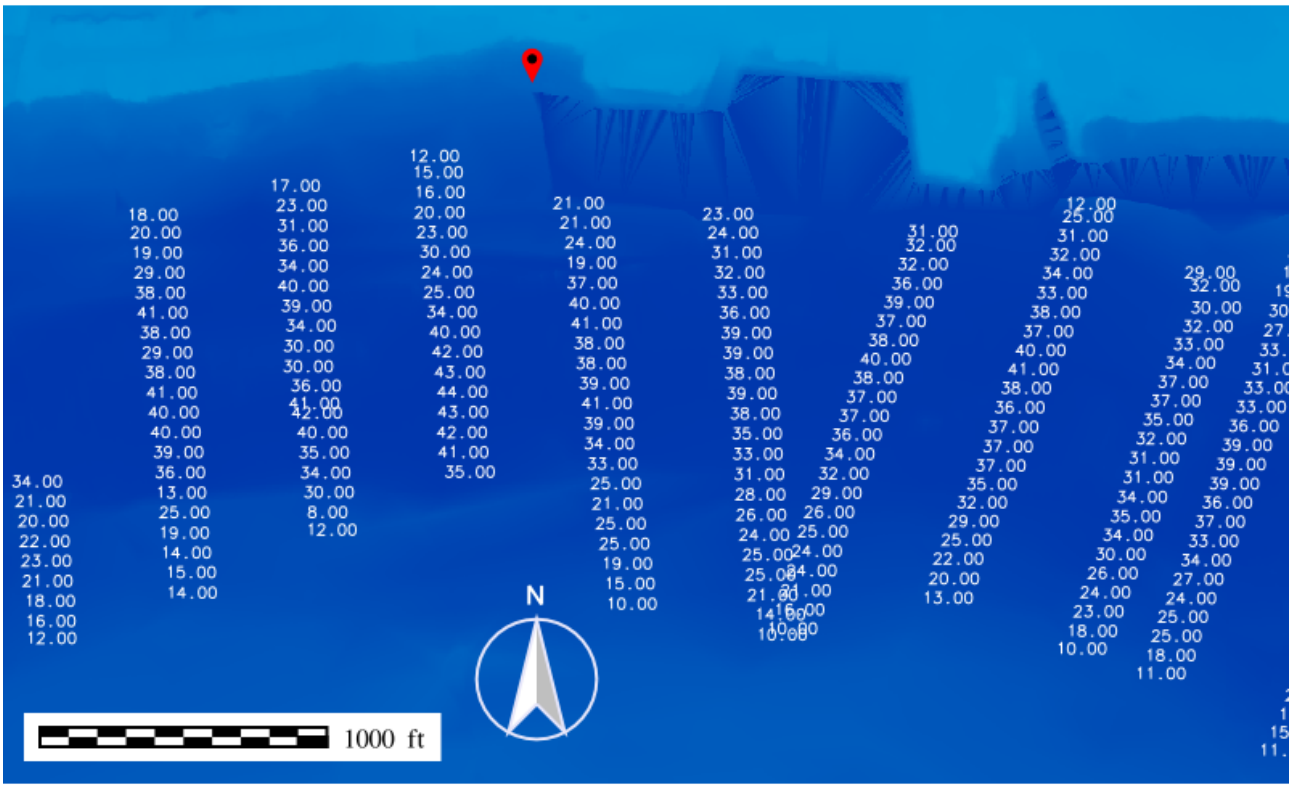


Figure 2: Columbia River water depths in the vicinity of the proposed dock (red dotted point). The navigation channel is in the darkest blue area and several hundred feet from the river bank.

§6.3.3.4 Moorage Facilities: Docks, Piers, and Mooring Buoys

1. Moorage facilities shall be located so as to minimize interference with the use of navigable waters.

The proposed dock at the river bank will not interfere with the use of navigational waters for recreational or commercial river traffic.

2. Mooring buoys shall be used instead of docks and piers whenever feasible.

The size and configuration of the recreational boat makes it unsafe to access if it is moored to a buoy.

6. Moorage facilities should not be located in areas with important bank margin habitat for aquatic species or where wave action caused by boating use would increase bank erosion rates.

The location of the recreational boat dock is between the Port of Camas-Washougal's marina immediately to the east and the two adjacent residential properties with existing boat docks extending into the Columbia River. Therefore, the marginal habitat for fish and wildlife is extremely limited if it is at all present. Boating wave action in the vicinity of the proposed dock will not increase by its presence.

7. Piles or other in-water portions of the moorage structure shall not be treated with pentachlorophenol, creosote, CCA or comparably toxic compounds. If ACZA piling are proposed, the applicant will meet all of the Best Management Practices, including a post-treatment procedure, as outlined in the amended Best Management Practices of the Western Wood Preservers. Any paint, stain, or preservative applied to the overwater structure shall be completely dried or cured prior to installation.

The pilings securing the dock in place are 12-inch diameter hollow steel pipes. There will be no wooden pilings installed.

9. Covered moorage shall be prohibited.

The dock will be uncovered.

10. Moorage facilities in waters providing a public drinking water supply shall be constructed of untreated materials, such as untreated wood, approved plastic composites, concrete, or steel.

The Columbia River is not a public drinking water supply source for either private residencies or municipalities.

11. Existing residential moorage facilities shall be allowed as follows:

a. Existing, legally-established, private recreational docks and floats for individual lots in existing subdivisions and for existing individual single-family developments are considered conforming uses and structures.

b. If an existing dock or float is abandoned, becomes hazardous, or is removed for any reason, then a new dock or float must meet the requirements of this section, which may include provisions for use of mooring buoys or to share the new dock (e.g. Locate along property lines for future expansion), and are consistent with other policies and regulations of this Program.

The proposed new dock fulfills the requirements of this section.

12. One new private recreational moorage facility, non-commercial dock, or mooring buoy is allowed as follows (e.g.: one facility not a combination of options):

a. For individual residential lots, the applicant shall demonstrate that existing facilities such as marinas and shared moorage are not adequate or not available for use.

b. For each shoreline lot, or parcel, or contiguous group of lots or parcels in a single ownership that existed on the effective date of this Program (regardless of zoning), if shared moorage is unavailable within one-quarter (1/4) mile of proposed facility (shoreline distance).

The proposed dock is within ¼-mile of the marina operated by the Port of Camas/Washougal. However, there is no available moorage at the port. The applicant has been on a waiting list for a slip for more than 2 years and the Port does not anticipate this fully-occupied condition to change in the foreseeable future.

15. All moorage facilities shall be constructed and maintained in a safe and sound condition. Those that are abandoned or unsafe shall be removed or repaired promptly by the moorage owner or lessee.

The proposed dock will be constructed in a safe and sound condition and maintained by the owner.

16. Overwater structures shall be located in water sufficiently deep to prevent the structure from grounding out at the lowest low water or stoppers should be installed to prevent grounding out on state-owned aquatic lands.

The proposed dock will be located where there is 8 feet of water at low water events.

18. Docks and piers shall be located to avoid fish spawning locations to the extent practicable.

The proposed dock is located in an area that is not a known fish spawning location. There is a large marina immediately to the east and two adjacent existing recreational boat docks to the west (Figure 1) which make it unlikely that any fish will build redds there.

20. Docks for residential use on a river shall be securely anchored to pilings to allow for changes in river level, and shall be designed to withstand the one-hundred (100) year flood or be seasonably removable.

The proposed dock will be secured by two 12-inch diameter steel pilings designed to withstand the 100 year flood.

21. All docks shall include stops that serve to keep the floats off the lake or river beds at low water levels. If a bulkhead-like base is proposed for a fixed pier or dock where there is net positive littoral drift, the base shall be built landward of the OHWM or protective berms. When plastics or other non-biodegradable materials are used in float, pier, or dock construction, precautions shall be taken to ensure their containment.

The proposed dock will be located in an area where the floats will not ground out at low water levels. All floats will be encapsulated to ensure containment.

24. The maximum dimensions of a dock or pier shall be no greater than necessary but may be adjusted only to protect sensitive shoreline resources.

The proposed dock dimensions are no greater than necessary to safely moor and access the dock owner's boat.

a. A dock or pier (gangway and floating structure combined) shall be long enough to obtain a depth as required by WDFW at its landward edge. A dock may be extended until the water depth reaches a minimum of eight (8) feet in depth at ordinary low water, or as otherwise required by WDFW, or to a maximum of three-hundred (300) feet, whichever is reached first.

The proposed dock will be located in an area that is has a minimum of 8 feet depth at ordinary low water. There is no gangway proposed to be used.

b. To prevent damage to shallow water habitat, piers and/or ramps shall extend at leas twenty (20) feet perpendicular from the OHWM.

c. Piers and ramps shall be no more than four feet (4) in width. Wider width is allowed for public piers and ramps per WAC 220-660-140.

d. The bottom of the fascia boards on the pier or bottom of the landward edge of the ramp shall be elevated at least two (2) feet above the horizontal plane of the OHWM.

e. Grating or clear translucent material shall cover the entire surface area of the pier and ramp. The open area of grating shall have a minimum of sixty percent (60%) open. Clear translucent material shall have greater than ninety percent (90%) light transmittance as rated by the manufacturer.

f. Docks and piers shall be set back a minimum of ten (10) feet from side property lines, except that joint-use facilities may be located closer to or upon a side property line when agreed to by contract or covenant with the owners of the affected properties. This agreement shall be recorded with the County Auditor and a copy filed with the shoreline permit application.

g. The Administrator may adjust the dimension in this section by equal to or less than ten (10) percent on a case-by-case basis if there are factors such as safety, ADA accessibility, or potential environmental damage. If the proposal requires more than a ten (10) percent deviation, than a Shoreline Variance permit will be required.

Subsections *a–e* and *g* are not applicable because the proposed dock does not include piers or ramps. Subsection *f* is met because the dock's position exceeds 10' setback from side property lines.

25. Docks used for motor boats should be located where the water will be deeper than seven (7) feet at the lowest low water to avoid prop scour.

The proposed dock will be located in a minimum of 8 feet of water at the lowest water level.

27. Pilings shall be constructed as follows:

a. Piling diameter shall be minimized to meet the structural requirements of expected loads. In lakes, the piling shall not exceed four (4) inches in diameter. If a piling is encased in a sleeve, the piling plus sleeve diameter shall not exceed five (5) inches. In rivers, the piling shall not exceed twelve (12) inches in diameter with sleeve.

The proposed dock is in the Columbia River and will use 12-inch diameter pilings.

b. Pile spacing shall be the maximum feasible to minimize shading and avoid a "wall" effect that would block or baffle wave patterns, currents, littoral drift, or movement of aquatic life forms, or result in structure damage from driftwood impact or entrapment. Minimum pile spacing is eighteen (18) feet on the same side of any component of the overwater structure.

The proposed dock has been designed to use the minimum number of pilings necessary to secure it. Pile spacing is greater than 18 feet.

28. Bulk storage (non-portable storage in fixed tanks) for gasoline, oil and other petroleum products for any use or purpose is prohibited on docks and piers.

There will be no bulk storage of gasoline, oil and other petroleum products.

29. Overhead wiring or plumbing shall not be permitted on docks or piers.

There is no wiring or plumbing associated with this project.

VIII: Variances

The purpose of the shoreline variance permit is strictly limited to granting relief from specific bulk, dimensional or performance criteria where, owing to extraordinary conditions pertaining to a specific piece of property, the

literal interpretation and strict application of the criteria would cause undue and unnecessary hardship or thwart the policies set forth in the Act. Variances shall not be granted from the use regulations of this Program.

A. A request for a shoreline variance to a development may be authorized when the applicant can demonstrate all of the following:

1. That the strict application of the bulk, dimensional or performance standards set forth in the applicable master program precludes, or significantly interferes with, reasonable use of the property; The fact that there is the possibility that the property might make a greater profit by using the property in a manner contrary to the intent of the Program is not a sufficient reason for a variance;

The strict application of the dimensional standards prohibiting private docks within ¼-mile of available shared moorage significantly interferes with reasonable use of the property that is enjoyed by other properties in the vicinity. Moorage at the nearby port is unavailable.

2. That the hardship is specifically related to unique conditions of the property (e.g. irregular lot shape, size or natural features) and not, for example, from deed restrictions or the applicant's own actions;

The hardship is related to the unique conditions of the property due to location and not the applicants own actions.

3. That the design of the project is compatible with the other authorized uses in the area and with uses planned for the area under the comprehensive plan and shoreline master program and will not cause adverse impacts to the environment;

The project has been designed to be compatible with the other authorized uses and planned for the area under the comprehensive and shoreline master program. It has been designed and located to avoid adverse impacts to the environment.

4. That the variance will not constitute a grant of special privilege not enjoyed by other properties in the area;

The variance will not grant special privilege not enjoyed by other properties in the area. The variance will allow the applicant to enjoy the same use that several nearby properties enjoy.

5. That the variance requested is the minimum necessary to afford relief;

The requested variance is the minimum necessary to afford relief.

6. That the public welfare and interest will suffer no substantial detrimental effect.

The requested variance will not cause substantial detrimental effects to public welfare or interest.

7. If proposed development is waterward of the OHWM, or within any wetland as defined by RCW 90.58.030(2)(h), it may be authorized provided the applicant can demonstrate all of the criteria of this subsection (1-7) can be met and that the public rights of navigation and use will not be adversely affected.

The proposed project is waterward of OHWM. All criteria of this subsection can be met and public rights of navigation and use will not be adversely affected.

B. If the proposed variance is granted, then the hearings examiner shall also include findings in regard to the cumulative impact of additional requests for like actions in the vicinity of the proposed use.

C. Final approval of variances is the authority of Ecology. The city shall send its decision to Ecology and shall forward that decision pursuant to Appendix B, XI (B and C) of this Program, for Ecology to render Final Approval.

About the preparer

Dr. Richard Shepard is an stream ecologist and fluvial geomorphologist with 40 years of professional experience.

Since starting his sole consultancy practice in 1993 (to assure that all work products are technically sound and legally defensible) he has addressed Columbia River fish issues when obtaining commercial dredging permits in the navigation channel and Sandy River delta. He also served a term on Oregon's Independent Multidisciplinay Science Team (IMST) which provides scientific guidance in the state's implementation of its Salmon Plan. IMST members are appointed by the Governor and approved by the Senate.

Floodplain Development Permit Application for «Community»

OFFICE USE ONLY
Date Received:
File Number:

SECTION I: Applicant and Project Information

GENERAL INFORMATION

1. No work of any kind may begin in a floodplain until a floodplain development permit is issued.
2. The permit may be revoked if any false statements are made in this application.
3. If revoked, all work must cease until a permit is re-issued.
4. The development may not be used or occupied until a Certificate of Compliance is issued.
5. The permit will expire if no work is commenced within 6 months of the date of issue.
6. The permit will not be issued until any other necessary local, state or federal permits have been obtained.

By signing and submitting this application, the Applicant gives consent to the local Floodplain Administrator or his/her representative to make reasonable inspections prior to the issuance of a Certificate of Compliance.

By signing and submitting this application, the Applicant certifies that all statements contained in SECTION I of the application, and in any additional attachments submitted by the Applicant, are true and accurate.

OWNER INFORMATION

Property Owner: Nevin Robert and Susan

Mailing Address: 2462 SE 11TH AVE

Telephone Number: 360-600-0418

CAMAS WA, 98607

Email Address: rbnevin1@comcast.net

Signature of Property Owner: Robert B Nevin Susan E Nevin

Date: 1-7-2021

APPLICANT INFORMATION

Applicant: Jack Loranger

Telephone Number: 503-908-5408

Email Address: loranger.jack@gmail.com

Signature of Applicant: Jack Loranger

Brief project description:

To construct a 6' wide x 32' long floating dock

PROJECT INFORMATION

Project Address: 2462 SE 11TH AVE

Subdivision: ORCHARD HOME 12-1-3 S1/2

Lot:

Block:

PROJECT INFORMATION (continued)

Type of Structure:

- [x] ~~Residential~~ floating dock
- [ ] Garage/Shop
- [ ] Non-Residential
  - O Elevated
  - O Floodproofed
- [ ] Combined Use (Residential and Non-Residential)
- [ ] Manufactured Home

Type of Structural Activity:

- [x] New Structure
- [ ] Addition to Existing Structure*
- [ ] Alteration of Existing Structure*
- [ ] Relocation of Existing Structure **
- [ ] Demolition of Existing Structure
- [ ] Replacement of Existing Structure**

* Substantial Improvement

If the fair market value of an addition or alteration to a structure equals or exceeds 50% of the value of the structure before the addition or alteration, the entire structure must be treated as a substantially improved structure.

Substantial Improvement Evaluation:

Cost of Improvement (a): $ $75K

Market Value of the Building (b) : $_____

Percent of Value Change (a/b): _____ %

Disclaimer: Substantial Improvement Evaluation must be supported by project cost documentation and approved market evaluation. Attach supporting documentation.

** Relocation or Replacement

A relocated structure or a structure being replaced must be treated as new construction.

Other Development Activities

- [ ] Excavation (not related to a structural development)
- [ ] Clearing
- [ ] Placement of Fill Material
- [ ] Grading
- [ ] Mining
- [ ] Drilling
- [ ] Dredging
- [ ] Watercourse alteration
- [ ] Drainage improvement (including culvert work)
- [ ] Individual water or sewer system (not included to a structural development listed above)
- [ ] Roadway or bridge construction
- [ ] Specify other development not listed above:

removal of derelict wooden dock

PROPERTY OWNER SIGNATURE

I certify that to the best of my knowledge the information contained in the application is true and accurate.

Peter B Nevin Susan E Nevin — Signature of Property Owner:

1-7-2021 — Date:

SECTION II: (To be completed by Floodplain Administrator)

FLOOD INFORMATION

1. The proposed development is located on FIRM map panel:_____ (number and suffix)
2. Effective date on the FIRM: _____
3. The proposed development is located in Zone _____
4. Is the proposed development located within the regulatory floodway: ☐ No ☐ Yes

(New residential structures, additions, and substantial improvements prohibited;
Non-residential: Attach Completed Engineer's Hydraulic Analysis for a No-Rise Certificate)

Structural Development

For structures, the provisions of the flood ordinance specify that the lowest floor be elevated one foot or more above the base flood elevation (BFE).

Base Flood Elevation: _____ ☐ NGVD 29 ☐ NAVD 88 ☐ Unknown (Zone A)

Lowest Floor Elevation for the proposed development is: _____ ☐ NGVD 29 ☐ NAVD 88

Source of Base Flood Elevation: ☐ FIRM ☐ FIS or ☐ other: _____

The following documents are required:

- ☐ An Elevation Certificate (Finished Construction) *
- ☐ Site Plan (Showing location of SFHA and development)

The following documents may be required:

- ☐ Floodproofing Certificate * – required if floodproofing a non-residential structure
- ☐ A No-Rise Certificate * – if any of the proposed non-residential development is in a "regulatory floodway"
- ☐ An elevation study showing BFEs on developments/ subdivisions exceeding 50 lots or 5 acres in Zone A

** Certificates require completion by a Professional Land Surveyor or Registered Professional Engineer as indicated.*

SECTION III: (To be completed by Floodplain Administrator)

Permit Determination

I have determined that the proposed development: ☐ IS ☐ IS NOT (non-conformance described in separate document)

in conformance with the local Flood Damage Prevention Ordinance.

The Floodplain Development Permit: ☐ IS ☐ IS NOT (denials are described in separate document)

issued subject to any conditions attached to and made part of this permit.

Signature of Floodplain Administrator:_____ Date:_____

CONDITIONS:

1. All enclosures below the BFE shall have a minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area. The bottom of all openings shall be no higher than one foot above grade.
2. All mechanical devices, plumbing, and electrical systems shall be installed above the BFE.
3. An updated Elevation Certificate with the as-built elevations is required upon project completion.
4. Enclosures below the BFE shall be used only for parking, building access, and limited storage.
5.
6.

SECTION IV: (To be completed by Floodplain Administrator)

Administrative

Final documentation verifying compliance with ordinance

☐ Elevation Certificate attached (Finished Construction)

As-Built lowest floor elevation: _____ ☐ NGVD 29 ☐ NAVD 88

Work Inspected by: _____

Certificate of Compliance

Certificate of Compliance is issued and the development is found to be in compliance with all applicable ordinances.

_____ _____

Signature of Floodplain Administrator Date

WASHINGTON STATE
Joint Aquatic Resources Permit Application (JARPA) Form[1,2] [help]

US Army Corps of Engineers ®
Seattle District

USE BLACK OR BLUE INK TO ENTER ANSWERS IN THE WHITE SPACES BELOW.

AGENCY USE ONLY

Date received:

Agency reference #: _____

Tax Parcel #(s): _____

Part 1–Project Identification

1. Project Name (A name for your project that you create. Examples: Smith's Dock or Seabrook Lane Development) [help]
Nevin's Dock

Part 2–Applicant

The person and/or organization responsible for the project. [help]

2a. Name (Last, First, Middle)			
Bob Nevin			
2b. Organization (If applicable)			
2c. Mailing Address (Street or PO Box)			
2462 SE 11TH AVE			
2d. City, State, Zip			
CAMAS WA, 98607			
2e. Phone (1)	**2f.** Phone (2)	**2g.** Fax	**2h.** E-mail
360-600-0418			rbnevin1@comcast.net

[1]Additional forms may be required for the following permits:
- If your project may qualify for Department of the Army authorization through a Regional General Permit (RGP), contact the U.S. Army Corps of Engineers for application information (206) 764-3495.
- Not all cities and counties accept the JARPA for their local Shoreline permits. If you need a Shoreline permit, contact the appropriate city or county government to make sure they accept the JARPA.

[2]To access an online JARPA form with [help] screens, go to http://www.epermitting.wa.gov/site/alias__resourcecenter/jarpa_jarpa_form/9984/jarpa_form.aspx.

For other help, contact the Governor's Office for Regulatory Innovation and Assistance at (800) 917-0043 or help@oria.wa.gov.

Part 3–Authorized Agent or Contact

Person authorized to represent the applicant about the project. (Note: Authorized agent(s) must sign 11b of this application.) [help]

3a. Name (Last, First, Middle)			
Jack Loranger			
3b. Organization (If applicable)			
3c. Mailing Address (Street or PO Box)			
162 Krogstad Rd			
3d. City, State, Zip			
Washougal, WA 98671			
3e. Phone (1)	**3f.** Phone (2)	**3g.** Fax	**3h.** E-mail
503-908-5408	360-837-3760		loranger.jack@gmail.com

Part 4–Property Owner(s)

Contact information for people or organizations owning the property(ies) where the project will occur. Consider both **upland and aquatic** ownership because the upland owners may not own the adjacent aquatic land. [help]

☑ Same as applicant. (Skip to Part 5.)

☐ Repair or maintenance activities on existing rights-of-way or easements. (Skip to Part 5.)

☐ There are multiple upland property owners. Complete the section below and fill out JARPA Attachment A for each additional property owner.

☑ Your project is on Department of Natural Resources (DNR)-managed aquatic lands. If you don't know, contact the DNR at (360) 902-1100 to determine aquatic land ownership. If yes, complete JARPA Attachment E to apply for the Aquatic Use Authorization.

4a. Name (Last, First, Middle)			
4b. Organization (If applicable)			
4c. Mailing Address (Street or PO Box)			
4d. City, State, Zip			
4e. Phone (1)	**4f.** Phone (2)	**4g.** Fax	**4h.** E-mail

Part 5–Project Location(s)

Identifying information about the property or properties where the project will occur. [help]

☐ There are multiple project locations (e.g. linear projects). Complete the section below and use JARPA Attachment B for each additional project location.

5a. Indicate the type of ownership of the property. (Check all that apply.) [help]

☑ Private
☐ Federal
☐ Publicly owned (state, county, city, special districts like schools, ports, etc.)
☐ Tribal
☐ Department of Natural Resources (DNR) – managed aquatic lands (Complete JARPA Attachment E)

5b. Street Address (Cannot be a PO Box. If there is no address, provide other location information in 5p.) [help]

2462 SE 11TH AVE

5c. City, State, Zip (If the project is not in a city or town, provide the name of the nearest city or town.) [help]

CAMAS WA, 98607

5d. County [help]

CLARK

5e. Provide the section, township, and range for the project location. [help]

¼ Section	Section	Township	Range
SW	12	1N	3E

5f. Provide the latitude and longitude of the project location. [help]

- Example: 47.03922 N lat. / -122.89142 W long. (Use decimal degrees - NAD 83)

45.57815 N lat. / -122.38359 W long.

5g. List the tax parcel number(s) for the project location. [help]

- The local county assessor's office can provide this information.

87280000

5h. Contact information for all adjoining property owners. (If you need more space, use JARPA Attachment C.) [help]

Name	Mailing Address	Tax Parcel # (if known)
LOVELL DONALD N & LOVELL ALISON M	2444 SE 11TH AVE CAMAS, WA 98607	87282000
MURPHY MICHAEL A & MURPHY DARCI L TRUSTEES	2522 SE 11TH AVE CAMAS, WA 98607	87262000
BRADER KENNETH W	185 E PAULARINO AVE C-101 COSTA MESA CA, 92626	87265000

5i. List all wetlands on or adjacent to the project location. [help]

wetlands presence on north edge of property

5j. List all waterbodies (other than wetlands) on or adjacent to the project location. [help]

Columbia River RM121.6

5k. Is any part of the project area within a 100-year floodplain? [help]

☑ Yes ☐ No ☐ Don't know the project is located in the river

5l. Briefly describe the vegetation and habitat conditions on the property. [help]

Mixed grass and shrubs

5m. Describe how the property is currently used. [help]

Single family residence

5n. Describe how the adjacent properties are currently used. [help]

Single family residences

5o. Describe the structures (above and below ground) on the property, including their purpose(s) and current condition. [help]

Two story home with basement and attached garage, detached garage

5p. Provide driving directions from the closest highway to the project location, and attach a map. [help]

Follow WA-14 E to SE Union St in Camas. - Take exit 14 W for Union St W/2nd St W toward Washington 500 W - At the traffic circle, take the 2nd exit onto SE 10th Ave- Turn right on SE 11th Ave. just east of the Port of Camas/Washougal parking lot - as the road bends to the right the destination is on the left.

Part 6–Project Description

6a. Briefly summarize the overall project. You can provide more detail in 6b. [help]

To construct a 6' wide x 32' long floating dock

6b. Describe the purpose of the project and why you want or need to perform it. [help]

The proposed private recreational dock will be used to moor the applicants boat.

6c. Indicate the project category. (Check all that apply) [help]

☐ Commercial ☑ Residential ☐ Institutional ☐ Transportation ☑ Recreational
☐ Maintenance ☐ Environmental Enhancement

6d. Indicate the major elements of your project. (Check all that apply) [help]

☐ Aquaculture	☐ Culvert	☐ Float	☐ Retaining Wall (upland)
☐ Bank Stabilization	☐ Dam / Weir	☐ Floating Home	☐ Road
☐ Boat House	☐ Dike / Levee / Jetty	☐ Geotechnical Survey	☐ Scientific Measurement Device
☐ Boat Launch	☐ Ditch	☐ Land Clearing	☐ Stairs
☐ Boat Lift	☑ Dock / Pier	☐ Marina / Moorage	☐ Stormwater facility
☐ Bridge	☐ Dredging	☐ Mining	☐ Swimming Pool
☐ Bulkhead	☐ Fence	☐ Outfall Structure	☐ Utility Line
☐ Buoy	☐ Ferry Terminal	☑ Piling/Dolphin	
☐ Channel Modification	☐ Fishway	☐ Raft	

☐ Other:

6e. Describe how you plan to construct each project element checked in 6d. Include specific construction methods and equipment to be used. [help]

- Identify where each element will occur in relation to the nearest waterbody.
- Indicate which activities are within the 100-year floodplain.

The dock will be constructed off site and floated into place. The pilings will be installed with a vibratory hammer from a barge in the river. The dock is located on the Columbia river.

6f. What are the anticipated start and end dates for project construction? (Month/Year) [help]

- If the project will be constructed in phases or stages, use JARPA Attachment D to list the start and end dates of each phase or stage.

Start Date: 11/1/2021 End Date: 2/1/2024 ☐ See JARPA Attachment D

6g. Fair market value of the project, including materials, labor, machine rentals, etc. [help]

$80K

6h. Will any portion of the project receive federal funding? [help]

- **If yes**, list each agency providing funds.

☐ Yes ☑ No ☐ Don't know

Part 7–Wetlands: Impacts and Mitigation

☑ Check here if there are wetlands or wetland buffers on or adjacent to the project area.
(If there are none, skip to Part 8.) [help]

7a. Describe how the project has been designed to avoid and minimize adverse impacts to wetlands. [help]

☑ Not applicable

7b. Will the project impact wetlands? [help]

☐ Yes ☑ No ☐ Don't know

7c. Will the project impact wetland buffers? [help]

☐ Yes ☑ No ☐ Don't know

7d. Has a wetland delineation report been prepared? [help]

- **If Yes**, submit the report, including data sheets, with the JARPA package.

☐ Yes ☑ No

7e. Have the wetlands been rated using the Western Washington or Eastern Washington Wetland Rating System? [help]

- **If Yes**, submit the wetland rating forms and figures with the JARPA package.

☐ Yes ☐ No ☑ Don't know

7f. Have you prepared a mitigation plan to compensate for any adverse impacts to wetlands? [help]

- **If Yes**, submit the plan with the JARPA package and answer 7g.
- **If No, or Not applicable**, explain below why a mitigation plan should not be required.

☐ Yes ☑ No ☐ Don't know

No adverse impacts

7g. Summarize what the mitigation plan is meant to accomplish, and describe how a watershed approach was used to design the plan. [help]

N/A

7h. Use the table below to list the type and rating of each wetland impacted, the extent and duration of the impact, and the type and amount of mitigation proposed. Or if you are submitting a mitigation plan with a similar table, you can state (below) where we can find this information in the plan. [help]

Activity (fill, drain, excavate, flood, etc.)	Wetland Name[1]	Wetland type and rating category[2]	Impact area (sq. ft. or Acres)	Duration of impact[3]	Proposed mitigation type[4]	Wetland mitigation area (sq. ft. or acres)

[1] If no official name for the wetland exists, create a unique name (such as "Wetland 1"). The name should be consistent with other project documents, such as a wetland delineation report.
[2] Ecology wetland category based on current Western Washington or Eastern Washington Wetland Rating System. Provide the wetland rating forms with the JARPA package.
[3] Indicate the days, months or years the wetland will be measurably impacted by the activity. Enter "permanent" if applicable.
[4] Creation (C), Re-establishment/Rehabilitation (R), Enhancement (E), Preservation (P), Mitigation Bank/In-lieu fee (B)

Page number(s) for similar information in the mitigation plan, if available: _____

7i. For all filling activities identified in 7h, describe the source and nature of the fill material, the amount in cubic yards that will be used, and how and where it will be placed into the wetland. [help]
N/A
7j. For all excavating activities identified in 7h, describe the excavation method, type and amount of material in cubic yards you will remove, and where the material will be disposed. [help]
N/A

Part 8–Waterbodies (other than wetlands): Impacts and Mitigation

In Part 8, "waterbodies" refers to non-wetland waterbodies. (See Part 7 for information related to wetlands.) [help]

☑ Check here if there are waterbodies on or adjacent to the project area. (If there are none, skip to Part 9.)

8a. Describe how the project is designed to avoid and minimize adverse impacts to the aquatic environment. [help]
☐ Not applicable
The dock surface will be designed with >60% light penetration. No treated wood will be used.
8b. Will your project impact a waterbody or the area around a waterbody? [help]
☑ Yes ☐ No

8c. Have you prepared a mitigation plan to compensate for the project's adverse impacts to non-wetland waterbodies? [help]

- **If Yes**, submit the plan with the JARPA package and answer 8d.
- **If No, or Not applicable,** explain below why a mitigation plan should not be required.

☑ Yes ☐ No ☐ Don't know

8d. Summarize what the mitigation plan is meant to accomplish. Describe how a watershed approach was used to design the plan.

- If you already completed 7g you do not need to restate your answer here. [help]

The mitigation plan will compensate for loss of fish habitat due to shading.

8e. Summarize impact(s) to each waterbody in the table below. [help]

Activity (clear, dredge, fill, pile drive, etc.)	Waterbody name[1]	Impact location[2]	Duration of impact[3]	Amount of material (cubic yards) to be placed in or removed from waterbody	Area (sq. ft. or linear ft.) of waterbody directly affected
Two 12" piles	Columbia River	in river	permanent	none	2 s/f

[1] If no official name for the waterbody exists, create a unique name (such as "Stream 1") The name should be consistent with other documents provided.
[2] Indicate whether the impact will occur in or adjacent to the waterbody. If adjacent, provide the distance between the impact and the waterbody and indicate whether the impact will occur within the 100-year flood plain.
[3] Indicate the days, months or years the waterbody will be measurably impacted by the work. Enter "permanent" if applicable.

8f. For all activities identified in 8e, describe the source and nature of the fill material, amount (in cubic yards) you will use, and how and where it will be placed into the waterbody. [help]

Two piling will be installed using a vibratory hammer.

8g. For all excavating or dredging activities identified in 8e, describe the method for excavating or dredging, type and amount of material you will remove, and where the material will be disposed. [help]

N/A

Part 9–Additional Information

Any additional information you can provide helps the reviewer(s) understand your project. Complete as much of this section as you can. It is ok if you cannot answer a question.

9a. If you have already worked with any government agencies on this project, list them below. [help]

Agency Name	Contact Name	Phone	Most Recent Date of Contact
City of Camas	Sarah Fox	SFox@cityofcamas.us	7/2/2021

9b. Are any of the wetlands or waterbodies identified in Part 7 or Part 8 of this JARPA on the Washington Department of Ecology's 303(d) List? [help]

- **If Yes,** list the parameter(s) below.
- If you don't know, use Washington Department of Ecology's Water Quality Assessment tools at: https://ecology.wa.gov/Water-Shorelines/Water-quality/Water-improvement/Assessment-of-state-waters-303d.

☑ Yes ☐ No

Non-Native Aquatic Plants
Bacteria - Fecal coliform
pH
Temperature
Temperature
Bis(2-ethylhexyl)phthalate
Dioxin
Arsenic
Dissolved Oxygen
Dissolved Oxygen
Ammonia-N
Vinyl Chloride

9c. What U.S. Geological Survey Hydrological Unit Code (HUC) is the project in? [help]

- Go to http://cfpub.epa.gov/surf/locate/index.cfm to help identify the HUC.

170800

9d. What Water Resource Inventory Area Number (WRIA #) is the project in? [help]

- Go to https://ecology.wa.gov/Water-Shorelines/Water-supply/Water-availability/Watershed-look-up to find the WRIA #.

28

9e. Will the in-water construction work comply with the State of Washington water quality standards for turbidity? [help]

- Go to https://ecology.wa.gov/Water-Shorelines/Water-quality/Freshwater/Surface-water-quality-standards/Criteria for the standards.

☑ Yes ☐ No ☐ Not applicable

9f. If the project is within the jurisdiction of the Shoreline Management Act, what is the local shoreline environment designation? [help]

- If you don't know, contact the local planning department.
- For more information, go to: https://ecology.wa.gov/Water-Shorelines/Shoreline-coastal-management/Shoreline-coastal-planning/Shoreline-laws-rules-and-cases.

☐ Urban ☐ Natural ☐ Aquatic ☐ Conservancy ☐ Other: _____

9g. What is the Washington Department of Natural Resources Water Type? [help]

- Go to http://www.dnr.wa.gov/forest-practices-water-typing for the Forest Practices Water Typing System.

☑ Shoreline ☐ Fish ☐ Non-Fish Perennial ☐ Non-Fish Seasonal

9h. Will this project be designed to meet the Washington Department of Ecology's most current stormwater manual? [help]

- **If No**, provide the name of the manual your project is designed to meet.

☑ Yes ☐ No

Name of manual: _____

9i. Does the project site have known contaminated sediment? [help]

- **If Yes**, please describe below.

☐ Yes ☑ No

9j. If you know what the property was used for in the past, describe below. [help]

Single family residence

9k. Has a cultural resource (archaeological) survey been performed on the project area? [help]

- **If Yes**, attach it to your JARPA package.

☐ Yes ☑ No

9l. Name each species listed under the federal Endangered Species Act that occurs in the vicinity of the project area or might be affected by the proposed work. [help]

Chinook Salmon (Protected) Oncorhynchus tshawytscha
Chum Salmon (Protected) Oncorhynchus keta
Coho Salmon (Protected) Oncorhynchus kisutch
Eulachon Thaleichthys pacificus
Green Sturgeon Acipenser medirostris
Steelhead Trout Oncorhynchus mykiss
Steller Sea Lion Eumetopias jubatus

9m. Name each species or habitat on the Washington Department of Fish and Wildlife's Priority Habitats and Species List that might be affected by the proposed work. [help]

Caves Or Cave-rich Areas - Generalized Location

Part 10–SEPA Compliance and Permits

Use the resources and checklist below to identify the permits you are applying for.

- Online Project Questionnaire at http://apps.oria.wa.gov/opas/.
- Governor's Office for Regulatory Innovation and Assistance at (800) 917-0043 or help@oria.wa.gov.
- For a list of addresses to send your JARPA to, click on agency addresses for completed JARPA.

10a. Compliance with the State Environmental Policy Act (SEPA). (Check all that apply.) [help]

- For more information about SEPA, go to https://ecology.wa.gov/regulations-permits/SEPA-environmental-review.

☐ A copy of the SEPA determination or letter of exemption is included with this application.

☐ A SEPA determination is pending with City of Camas (lead agency). The expected decision date is _____.

☐ I am applying for a Fish Habitat Enhancement Exemption. (Check the box below in 10b.) [help]

☐ This project is exempt (choose type of exemption below).

☐ Categorical Exemption. Under what section of the SEPA administrative code (WAC) is it exempt?

_____

☐ Other: _____

☐ SEPA is pre-empted by federal law.

10b. Indicate the permits you are applying for. (Check all that apply.) [help]

LOCAL GOVERNMENT

Local Government Shoreline permits:

☑ Substantial Development ☐ Conditional Use ☑ Variance

☐ Shoreline Exemption Type (explain): _____

Other City/County permits:

☐ Floodplain Development Permit ☐ Critical Areas Ordinance

STATE GOVERNMENT

Washington Department of Fish and Wildlife:

☑ Hydraulic Project Approval (HPA) ☐ Fish Habitat Enhancement Exemption – Attach Exemption Form

Washington Department of Natural Resources:

☑ Aquatic Use Authorization

Complete JARPA Attachment E and submit a check for $25 payable to the Washington Department of Natural Resources. **Do not send cash.**

Washington Department of Ecology:

☐ Section 401 Water Quality Certification ☐ Non-Federally Regulated Waters

FEDERAL AND TRIBAL GOVERNMENT

United States Department of the Army (U.S. Army Corps of Engineers):

☐ Section 404 (discharges into waters of the U.S.) ☑ Section 10 (work in navigable waters)

United States Coast Guard:

For projects or bridges over waters of the United States, contact the U.S. Coast Guard at: d13-pf-d13bridges@uscg.mil

☐ Bridge Permit ☐ Private Aids to Navigation (or other non-bridge permits)

United States Environmental Protection Agency:

☐ Section 401 Water Quality Certification (discharges into waters of the U.S.) on tribal lands where tribes do not have treatment as a state (TAS)

Tribal Permits: (Check with the tribe to see if there are other tribal permits, e.g., Tribal Environmental Protection Act, Shoreline Permits, Hydraulic Project Permits, or other in addition to CWA Section 401 WQC)

☐ Section 401 Water Quality Certification (discharges into waters of the U.S.) where the tribe has treatment as a state (TAS).

Part 11–Authorizing Signatures

Signatures are required before submitting the JARPA package. The JARPA package includes the JARPA form, project plans, photos, etc. [help]

11a. Applicant Signature (required) [help]

I certify that to the best of my knowledge and belief, the information provided in this application is true, complete, and accurate. I also certify that I have the authority to carry out the proposed activities, and I agree to start work only after I have received all necessary permits.

I hereby authorize the agent named in Part 3 of this application to act on my behalf in matters related to this application. RMN SEN (initial)

By initialing here, I state that I have the authority to grant access to the property. I also give my consent to the permitting agencies entering the property where the project is located to inspect the project site or any work related to the project. RMN SEN (initial)

Robert + Susan Nevin	Robert B Nevin Susan E Nevin	1-7-2021
Applicant Printed Name	Applicant Signature	Date

11b. Authorized Agent Signature [help]

I certify that to the best of my knowledge and belief, the information provided in this application is true, complete, and accurate. I also certify that I have the authority to carry out the proposed activities and I agree to start work only after all necessary permits have been issued.

JACK LORANGER		12/31/2021
Authorized Agent Printed Name	Authorized Agent Signature	Date

11c. Property Owner Signature (if not applicant) [help]

Not required if project is on existing rights-of-way or easements (provide copy of easement with JARPA).

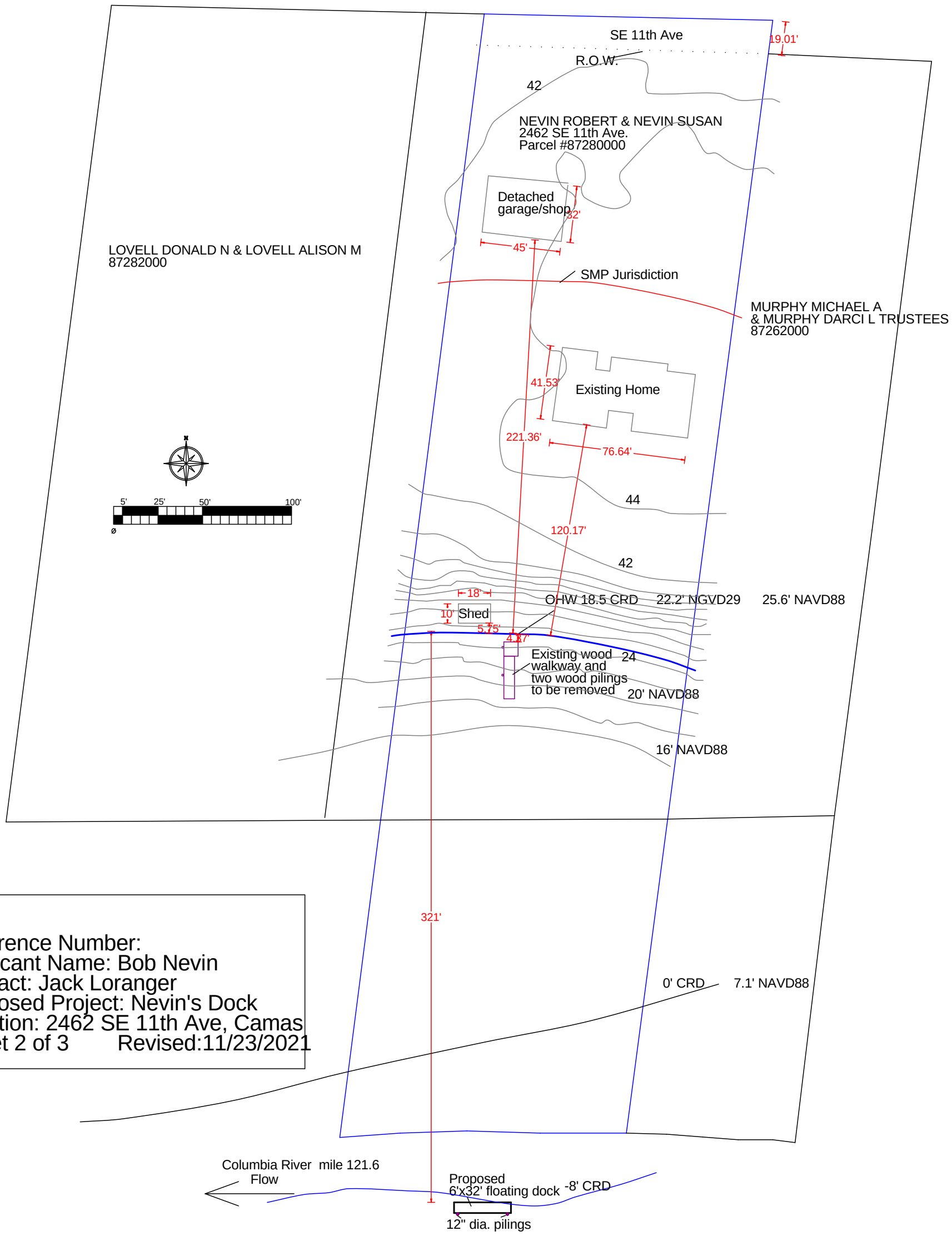
I consent to the permitting agencies entering the property where the project is located to inspect the project site or any work. These inspections shall occur at reasonable times and, if practical, with prior notice to the landowner.

Robert + Susan Nevin	Robert B Nevin Susan E Nevin	1-7-2021
Property Owner Printed Name	Property Owner Signature	Date

18 U.S.C §1001 provides that: Whoever, in any manner within the jurisdiction of any department or agency of the United States knowingly falsifies, conceals, or covers up by any trick, scheme, or device a material fact or makes any false, fictitious, or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious, or fraudulent statement or entry, shall be fined not more than $10,000 or imprisoned not more than 5 years or both.

If you require this document in another format, contact **the Governor's Office** for Regulatory Innovation and Assistance (ORIA) at (800) 917-0043. People with hearing loss can call 711 for Washington Relay Service. People with a speech disability can call (877) 833-6341. ORIA publication number: ORIA-16-011 rev. 09/2018

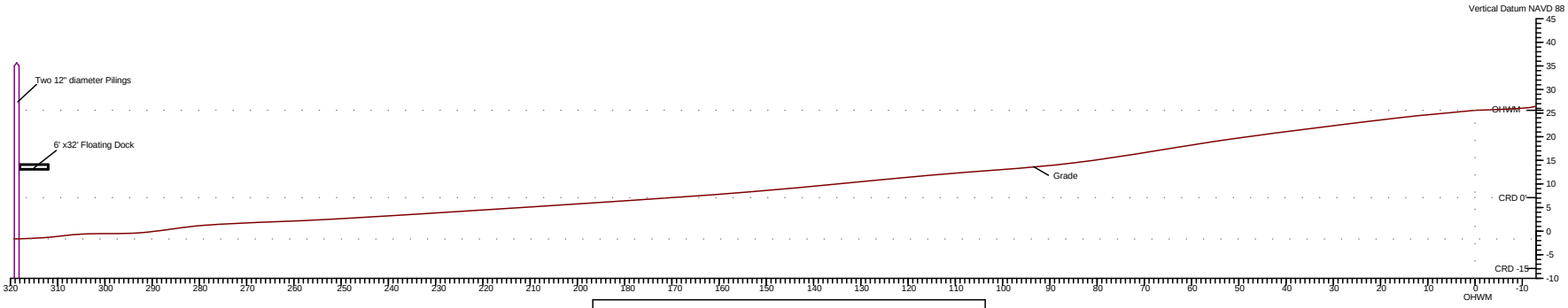
Nevin's Dock Site Plan



Reference Number:
Applicant Name: Bob Nevin
Contact: Jack Loranger
Proposed Project: Nevin's Dock
Location: 2462 SE 11th Ave, Camas
Sheet 2 of 3 Revised:11/23/2021

Nevin's Dock Elevations

Proposed Structures
1 - 6' wide x 32' long Floating Dock
2 - 12" diameter Hollow Steel Pilings



Reference Number:
Applicant Name: Bob Nevin
Contact: Jack Loranger
Proposed Project: Nevin's Dock
Location: 2462 SE 11th Ave, Camas
Sheet 3 of 3 Date:7/26/2021

Legend

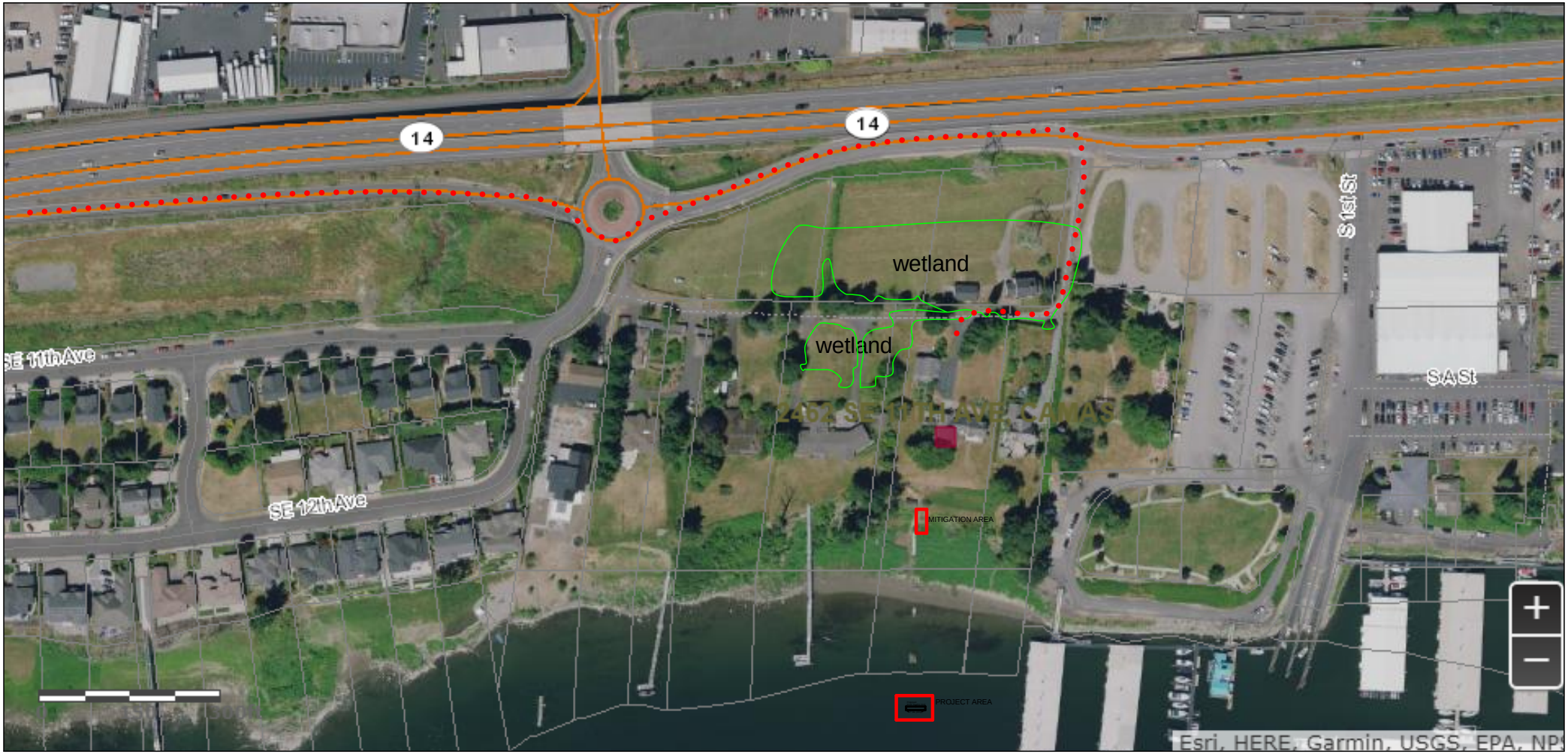
- Taxlots
- All Roads
  - Interstate or State Route
  - Arterial
  - Collector
  - Private or Other
- Cities Boundaries
- Urban Growth Boundaries

Notes:

376.2 0 188.08 376.2 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - http://gis.clark.wa.gov

Nevin's Dock Vicinity Map 2462 SE 11TH AVE Camas, WA



REFERENCE:

APPLICANT: Bob Nevin CONTACT: Jack Loranger

ADJACENT PROPERTY OWNERS:

1. LOVELL DONALD N & LOVELL ALISON M
2.MURPHY MICHAEL A & MURPHY DARCI L TRUSTEES

LOCATION: 2462 SE 11th Ave Camas, WA
PARCEL #87280000

LAT/LONG: 45.57815 N lat. / -122.38359 W long
SW 1/4,S12,T1N,R3E
SE 1/4,S12,T1N,R3E

PAGE 1 OF 3 DATE 7/26/2021

PROPOSED PROJECT: Private Residential Dock

IN: Columbia River
NEAR/AT: Camas, WA
COUNTY: Clark
State: WA

Applied Ecosystem Services, LLC
Integrity • Credibility • Innovation

2404 SW 22nd Street
Troutdale, OR 97060-1247
Voice: 503-667-4517
Fax: 503-667-8863
E-mail: info@appl-ecosys.com

Biological Evaluation of Potential Impacts of a Recreational Boat Dock on Anadromous Fish Migrating Through Camas-Washington Reach of the Columbia River

October 16, 2021

Prepared for:
U.S. Army Corps of Engineers, Seattle District
Regulatory Branch

Contents

[1] Multiple sources including <https://wdfw.wa.gov/species-habitats/species/oncorhynchus-keta>

List of Figures

1 Introduction

1.1 Need

Robert and Susan Nevin own a recreational boat and have been on a waiting list for a mooring slip at the marina operated by the Port of Camas-Washougal for more than four years. Because a mooring slip at the port is not likely to be available for a long time they want to install a small dock on their property located at 2462 SE 11th Ave., Camas, WA 98607.

The dock, 6 feet wide and 32 feet long, will be built elsewhere, floated to the river bank at the south end of their property and be secured by sliding attachments to 12-inch diameter hollow steel pilings.

Because this is new construction in the Columbia River, and there are several ESA-listed fish species that migrate through this area, this Biological Evaluation will provide the National Marine Fisheries Service with scientifically-sound information for preparation of a Biological Opinion that will justify the US Army Corps of Engineers' decision to approve installation of this recreational boat dock.

1.2 Location

The Nevin's property is immediately west of the marina operated by the Port of Camas-Washington and immediately east of two residential properties each having a recreational boat dock extending from the river bank uplands into the water (Figure 1.1).

Because this location is between existing in-river docks out-migrating juvenile fish most likely will avoid the northern river area and in-migrating adult fish will continue to use the deeper water near the center of the river.

The river's depths in this reach (as measured by the US Army Corps of Engineers as part of their navigational channel maintenance responsibilities) are shown in Figure 1.2.

Figure 1.1: The Nevin's property is between the marina immediately to the east and the residential properties with the docks to the west.

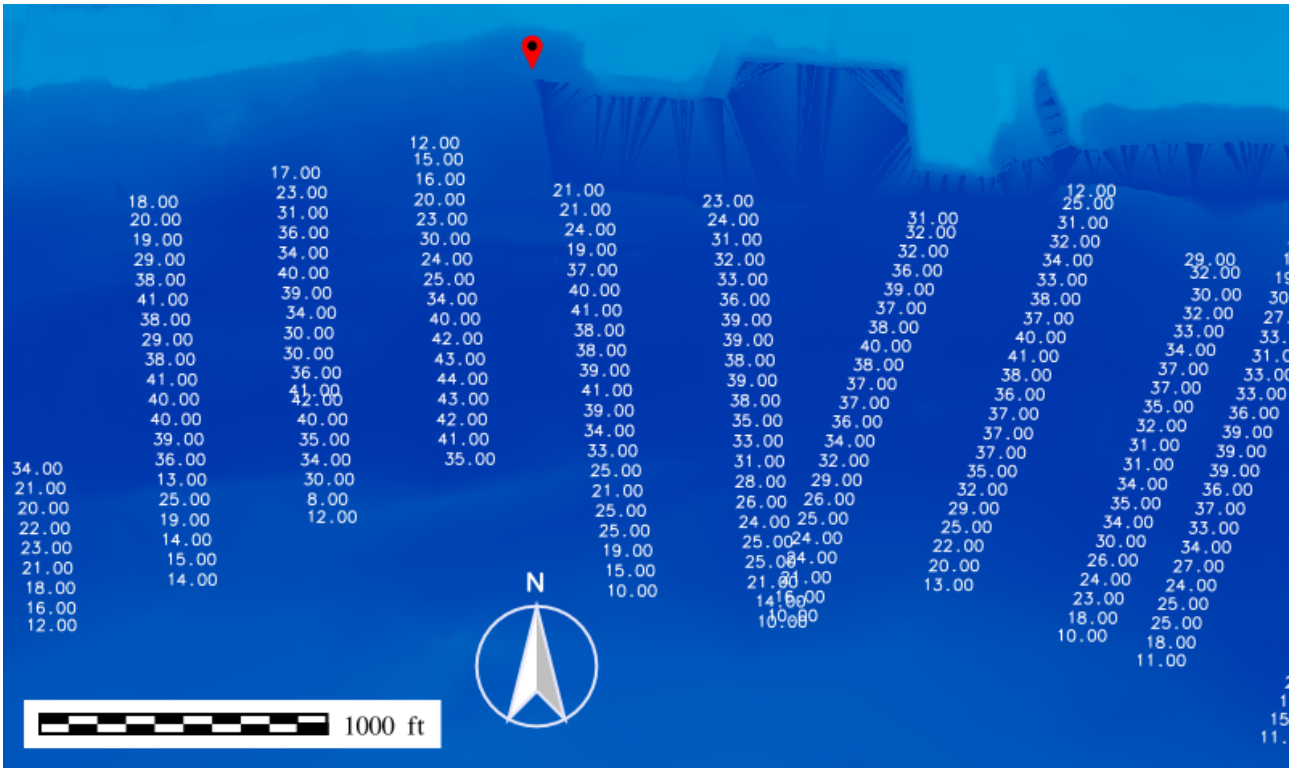


Figure 1.2: River bathymetry (depths) in the Columbia River along the Camas-Washougal boundary. The location of the proposed recreational boat dock is shown by the red pin symbol. The background shows high-resolution depth measurements using LiDAR (Light Detection and Ranging); the marina and covered berthing slips are immediately to the right of the Nevin's property. The depth measurements are from the Corps of Engineers 2010 channel cross-section transects.

2 Fish

2.1 Introduction

There are many resident and anadromous fish species present throughout the year along this Camas-Washougal reach of the lower Columbia River. The ESA-listed species of concern include chinook salmon (*Oncorhynchus tschawtscha*), coho salmon (*O. kisutch*), steelhead trout (*O. mykiss*; ocean-rearing rainbow trout), sockeye salmon (*O. nerka*), chum salmon (*O. keta*), white sturgeon (*Acipenser transmontanus*) bull trout (*Salvelinus confluentus*), Pacific lamprey (*Entosphenus tridentatus*). and Pacific smelt (eulachon; *Thaleichthys pacificus*).

While green sturgeon (*Acipenser medirostris*) are present in the lower Columbia River their distribution is limited to the salt water estuary in the lower 40 ($\pm$) miles of the river. White sturgeon have a much larger distribution extending well upriver from the Portland/Vancouver area.

Different populations (stocks, runs) of these species reproduce and rear in tributaries of the Columbia and Snake River systems but both juveniles and adults will migrate through this river reach.

Life histories and migratory behaviors of Pacific salmon are described in Groot and Margolis (1991). There are juvenile and adult salmonids migrating through the lower Columbia River in the region of the proposed dock throughout the year. Their specific behaviors and survival are controlled primarily by agents not under human control, including ocean conditions and river temperatures.

> "The lower Columbia River serves as rearing habitat and a migration corridor for multiple endangered and threatened salmonid species. There is growing concern that summertime Columbia River water temperatures, which have been increasing for several decades, are inducing thermal stress on populations of these fish that utilize the river during this period. In response to this concern the Lower Columbia Estuary Partnership, with funding from EPA, completed a multi-year, three phase study to document the extent and quality of cold-water inputs to the lower Columbia River which are, or potentially could be, utilized by summer migrating salmonid species for thermal respite from warm Columbia River mainstem water." (Marcoe et al., 2018)

2.2 Species' behaviors in lower Columbia River

2.2.1 Bull trout

Bull trout are a species of charr, a group in the salmonid family distinct from other trout and salmon. Other North American charr species include Dolly Varden, lake trout, brook trout, and arctic charr.

Bull trout are the only charr species native to Oregon. Charr are distinguished from trout and salmon by a lack of black spots on the body, small scales, and being highly adapted to very cold water. [1]

Bull trout are native throughout the Pacific Northwest. In Oregon, bull trout were historically found in the Willamette River and its major tributaries on the west side of the Oregon Cascades, the Columbia and Snake Rivers and their major tributaries, and in streams in the Klamath basin. Currently, most bull trout populations are confined to headwater areas of tributaries to the Columbia, Snake, and Klamath rivers.

Bull trout occur in the coldest waters of the state, typically where temperatures rarely exceed 60°F. Besides very cold water, bull trout require stable stream channels, clean spawning gravel, complex and diverse cover, and unblocked migration routes.

Bull trout are native, not anadromous; they do not migrate to and from the Pacific Ocean. Bull trout are not found in the lower mainstem Columbia River in the vicinity of the proposed dock in Camas.

2.2.2 Chinook salmon

There are two races of chinook salmon: stream-type and ocean-type.

Stream-type

- Long freshwater residence as juveniles.
- Adult runs in spring and summer.
- Adults enter freshwater months before spawning.
- Variation in age of seaward migration (years).
- Variation in age of maturity for both males and females.
- Variation in time of return to natal stream: February–July.
- Variation in fecundity but high fecundity.

Ocean-type

- Short freshwater residence as juveniles.
- Adult runs in summer and autumn.
- Adults spawn soon after entering fresh water.
- Variation in time of seaward migration (weeks).
- Variation in length of estuarine residence (weeks).
- Variation in age of maturity for both males and females.
- Variation in time of return to natal streams: July–December.
- Variation in fecundity but low fecundity.

[1] Extracted from `https://www.fws.gov/oregonfwo/articles.cfm?id=149489411`

2.2.3 Chum salmon[2]

Chum salmon are large, strong swimmers and are capable of swimming in currents of moderate to high velocities. The maximum swimming speed recorded is 3.05 m/sec (10 ft/sec) or 67% of the maximum burst speed of 4.6 m/sec (15 ft/sec). Chum salmon are not leapers and are usually reluctant to enter long-span fish ladders. Therefore, they are generally found below the first barrier of any significance in a river.

Male chum salmon develop large "teeth" during spawning, which resemble canine teeth. This many explain the nickname dog salmon.

Chum use small coastal streams and the lower reaches of larger rivers. They often use the same streams as coho, but coho tend to move further up the watershed and chum generally spawn closer to saltwater. This may be due to their larger size, which requires deeper water to swim in, or their jumping ability, which is inferior to coho. Either way, the result is a watershed divided between the two species, with all the niches filled.

Like coho, chum can be found in virtually every small coastal stream. In the fall, large numbers of chum can often be seen in the lower reaches of these streams, providing opportunities to view wild salmon in a natural environment.

Chum fry do not rear in freshwater for more than a few days. Shortly after they emerge, chum fry move downstream to the estuary and rear there for several months before heading out to the open ocean.

2.2.4 Coho salmon

Coho salmon are distributed In the lower Columbia River, from the ocean to the Bonneville Dam and in tributaries other than the Willamette River. Throughout this range, native coho salmon populations return to their natal streams to spawn from early fall to late spring. Fry emerge from redds between early March and July, rear in fresh water for a year, and migrate to the sea the next season. They return to spawn after spending 5 to 20 months in the ocean.

Coho salmon populations show timing differences from fry emergence to time of adult spawner returns. Coho salmon show freshwater, estuarine, and ocean migratory patterns apparently determined by the geographic area of their natal streams. Homing and spawning behavior is complex and would suggest a selection mechanism that appears sufficient to reduce gene flow from nonnative populations. However, available evidence shows that the massive and extensive disruptions documented in coho salmon populations in the lower Columbia River have depleted native populations enough that population differences have been largely eliminated.

Coho salmon in the lower Columbia River might already be extinct according to the US Geological Survey.[3]

[2]Multiple sources including <https://wdfw.wa.gov/species-habitats/species/oncorhynchus-keta>

[3]<https://www.usgs.gov/faqs/how-far-do-salmon-travel>

Figure 2.1: Penny Postcard: Smelting, Sandy River, Troutdale, Oregon. Divided Back, "Sandy River, Oregon.". Published by Western Color Sales Inc., Portland, Oregon. Card #K1806. In the private collection of Lyn Topinka.

2.2.5 Eulachon (Pacific smelt)

> "The eulachon is an anadromous species, leaving the ocean to ascend rivers and streams to spawn. Adults enter fresh water and spawn from February to mid-May. Typically, males enter the rivers first, followed shortly by the females. Most spawning eulachon are three years old though they can live up to five years. Spawning is done in large masses and usually during the night. The females' eggs and the males' sperm are dispersed together into the water column and the fertilized eggs quickly attach to gravel, wood or the sandy bottom of rivers. Most adults die shortly after spawning. The 7,000 to 60,000 eggs per female hatch in five to six weeks. Because of its small size the larval eulachon are rapidly swept downstream and out into the estuaries and open ocean."[4]

Across from Camas, WA, is Troutdale, OR, and the confluence of the Sandy River into the Columbia River. Troutdale is known for its (former) large smelt runs and the dip-netters who collected buckets full of these fish above the bridge at Glen Oaks Park (Figure 2.1).

[4]Pacific State Marine Fisheries Commission, 2013, Smelt fact sheet

2.2.6 Pacific lamprey

Pacific lampreys were common in the lower Columbia River in the past; now the largest populations are in the Willamette River where tribal members net the fish at Willamette Falls. Along the main stem Columbia River lamprey migrate past the project location to sites further upriver and in the Snake River.

Pacific lampreys spawn between March and July. Males and females both construct nests–redds–by moving stones with their mouths. Adults typically die within 3-36 days after spawning.

After larval lamprey (ammocoetes) hatch, they drift downstream to areas with slower water velocity and fine sand for them to burrow into. Ammocoetes will grow and live in riverbeds and streambeds for 2 to 7 years, where they filter feed primarily on algae.

The changes of Pacific lamprey from ammocoetes into macropthalmia (juveniles) occurs gradually over several months. During this process they develop eyes and teeth, and emerge from the substrate to swimming in the open water. This transformation typically begins in the summer and is completed by winter.

Juvenile lampreys drift or swim downstream to the estuaries between late fall and spring. They mature into adults during this migration and in the open ocean.

Adult Pacific lampreys are parasites: they use their sucker-like disc mouth to feed on a variety of marine and anadromous fish species.

After 1–3 years in the ocean, Pacific lampreys stop feeding and migrate to fresh water between February and June. They overwinter in freshwater habitat—shrinking in size by up to 20 percent—before they resume their spawning journey.

After spawning adult lampreys die, but their bodies provide valuable food for insects and macroinvertebrates that other species, including other lamprey, use for food.

2.2.7 Sockeye salmon

Most sockeye salmon return from the ocean as four-year-olds, but some return as young as three or as old as eight. All require a lake at the headwaters of their chosen stream in which to rear. The adults pass through the lake to smaller, tributary streams where the females dig their redds. The female releases an average of 3,500 eggs. After hatching in early spring, the young fish move immediately into the lake. Most will spend a full year there before migrating to the ocean.

Perhaps the most famous lake where sockeye return is Redfish Lake in Idaho. The lake got its name from the red color of the returning sockeye salmon. To get to the lake, sockeye swim a journey of 897 miles and climb over 6,500 feet in elevation.

In the lower Columbia River sockeye salmon pass by the project site on their way upriver to spawning lakes or downriver to the ocean.

2.2.8 Steelhead trout

> "For anadromous Pacific salmon (*Oncorhynchus* sp.), ocean conditions during their initial entry into the marine environment can greatly affect their survival. Different life history

> types or stocks may experience different conditions during their marine entry because routes of early marine migration can differ among types or stocks. Steelhead (*O. mykiss*) from the Columbia River are believed to migrate offshore quickly once they enter the ocean, but little is known about whether life history or stock-specific differences in early marine migration exist." (Van Doornik et al., 2019)

Unlike most anadromous salmonids, summer steelhead overwinter in rivers rather than the ocean for 6–10 months prior to spring spawning. Overwintering in rivers may make summer steelhead more vulnerable to harvest and other mortality sources than are other anadromous populations. Within the regulated lower Columbia-Snake River hydrosystem dams an estimated 12.4% of fish that reached upper Columbia/Snake Rivers spawning areas had overwintered in the lower Columbia River. (Keefer et al., 2008)

High spill volume at dams can create supersaturated dissolved gas conditions that may have negative effects on fishes. Water spilling over Columbia and Snake River dams during the spring and summer freshet creates plumes of high dissolved gas that extend downstream of dam spillways and creates gas supersaturated conditions that do not equilibrate in reservoirs. (Johnson et al., 2005)

Migration depth plays a central role in the development and expression of gas bubble disease because hydrostatic compensation reduced the effects of exposure at greater depth. Migration paths of 28 individual fish tagged with radio storage data devices were monitored in the tailraces of Bonneville and Ice Harbor dams and correlated well with output from a two-dimensional dissolved gas model to estimate the degree of uncompensated exposure .

The tagged adult steelhead spent a majority of their time at depths deeper than 2 m, providing at least 20% hydrostatic compensation, interspersed with periods lasting minutes at depths shallower than 2 m. The longest successive time and individual fish was observed shallower than 1 and 2 m was 17 h and 8.5 d, respectively. Steelhead spending the longest durations of time near the surface (< 2 m) were likely near the mouth of a Columbia River tributary based on body temperatures obtained from recorded water temperature data that were cooler than the mainstem Columbia River.

2.2.9 White sturgeon

The largest populations of white sturgeon in the Columbia River are in the estuary of the Columbia River. The migration of sturgeon from ocean water to fresh water occurs between January and July, with runs less consistent and less frequent than those of salmon, since they spawn only every two to eight years. During their migration sturgeon feed on freshwater clams, eel, anchovies, salmon, steelhead, smelt and shad.

> "Spawning and early life history of white sturgeon, *Acipenser transmontanus*, were studied in the lower Columbia River downstream from Bonneville Dam from 1988 through 1991. From white sturgeon egg collections, we determined that successful spawning occurred in all four years and that the estimated spawning period each year ranged from 38 to 48 days. The spawning period extended from late April or early May through late June or early July of each year. Spawning occurred primarily in the fast-flowing section of the river downstream from Bonneville Dam, at water temperatures ranging from 10°–19° C. Freshly fertilized white sturgeon eggs were collected at turbidities ranging from 2.2 to 11.5 nephelometric turbidity units (NTU), near-bottom velocities ranging from 0.6 to 2.4

m/sec, mean water column velocities ranging from 1.0 to 2.8 m/sec, and depths ranging from 3 to 23 m.

Bottom substrate in the river section where freshly fertilized eggs were most abundant was primarily cobble and boulder. White sturgeon larvae were collected from river kilometer (Rkm) 45 to Rkm 232, suggesting wide dispersal after hatching. Larvae were collected as far downstream as the upper end of the Columbia River estuary, which is a freshwater environment. Young-of-the-year (YOY) white sturgeon were first captured in late June, less than two months after spawning was estimated to have begun. Growth was rapid during the first summer; YOY white sturgeon reached a minimum mean total length of 176 mm and a minimum mean weight of 30 g by the end of September. Young-of-the-year white sturgeon were more abundant in deeper water (mean minimum depth ~12.5 m) of the lower Columbia River. The results indicate that a large area of the lower Columbia River is used by white sturgeon at different life history stages." (McCabe Jr and Tracy, 1994)

3 Lower Columbia River hydraulics

3.1 Introduction

Water flows in the lower Columbia River are as important as temperature, dissolved oxygen, other water chemistry constituents, and river bank structures in salmon migration both toward the ocean and returning to fresh water.

The US Geological Survey has a gauge (number 14144700) attached to a west-side structure of the I-5 bridge at Vancouver[1]. The parameters of interest, and their period of record are presented in Table 3.1.

3.2 Flows below Bonneville Dam

Lower Columbia River flows vary seasonally with storm events and snowmelt runoff. The flows also fluctuate weekly based on power generation at Bonneville Dam. Electric power demands in the greater Portland metropolitan area increase over the weekend so more dam discharge is directed through the generator turbines from Thursday through Sunday which increases downriver water levels, discharge, and velocities. These hydraulic parameters can vary greatly each day. Monthly mean values[2] more clearly show this variability in Figures 3.1, 3.2, and 3.3. It is important to notice the very high variabilities from month-to-month and to understand that anadromous fish migrating past the proposed project area are well adapted to this variability.

[1] `https://waterdata.usgs.gov/monitoringl-ocation/14144700/#parameterCode=00065&period=P7D`
[2] The gauge was out of order from November 24, 2020 10:55 AM to January 8, 2021 4:55 PM.

Table 3.1: Hydraulic and water quality parameters measured at the USGS Vancouver, WA, gauge 14144700 and the period of record for values.

Parameter	Start Date	End Date
Discharge	March 3. 2016	August 31, 2021
Gauge height	October 1, 2007	August 31, 2021
Velocity	March 3, 2016	August 31, 2021
Suspended sediments	September 9, 2018	August 31, 2021
Turbidity	April 16, 2016	August 31, 2021

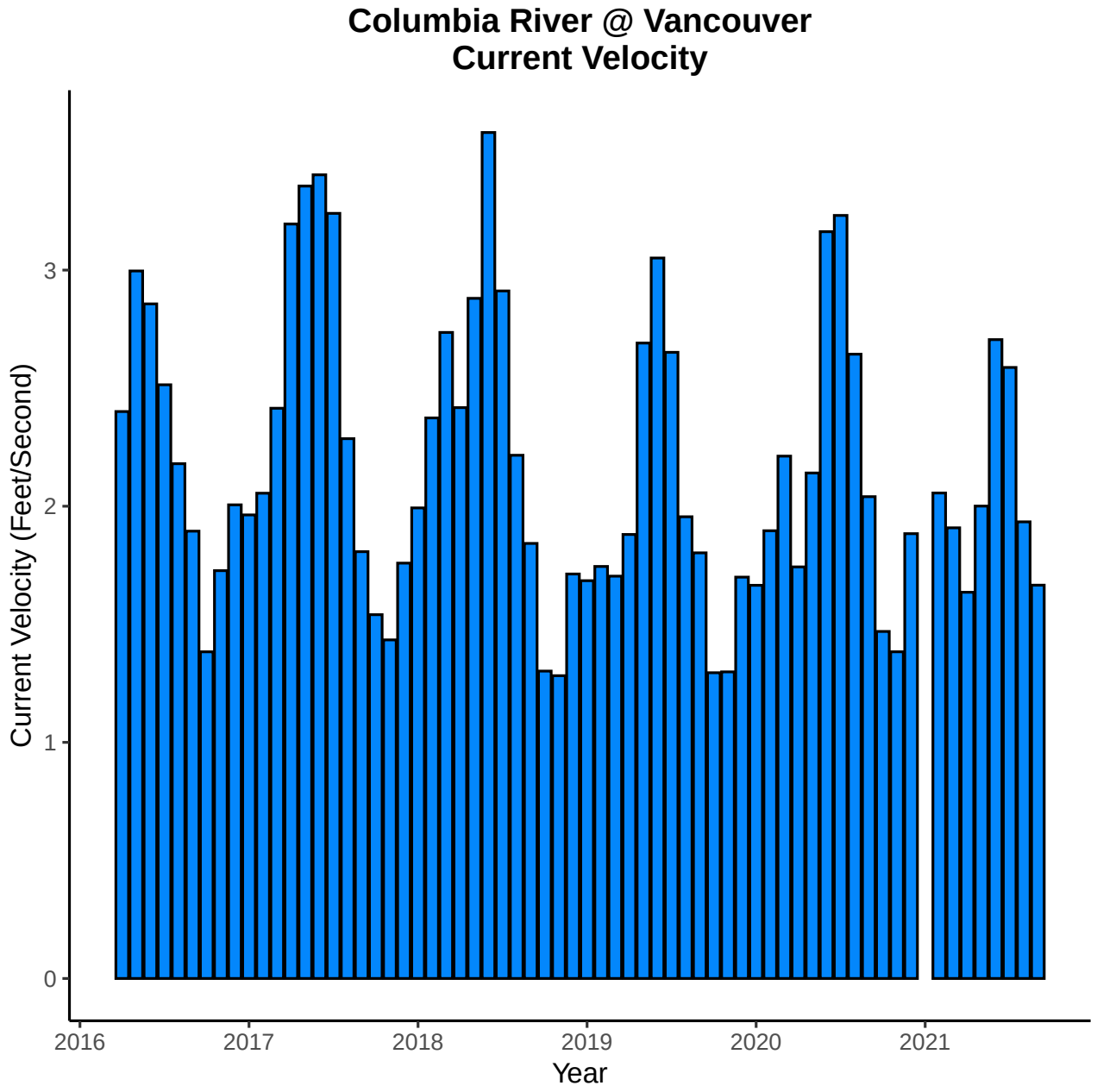


Figure 3.1: Current velocities at the USGS gauge along the north bank of the Columbia River at Vancouver; monthly mean values in feet per second.

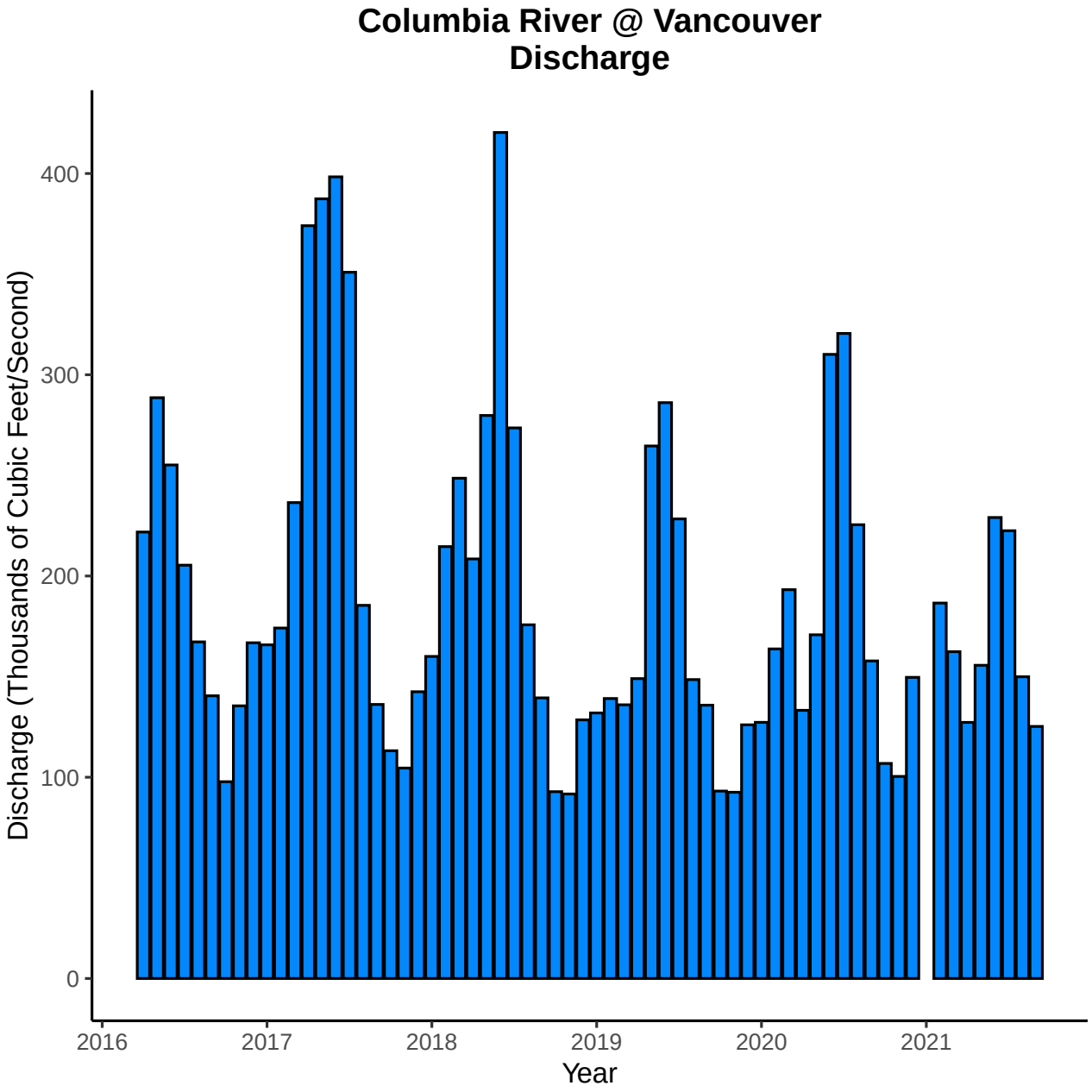


Figure 3.2: Discharge of the Columbia River gauge at Vancouver, WA; mean monthly values in cubic feet per second.

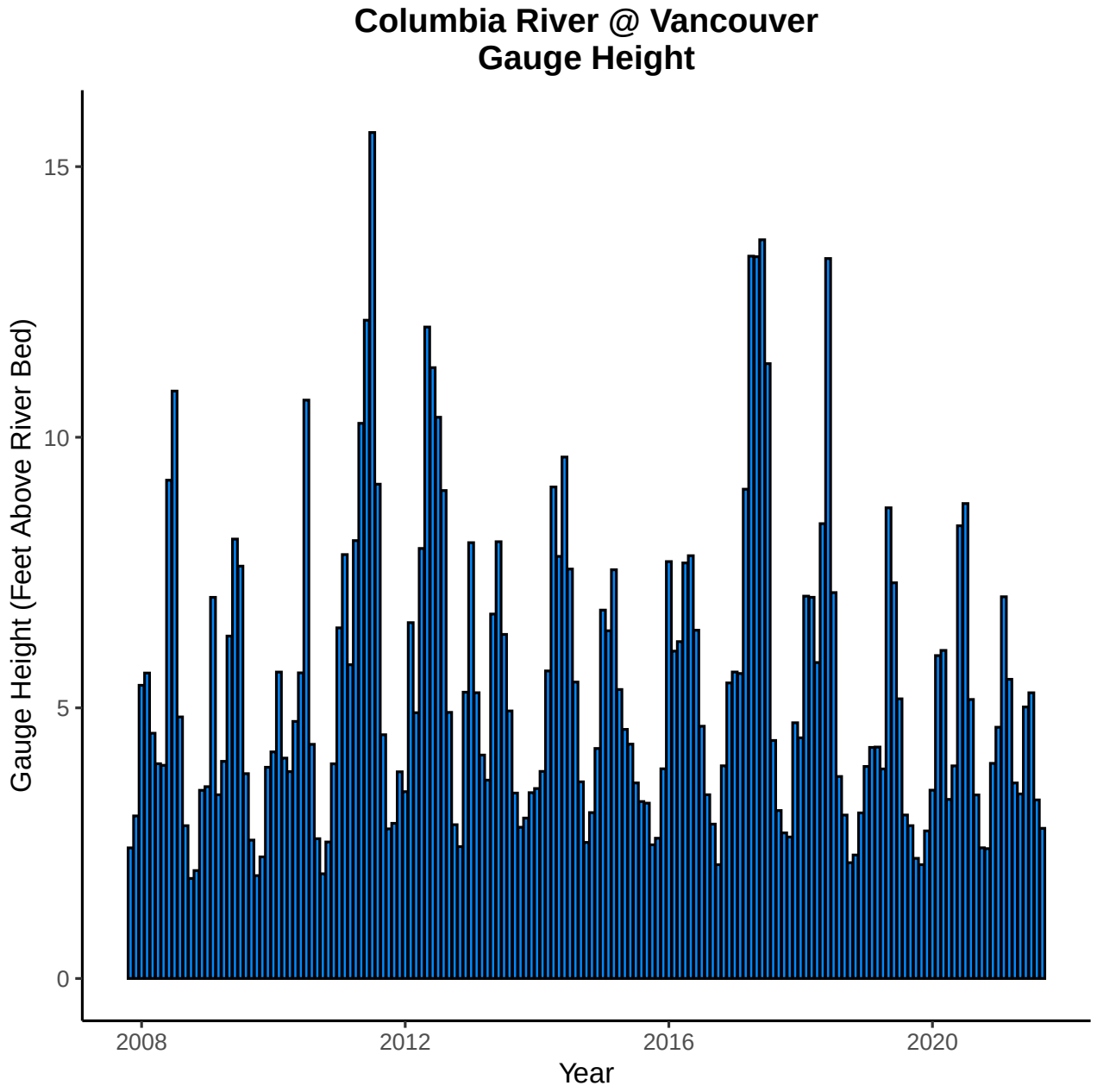


Figure 3.3: Stage height (the depth of water) at the gauge in Vancouver, WA; mean monthly values in feet.

3.3 Sediments and turbidity

The only water constituents measured and recorded at the USGS Vancouver gauge are related: suspended sediments and turbidity. Suspended sediments are fine sands, clays, and muds held in suspension while turbidity measures all factors that reduce the clarity of the water, including color and dissolved solids, in addition to suspended solids. Both of these measures vary greatly on an annual basis as shown in Figures and 3.5. Notice the extreme variability in turbidity with peak months differing from year-to-year and multiple peaks of monthly mean values within a year.

Migrating fish have acclimated to these variable conditions over generations and the addition of a 192 square foot recreational dock with a boat moored to it between the large marina to the east and two existing docks immediately to the west will not add to any behavioral changes in aquatic biota.

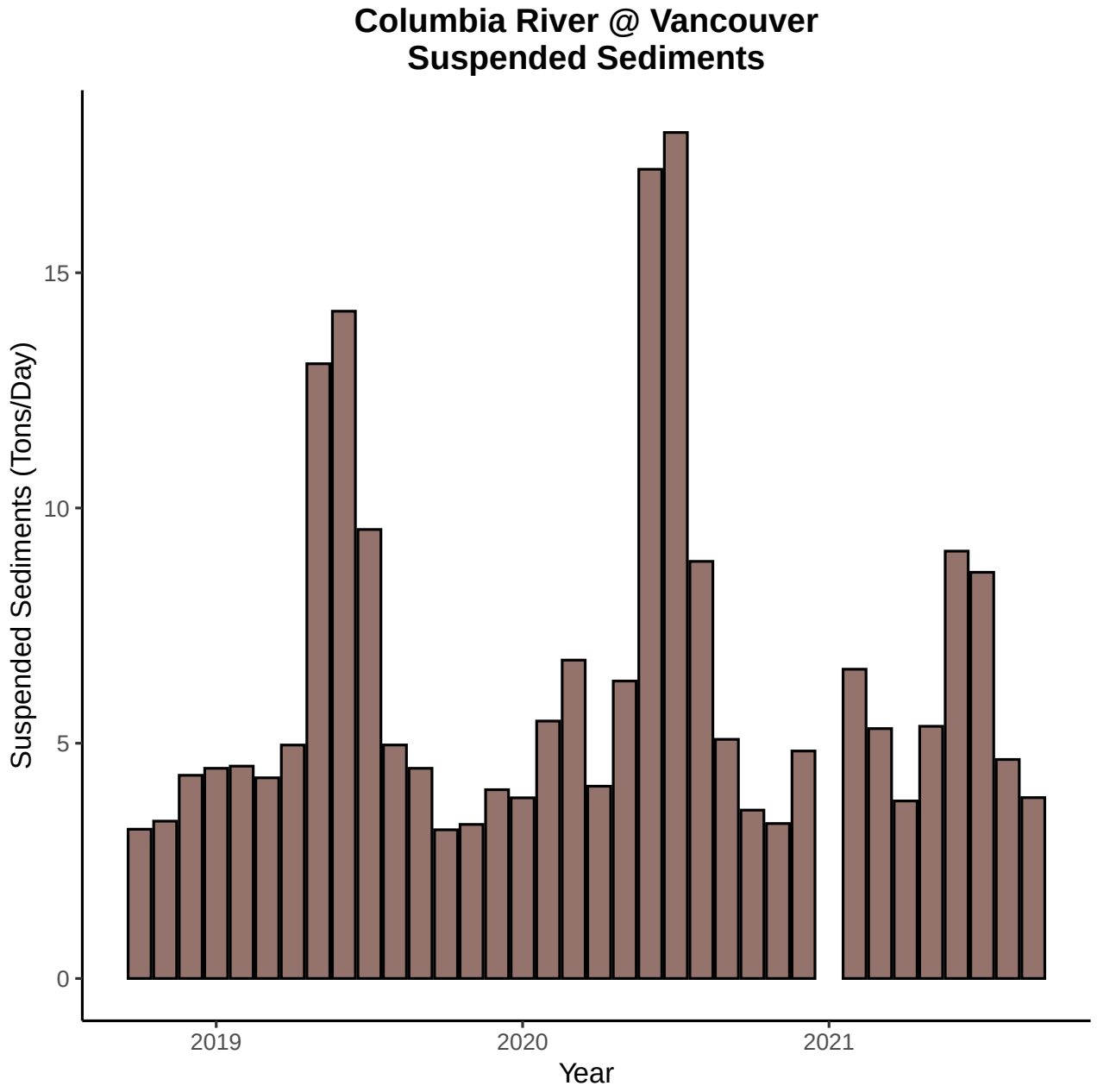


Figure 3.4: Suspended sediments in the water column at the Vancouver, WA, gauge. Units are mean monthly tons per day.

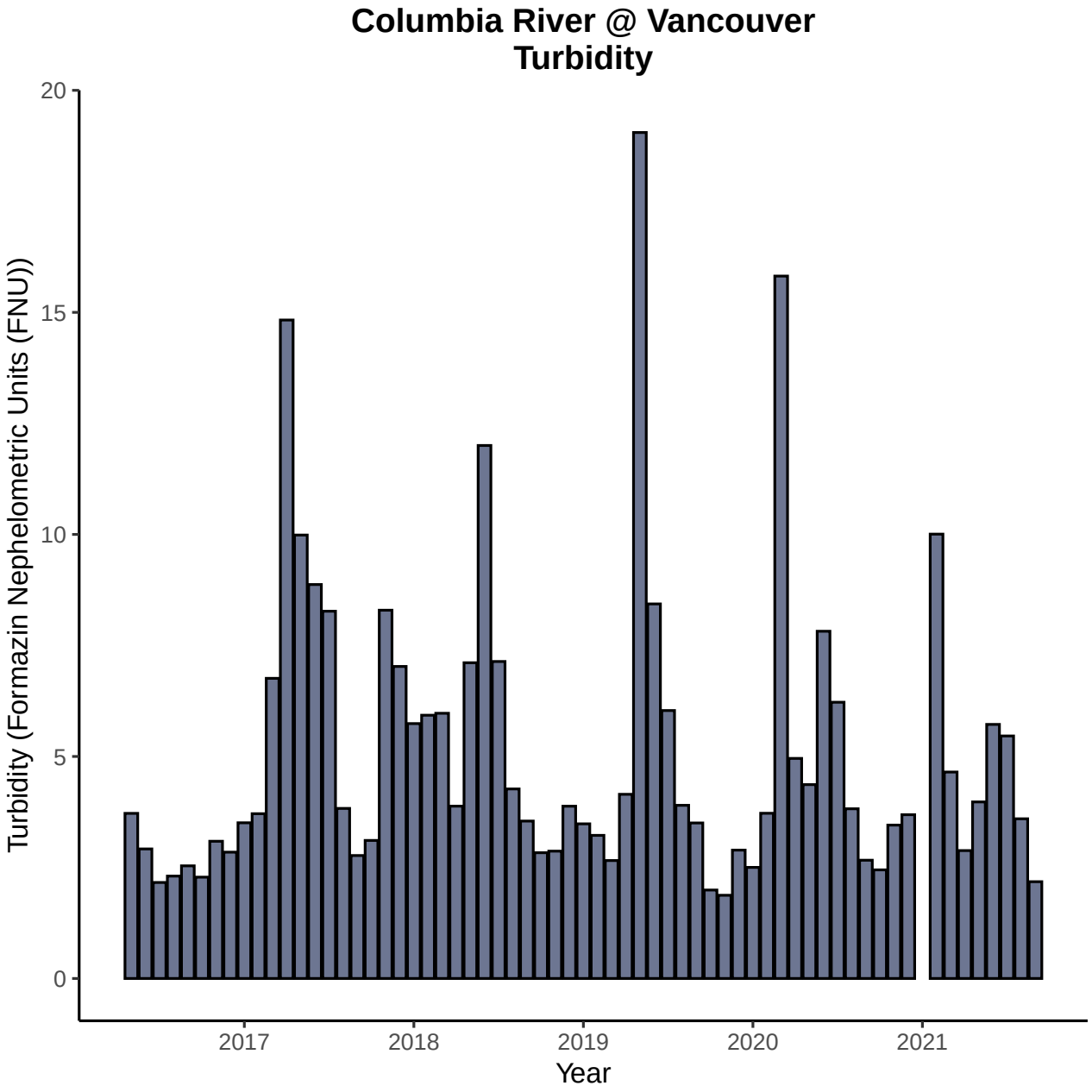


Figure 3.5: Turbidity of the water at the Vancouver, WA, gauge. Values are mean monthly Formazin Nephelometric Units (FTU).

4 Climate change and ESA-listed fish species

The western US from southern Washington to Mexico and between the Rocky and Coast Mountain ranges is in the 21st year of a megadrought; the most severe in 1,200 years. In 2020 the upper reaches of the Missouri River in Montana were dry for the first time in recorded history.

The effects of climate change experienced in the Pacific Northwest, exhibited most recently by the abnormally high temperatures for several successive days at the ends of June and August 2021, seriously stressed returning adult salmon in the Columbia and Snake Rivers, including the reach between the Pacific Ocean and Bonneville Dam.

Summer returning salmon have an optimal water temperature range of 44–67°F. In the summer of 2021 temperatures were much warmer. For example, between July 21st and 29th Columbia River water temperatures in the Gorge ranged from about 70.7°F to 72.5°F stressing and killing salmon[1].

For a comprehensive overview of how water temperature affects salmon, charr, and trout read the summary report submitted to the Policy Workgroup of the EPA Region 10 Water Temperature Criteria Guidance Project (Poole et al., 2001).

The purpose of the EPA guidance is to help Pacific Northwest states and tribes adopt water temperature standards that:

- Meet the biological requirements of native salmonids (Pacific salmon, trout, and charr) species for survival and recovery pursuant to the Endangered Species Act (ESA).
- Provide for the protection and propagation of salmonids under the Clean Water Act (CWA).
- Meet the salmonid rebuilding needs of federal trust responsibilities with treaty tribes.

The addition of a 192 square feet recreational boat dock, and the boat moored to it, will have no affect on water temperatures that would stress migrating anadromous fish.

[1] https://www.columbiacommunityconnection.com/the-dalles/high-water-temps-killing-fish-in-the-columbia-river

5 Summary

The location of a 192 square feet recreational boat dock on the Nevin's property is between the large, mostly covered marina operated by the Port of Camas-Washougal and similar docks at the two neighbors immediately to the west. With these structures surrounding the proposed dock its installation will not change river hydraulics, sediment transport characteristics, or water temperature in any measurable way. The existing structures' effects on migrating anadromous fish (both up- and downriver) would be applied before they pass the Nevin's property.

The most important factors affecting fish passage in the lower Columbia River are water temperatures given the rate of climate change and fish condition related to ocean conditions (returning adults) and upriver conditions (out migrating juveniles). We have no way of controlling these factors.

6 About the author

Dr. Richard Shepard is an stream ecologist and fluvial geomorphologist with 40 years of professional experience. His capabilities are presented in the attached curriculum vitae.

Since starting his sole consultancy practice in 1993 (to assure that all work products are technically sound and legally defensible) he has addressed Columbia River fish issues when obtaining commercial dredging permits in the navigation channel and Sandy River delta. He also served a term on Oregon's Independent Multidisciplinay Science Team (IMST) which provides scientific guidance in the state's implementation of its Salmon Plan. IMST members are appointed by the Governor and approved by the Senate.

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Curriculum Vitae

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Summary

Dr. Shepard is an applied ecosystems ecologist/environmental scientist specializing in regulatory science, environmental chemistry (water, sediments, soils), aquatic ecology, fluvial geomorphology (watersheds and the rivers that drain them), hydrology, and environmental data analyses using advanced statistical and spatio-temporal models and established ecological theory. His expertise and experience includes water quality, fish, invertebrates, wildlife, wetlands, hydraulics, and sediment transport.

He has experience in objectively and effectively addressing concerns raised by regulators and others involving the Clean Water Act (CWA), Endangered Species Act (ESA), National Environmental Policy Act (NEPA), Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), and Resource Conservation and Recovery Act (RCRA). His environmental impact assessment expertise led to the objective approach explained in his book published by Springer: *Quantifying Environmental Impact Assessments Using Fuzzy Logic*. For more than 35 years he has consulted on these subjects to natural resource companies and served as a consulting and testifying expert in environmental litigation.

Education

1972 **BA (Honors)**, *Quinnipiac College*, Hamden, CT.
Biology/Chemistry

1974 **MS**, *University of Illinois*, Urbana, IL.
Quantitative Limnology/System Ecology

1980 **PhD**, *Idaho State University*, Pocatello, ID.
Quantitative Stream Ecology/Fluvial Geomorphology/Radiochemistry

1984 **Post-doctoral Research**, *Idaho State University*, Pocatello, ID.
Assessment of Macroinvertebrate Species Assemblages in Stream Ecosystems

Expertise

- Aquatic biota (fish, benthic macroinvertebrates, algae, macrophytes).
- Aquatic and environmental chemistry.
- Clear and effective communication of complex environmental issues to non-technical decision makers.
- Environmental Risk Assessment/Analysis
- Ecosystem structure and function: modeling and computer simulation; synthesis and overview.
- Environmental data analyses using advanced statistical and spatial models.

- Environmental permitting and compliance: Clean Water Act (CWA); Endangered Species Act (ESA); National Environmental Policy Act (NEPA).
- Environmental risk management.
- Fluvial geomorphology.
- Forensic ecological/environmental science expert.
- Hydraulics.
- Hydrology.
- Sampling program design.
- Sediment distribution and transport.
- Watersheds.
- Wetlands.
- Wildlife.

Research

Hyporheic Communities of the Mill River, Connecticut, *Quinnipiac College*, Hamden, CT.
B.A. thesis research.

Comparison of the oxygen consumption and carbon-14 assimilation methods of measuring primary productivity in aquatic ecosystems, *University of Illinois*, Urbana, IL.
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Updated: April 26, 2019

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Biological Evaluation of Potential Impacts of a Recreational Boat Dock on Anadromous Fish Migrating Through Camas-Washington Reach of the Columbia River

January 25, 2022

Prepared for:
U.S. Army Corps of Engineers, Seattle District
Regulatory Branch

Contents

[1] Multiple sources including <https://wdfw.wa.gov/species-habitats/species/oncorhynchus-keta>

List of Figures

1 Introduction

1.1 Need

Robert and Susan Nevin own a recreational boat and have been on a waiting list for a mooring slip at the marina operated by the Port of Camas-Washougal for more than four years. Because a mooring slip at the port is not likely to be available for a long time they want to install a small dock on their property located at 2462 SE 11th Ave., Camas, WA 98607.

1.2 Location

The Nevin's property is immediately west of the marina operated by the Port of Camas-Washougal and immediately east of two residential properties each having a recreational boat dock extending from the river bank uplands into the water (Figure 1.1).

The prepared site plan shows the location of the dock relative to the Nevin's property (Figure 1.2).

1.3 Action area

The May 2012 version of the Corps of Engineer's "Biological Evaluation for Informal ESA Consultation" defines a project's action area as,

> "The action area means all areas to be affected directly (e.g., earth moving, vegetation removal, construction noise, placement of fill, release of environmental contaminants) and indirectly by the proposed action. (Example: as a direct effect, the action area for pile driving would include the area out to where the noise from the pile driving falls below the level of harm or disturbance for listed species. For vibratory hammer pile driving impacts to killer whales, this level is 120 dB. Action area will include any area where the underwater noise level may exceed 120 dB)."

The directly affected area for the installation of piling securing the floating dock is 2 square feet. Changing climate and resulting weather patterns affecting Columbia River flows in the Camas-Washougal reach when the hammer driver embeds the two piles does not allow prediction of which fish species (and at which life stage) might be passing this reach at that time.

In addition, the time needed to drive the two piles into the river bed at the location of the dock depends on both the bed characteristics at the surface and below as well as the equipment used. The National Academy of Science sponsored a presentation on pile driving (hammers and driving methods at the 49th annual meeting of the Academy's Committee on Substructures, Retaining Walls and Foundations,

Figure 1.1: The Nevin's property is between the marina immediately to the east and the residential properties with the docks to the west.

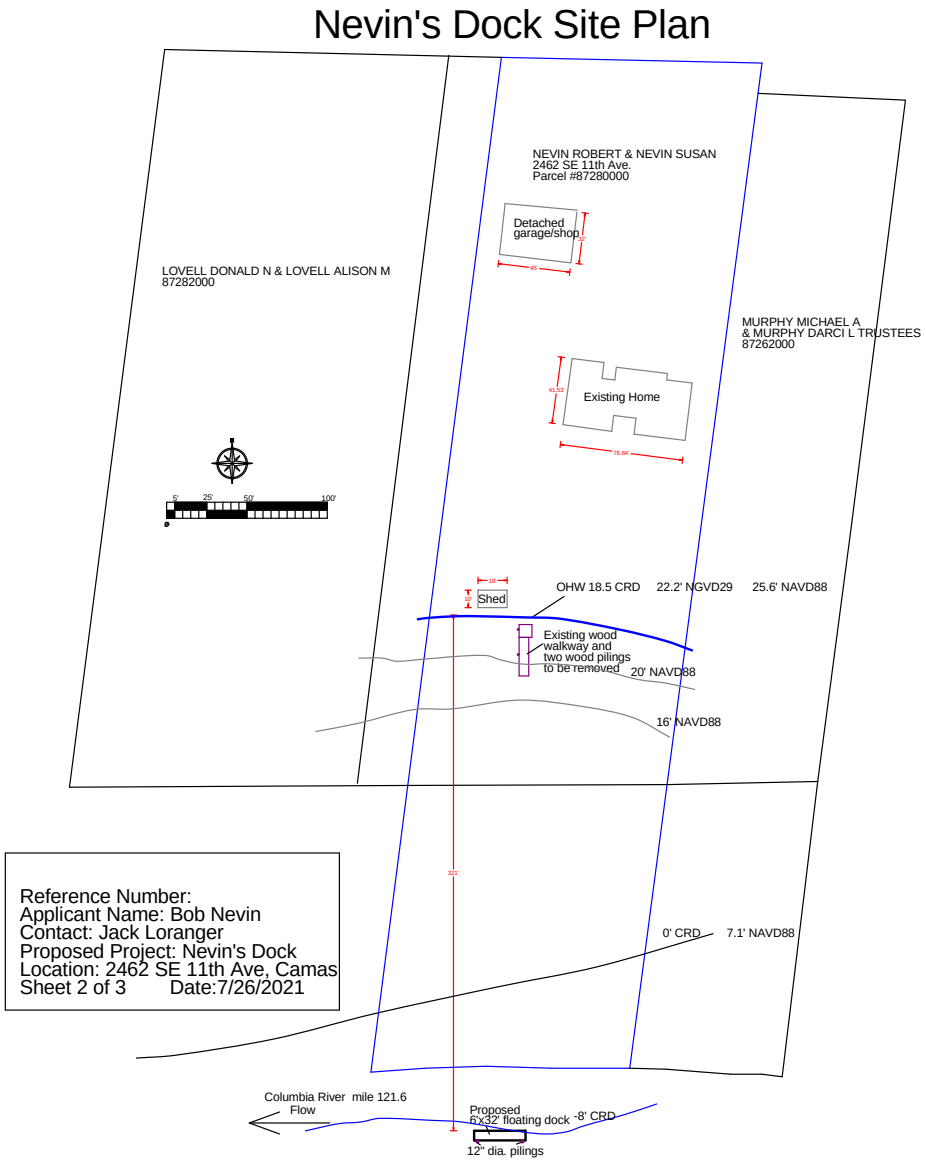

Figure 1.2: Site plan for Nevin's floating dock off the Columbia River north bank in Camas, Washington.

> "The heart of any pile-drivingsystem is the pile hammer. Modern contractors use impact types ranging from the "ancient" drop hammer, through single- and double-acting hammers, to differential hammers. Steam and air are still the basic sources of power for hammers, but lately diesel hammers and high-pressure hydraulics have gained acceptance. Because a constant energy source is seriously affected by pile cushions of varying characteristics, "permanent" cap blocks are now in widespread use. Low- frequency vibrators are used primarily for driving nonbearing piles and for extracting sheet piles. High-frequency (resonant) vibrators, though currently expensive to purchase and operate, have much wider fields of application including the driving of displacement bearing piles. Pile-driving systems of the future will include larger hammers (250,000 ft-lb or more) with self-contained power sources, both diesel and steam, and simple, less expensive but more reliable high-frequency, high-power vibrators."

The equipment and technique used by the installer is not known at this time.

Given these constraints a reasonable action area is bounded on the east by the western edge of the Camas-Washougal marina, on the west by the west side of the Nevin's property, on the north by the top of the bench above the northern riparian zone of the Columbia river, and on the south by the distance of 400 feet waterward of the OHWM-CRD of the river and south of the Nevin's property boundary.

1.4 Dock installation and potential adverse environmental and fish impacts

The dock, 6 feet wide and 32 feet long, will have a surface designed with greater than 60% light penetration; no treated wood will be used on the dock.

The dock will be built elsewhere, floated to the installation location at the south end of the Nevin's property, and secured by sliding attachments to two, 12-inch diameter hollow steel pilings.

The two pilings will be installed by a vibratory hammer from a barge in the Columbia River. Sediments displaced as the hollow pilling are hammered into the river bed are as likely to be inside the pilings as outside where the river current will transport particles down river for variable distances based on particle size and current velocity. This disturbance will be temporary and last only as long as it takes the hammer pile driver to set each piling to the appropriate depth. A total of 2 square feet of river bed will be directly affected.

Adverse impact will be avoided by this short-term in-river work of driving two dock pilings into the river bed 321 feet waterward of the OHWM-CRD at the Nevin's property. No mitigation is required because piling installation is very short term and any flow diversions around the 1 foot diameter of each piling would not affect resident or out-migrating fishes.

Dock installation and use will have no adverse impacts on the environment: wetlands, river flows, fish, or wildlife. It is in an area with existing in-river structures and recreational boating and fishing activities.

Because this is new construction in the Columbia River, and there are several ESA-listed fish species that migrate through this area, this Biological Evaluation will provide the National Marine Fisheries

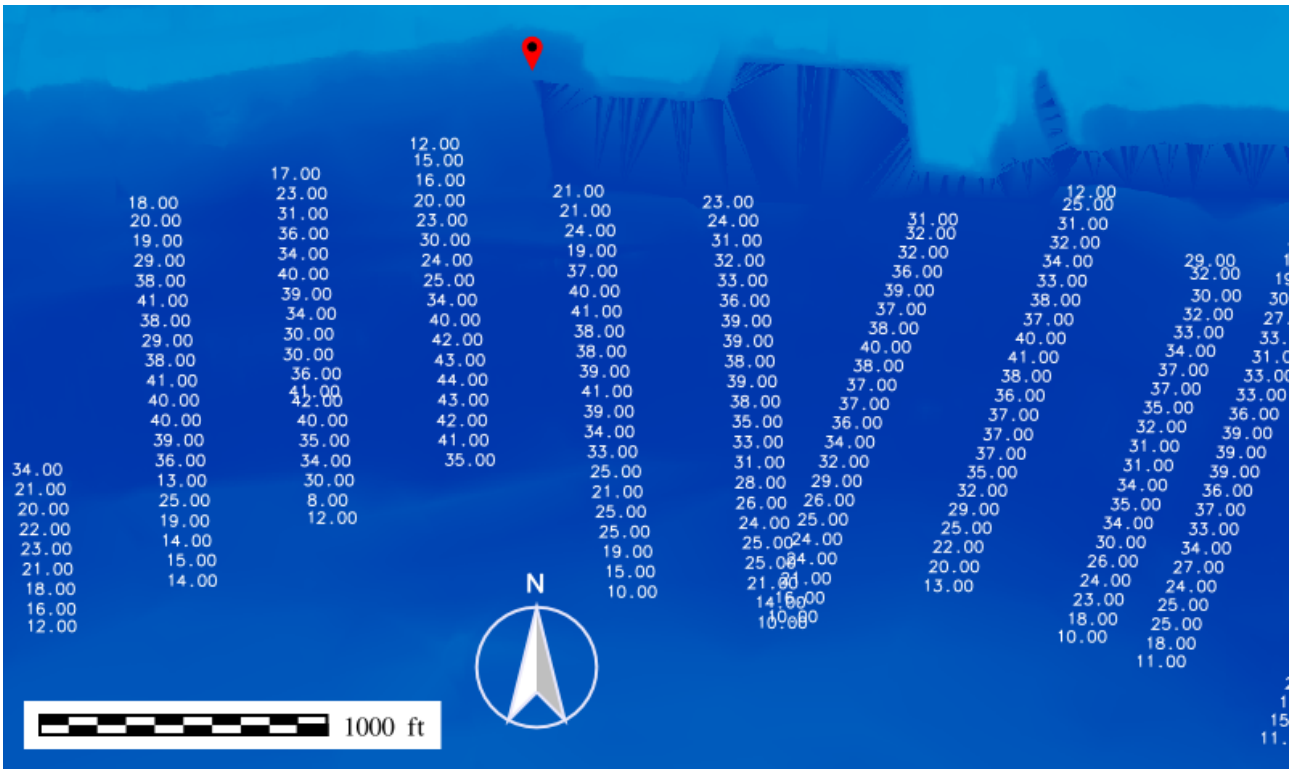

Figure 1.3: River bathymetry (depths) in the Columbia River along the Camas-Washougal boundary. The location of the proposed recreational boat dock is shown by the red pin symbol. The background shows high-resolution depth measurements using LiDAR (Light Detection and Ranging); the marina and covered berthing slips are immediately to the right of the Nevin's property. The depth measurements are from the Corps of Engineers 2010 channel cross-section transects.

Service with scientifically-sound information for preparation of a Biological Opinion that will justify the US Army Corps of Engineers' decision to approve installation of this recreational boat dock.

Because this location is between an existing marina and two other in-river docks out-migrating juvenile fish typically avoid the northern near-bank river area and in-migrating adult fish will continue to use the deeper water near the middle of the river.

The river's depths in this reach (as measured by the US Army Corps of Engineers as part of their navigational channel maintenance responsibilities) are shown in Figure 1.3.

2 Fish

2.1 Introduction

There are both resident and anadromous fish species present throughout the year along this Camas-Washougal reach of the lower Columbia River. The ESA-listed species of concern include chinook salmon (*Oncorhynchus tschawtscha*), coho salmon (*O. kisutch*), steelhead trout (*O. mykiss*; ocean-rearing rainbow trout), sockeye salmon (*O. nerka*), chum salmon (*O. keta*), white sturgeon (*Acipenser transmontanus*) bull trout (*Salvelinus confluentus*), Pacific lamprey (*Entosphenus tridentatus*). and Pacific smelt (eulachon; *Thaleichthys pacificus*).

While green sturgeon (*Acipenser medirostris*) are present in the lower Columbia River their distribution is limited to the salt water estuary in the lower $\pm$40 miles of the river. White sturgeon have a much larger distribution extending well upriver from the Portland/Vancouver area.

Different populations (stocks, runs) of these species reproduce and rear in tributaries of the Columbia and Snake River systems but both juveniles and adults will migrate through this river reach.

Life histories and migratory behaviors of Pacific salmon are described in Groot and Margolis (1991). There are juvenile and adult salmonids migrating through the lower Columbia River in the region of the proposed dock throughout the year. Their specific behaviors and survival are controlled primarily by agents not under human control, including ocean conditions and river temperatures.

> "The lower Columbia River serves as rearing habitat and a migration corridor for multiple endangered and threatened salmonid species. There is growing concern that summertime Columbia River water temperatures, which have been increasing for several decades, are inducing thermal stress on populations of these fish that utilize the river during this period. In response to this concern the Lower Columbia Estuary Partnership, with funding from EPA, completed a multi-year, three phase study to document the extent and quality of cold-water inputs to the lower Columbia River which are, or potentially could be, utilized by summer migrating salmonid species for thermal respite from warm Columbia River mainstem water." (Marcoe et al., 2018)

The two fish species with critical habitats designated by NOAA Fisheries (National Marine Fisheries Service) are coho and chinook salmon.

2.1.1 Coho salmon

Coho salmon critical habitat is from the Columbia River's mouth to the confluence of Hood River in Oregon. [1] (Figure 2.1) . Spawning areas require gravel beds, not sands, muds, or fine organic

[1] https://www.fisheries.noaa.gov/action/designation-critical-habitat-lower-columbia-river-coho-salmon-and-puget-sound-steelhead-2016>

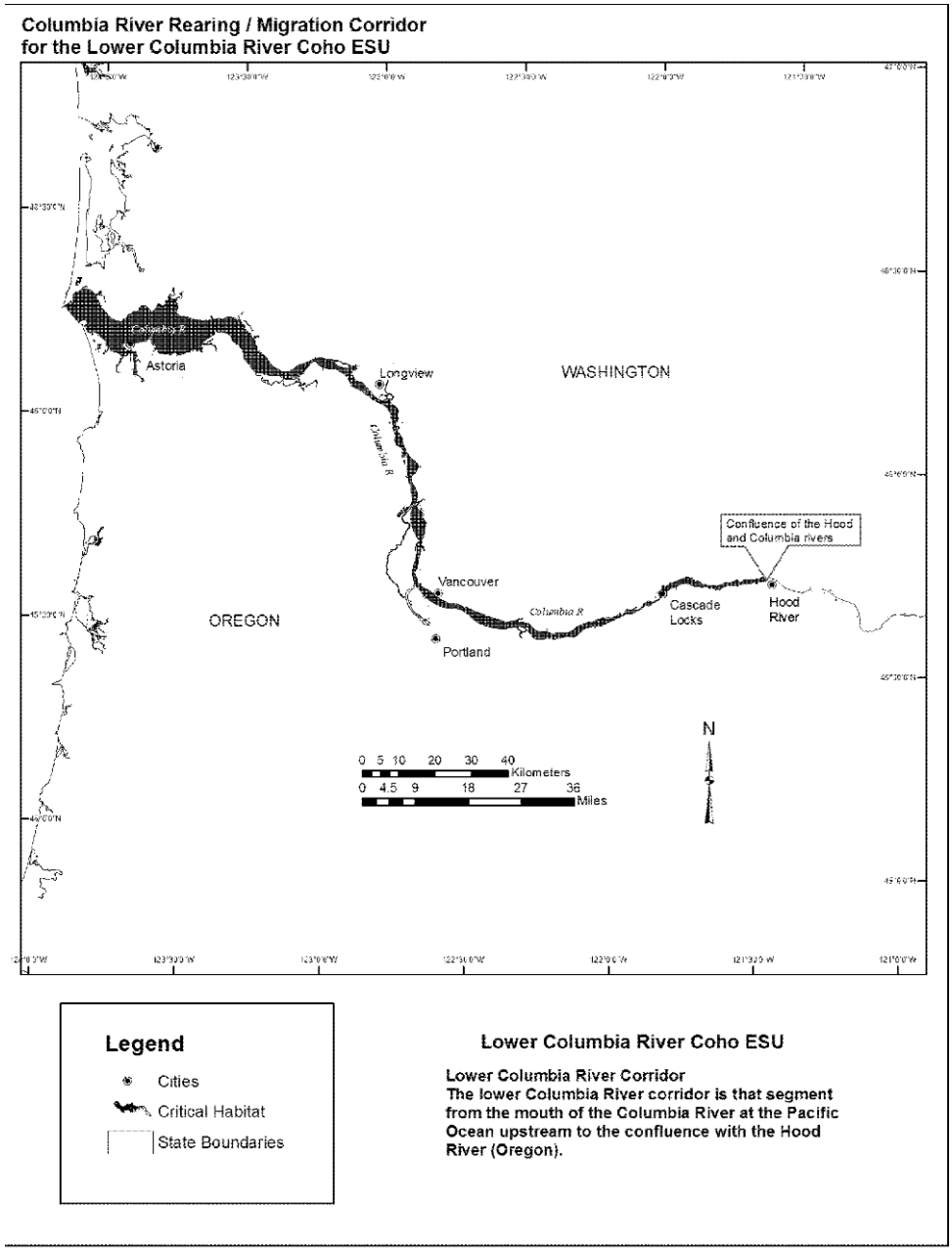

Figure 2.1: Lower Columbia River coho salmon critical habitat. It extends from the mouth to the confluence of the Hood River (in Oregon) and includes the Columbia river reach at River Mile 121.6.

Figure 2.2: Chinook salmon NMFS designated critical habitats across its range. This includes the mainstem Columbia River reach where the Nevin's property is located.

materials.

The mainstem Columbia River below Bonneville Dam to the mouth is critical habitat for migration by juvenile and adult coho salmon; there is no published information that the northern near-bank Columbia River adjacent to the Nevin's property is used for spawing and egg development.

2.1.2 Chinook salmon

Chinook salmon includes naturally spawned chinook salmon originating from the Columbia River and its tributaries downstream of a transitional point east of the Hood and White Salmon Rivers, and any such fish originating from the Willamette River and its tributaries below Willamette Falls (Figure 2.2). Not included in this population are:

- Spring-run Chinook salmon originating from the Clackamas River.
- Fall-run Chinook salmon originating from Upper Columbia River bright hatchery stocks, that spawn in the mainstem Columbia River below Bonneville Dam, and in other tributaries upstream from the Sandy River to the Hood and White Salmon Rivers.
- Spring-run Chinook salmon originating from the Round Butte Hatchery (Deschutes River, Oregon) and spawn-ing in the Hood River.
- Spring-run Chinook salmon originating from the Carson National Fish Hatchery and spawning in the Wind River.
- Naturally spawned chinook salmon originating from the Rogue River Fall Chinook Program.

Figure 2.3: Historic distribution of bull trout, the only charr species native to Washington.

Changes to river flows associated with the Camas-Washougal marina are likely to be continued past the Nevin's property if any such changes are within 400 feet of the bank.

The addtion of this floating dock 321 feet from the northern river bank and between existing marina and residential docks will have no adverse effects on any ESA-listed species or their critical habitats.

2.2 Species' behaviors in lower Columbia River

2.2.1 Bull trout

Bull trout are a species of charr, a group in the salmonid family distinct from other trout and salmon. Other North American charr species include Dolly Varden, lake trout, brook trout, and arctic charr. Bull trout are the only charr species native to Washington (Figure 2.3) . Charr are distinguished from trout and salmon by a lack of black spots on the body, small scales, and being highly adapted to very cold water. [2]

Bull trout are native throughout the Pacific Northwest. Historically, they were present in suitable streams and rivers in Washington. Howerver, now most bull trout populations are confined to head-water areas of tributaries to the Columbia, Snake, and Klamath rivers.

Bull trout occur in the coldest waters of the state, typically where temperatures rarely exceed 60°F. Besides very cold water, bull trout require stable stream channels, clean spawning gravel, complex and diverse cover, and unblocked migration routes.

[2]Extracted from `https://www.fws.gov/oregonfwo/articles.cfm?id=149489411`

Bull trout are native, not anadromous; they do not migrate to and from the Pacific Ocean. Bull trout are not found in the lower mainstem Columbia River in the vicinity (action area) of the proposed dock in Camas.

2.2.2 Chinook salmon

There are two races of chinook salmon: stream-type and ocean-type.

Stream-type

- Long freshwater residence as juveniles.
- Adult runs in spring and summer.
- Adults enter freshwater months before spawning.
- Variation in age of seaward migration (years).
- Variation in age of maturity for both males and females.
- Variation in time of return to natal stream: February–July.
- Variation in fecundity but high fecundity.

Ocean-type

- Short freshwater residence as juveniles.
- Adult runs in summer and autumn.
- Adults spawn soon after entering fresh water.
- Variation in time of seaward migration (weeks).
- Variation in length of estuarine residence (weeks).
- Variation in age of maturity for both males and females.
- Variation in time of return to natal streams: July–December.
- Variation in fecundity but low fecundity.

2.2.3 Chum salmon[3]

Chum salmon are large, strong swimmers and are capable of swimming in currents of moderate to high velocities. The maximum swimming speed recorded is 3.05 m/sec (10 ft/sec) or 67% of the maximum burst speed of 4.6 m/sec (15 ft/sec). Chum salmon are not leapers and are usually reluctant to enter long-span fish ladders. Therefore, they are generally found below the first barrier of any significance in a river.

[3]Multiple sources including <https://wdfw.wa.gov/species-habitats/species/oncorhynchus-keta>

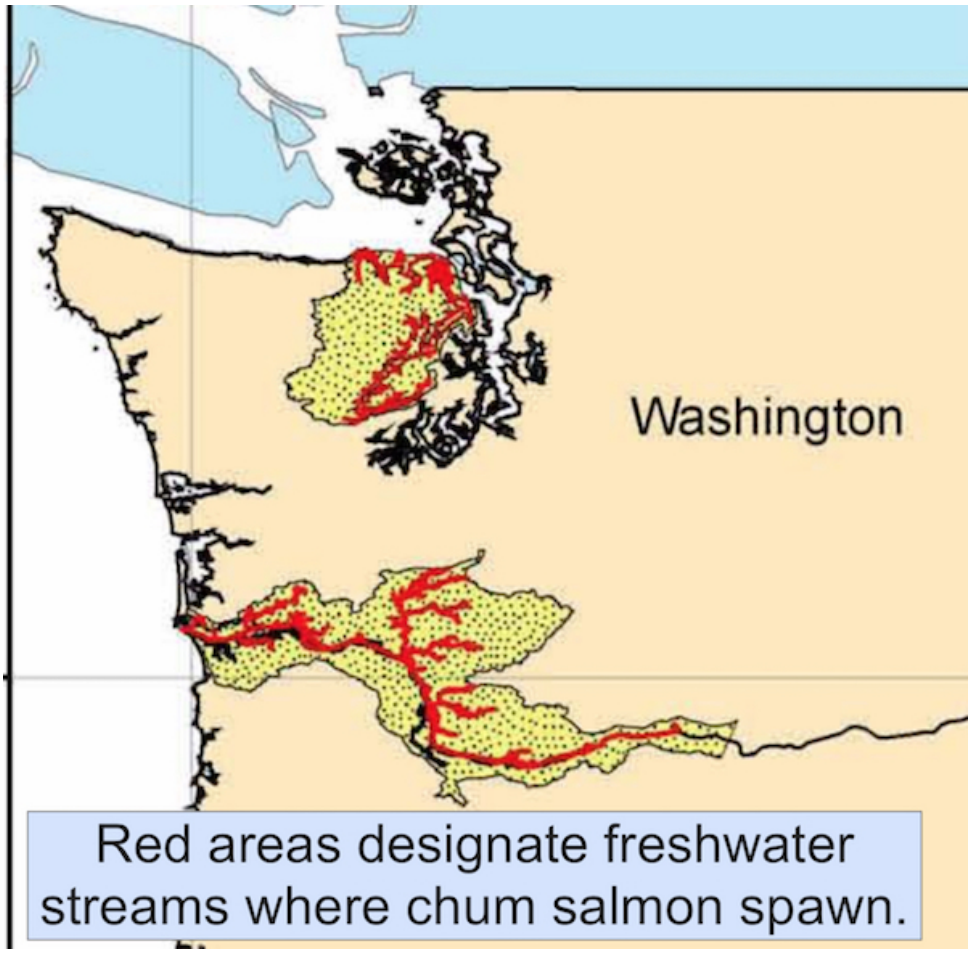

Figure 2.4: Distribution of chum salmon in Washington's Puget Sound region and the lower Columbia River.

Male chum salmon develop large "teeth" during spawning, which resemble canine teeth. This many explain the nickname dog salmon.

Chum use small coastal streams and the lower reaches of larger rivers; e.g., Washington state (Figure 2.4). They often use the same streams as coho, but coho tend to move further up the watershed and chum generally spawn closer to saltwater. This may be due to their larger size, which requires deeper water to swim in, or their jumping ability, which is inferior to coho. Either way, the result is a watershed divided between the two species, with all the niches filled.

Like coho, chum can be found in virtually every small coastal stream. In the fall, large numbers of chum can often be seen in the lower reaches of these streams, providing opportunities to view wild salmon in a natural environment.

Chum fry do not rear in freshwater for more than a few days. Shortly after they emerge, chum fry move downstream to the estuary and rear there for several months before heading out to the open ocean.

2.2.4 Coho salmon

Coho salmon are distributed In the lower Columbia River, from the ocean to the Bonneville Dam and in tributaries other than the Willamette River. Throughout this range, native coho salmon populations return to their natal streams to spawn from early fall to late spring. Fry emerge from redds between early March and July, rear in fresh water for a year, and migrate to the sea the next season. They return to spawn after spending 5 to 20 months in the ocean.

Coho salmon populations show timing differences from fry emergence to time of adult spawner returns. Coho salmon show freshwater, estuarine, and ocean migratory patterns apparently determined by the geographic area of their natal streams. Homing and spawning behavior is complex and would suggest a selection mechanism that appears sufficient to reduce gene flow from nonnative populations. However, available evidence shows that the massive and extensive disruptions documented in coho salmon populations in the lower Columbia River have depleted native populations enough that population differences have been largely eliminated.

Coho salmon in the lower Columbia River might already be extinct according to the US Geological Survey.[4]

2.2.5 Eulachon (Pacific smelt)

> "The eulachon is an anadromous species, leaving the ocean to ascend rivers and streams to spawn. Adults enter fresh water and spawn from February to mid-May. Typically, males enter the rivers first, followed shortly by the females. Most spawning eulachon are three years old though they can live up to five years. Spawning is done in large masses and usually during the night. The females' eggs and the males' sperm are dispersed together into the water column and the fertilized eggs quickly attach to gravel, wood or the sandy bottom of rivers. Most adults die shortly after spawning. The 7,000 to 60,000 eggs per female hatch in five to six weeks. Because of its small size the larval eulachon are rapidly swept downstream and out into the estuaries and open ocean."[5]

In 2019, the Washington Department of Fish and Wildlife (WDFW) studied and monitored the ESA-listed southern Eulachon distinct population segment (DPS). The primary objective was to determine 2019 eulachon spawning stock biomass (SSB) estimates for the Columbia River population based on egg and larval production surveys. Data were estimated egg and larvae density (n/m^3) at a transect comprised of six sampling stations crossing the Columbia River just upstream of the estuary. The transect was situated in a location to capture a sample of the eggs and larvae produced from all Columbia River spawning areas (mainstem and tributaries) except for the Grays River. The combined mean weekly egg and larvae densities and estimated river discharge (m^3/s) estimated the total number of eulachon eggs and larvae produced during the winter of 2019. Estimates of total egg and larvae production were converted into SSB using estimated relative fecundity, sex ratio, and fish weight. estimates (Langness et al., 2020). The distribution of Columbia River eulachon is presented in Figure 2.5.

[4] <https://www.usgs.gov/faqs/how-far-do-salmon-travel>
[5] Pacific State Marine Fisheries Commission, 2013, Smelt fact sheet

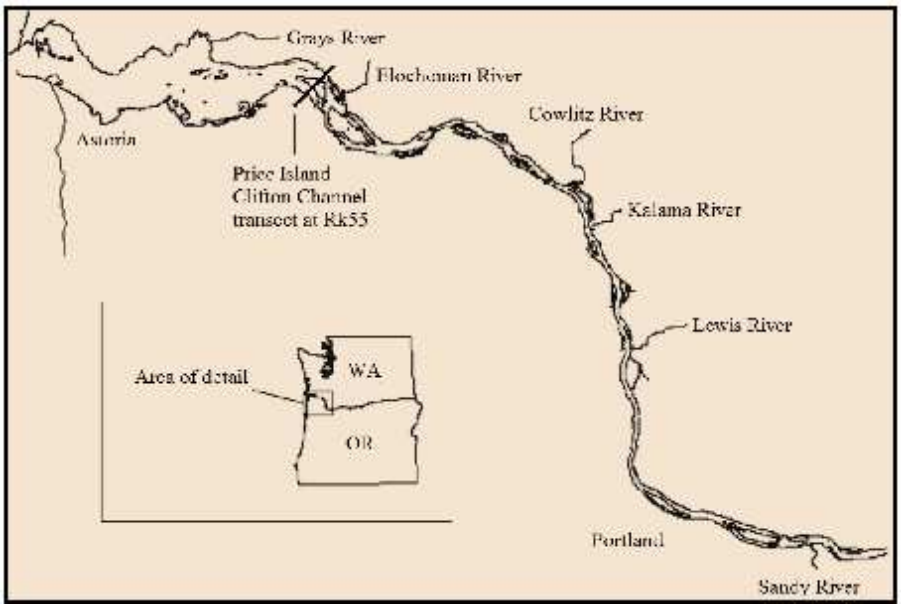

Figure 2.5: The distribution of eulachon in the Columbia River as determined by the Washington Department of Fish and Wildlife in their 2018 annual report.

2.2.6 Pacific lamprey

Pacific lampreys historically were common throughout the Pacific Northwest, including the lower Columbia River. Now the largest populations in the Columbia River basin are found in Oregon's Willamette River where tribal members net the fish at Willamette Falls. Along the main stem Columbia River lamprey migrate past the project's action area to sites further upriver and in the Snake River (Figure 2.6).

Pacific lampreys spawn between March and July. Males and females both construct nests–redds–by moving stones with their mouths. Adults typically die within 3-36 days after spawning.

After larval lamprey (ammocoetes) hatch, they drift downstream to areas with slower water velocity and fine sand for them to burrow into. Ammocoetes will grow and live in riverbeds and streambeds for 2 to 7 years, where they filter feed primarily on algae.

The changes of Pacific lamprey from ammocoetes into macropthalmia (juveniles) occurs gradually over several months. During this process they develop eyes and teeth, and emerge from the substrate to swimming in the open water. This transformation typically begins in the summer and is completed by winter.

Juvenile lampreys drift or swim downstream to the estuaries between late fall and spring. They mature into adults during this migration and in the open ocean.

Adult Pacific lampreys are parasites: they use their sucker-like disc mouth to feed on a variety of marine and anadromous fish species.

After 1–3 years in the ocean, Pacific lampreys stop feeding and migrate to fresh water between Febru-

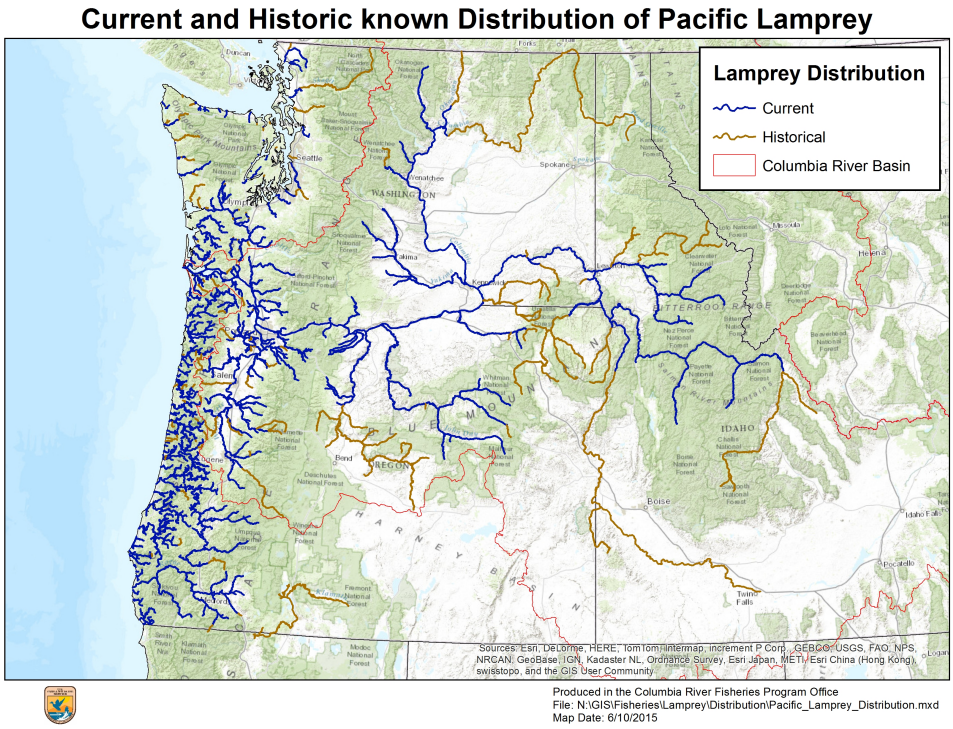

Figure 2.6: Pacific lamprey distribution in the Pacific Northwest, both historical and current.

ary and June. They overwinter in freshwater habitat—shrinking in size by up to 20 percent—before they resume their spawning journey.

After spawning adult lampreys die, but their bodies provide valuable food for insects and macroinvertebrates that other species, including other lamprey, use for food.

2.2.7 Sockeye salmon

Most sockeye salmon return from the ocean as four-year-olds, but some return as young as three or as old as eight. All require a lake at the headwaters of their chosen stream in which to rear. The adults pass through the lake to smaller, tributary streams where the females dig their redds. The female releases an average of 3,500 eggs. After hatching in early spring, the young fish move immediately into the lake. Most will spend a full year there before migrating to the ocean.

Perhaps the most famous lake where sockeye return is Redfish Lake in Idaho. The lake got its name from the red color of the returning sockeye salmon. To get to the lake, sockeye swim a journey of 897 miles and climb over 6,500 feet in elevation.

In the lower Columbia River sockeye salmon pass by the project site on their way upriver to spawning lakes or downriver to the ocean.

2.2.8 Steelhead trout

> "For anadromous Pacific salmon (*Oncorhynchus* sp.), ocean conditions during their initial entry into the marine environment can greatly affect their survival. Different life history types or stocks may experience different conditions during their marine entry because routes of early marine migration can differ among types or stocks. Steelhead (*O. mykiss*) from the Columbia River are believed to migrate offshore quickly once they enter the ocean, but little is known about whether life history or stock-specific differences in early marine migration exist." (Van Doornik et al., 2019)

Unlike most anadromous salmonids, summer steelhead overwinter in rivers rather than the ocean for 6–10 months prior to spring spawning. Overwintering in rivers may make summer steelhead more vulnerable to harvest and other mortality sources than are other anadromous populations. Within the regulated lower Columbia-Snake River hydrosystem dams an estimated 12.4% of fish that reached upper Columbia/Snake Rivers spawning areas had overwintered in the lower Columbia River. (Keefer et al., 2008)

High spill volume at dams can create supersaturated dissolved gas conditions that may have negative effects on fishes. Water spilling over Columbia and Snake River dams during the spring and summer freshet creates plumes of high dissolved gas that extend downstream of dam spillways and creates gas supersaturated conditions that do not equilibrate in reservoirs. (Johnson et al., 2005)

Migration depth plays a central role in the development and expression of gas bubble disease because hydrostatic compensation reduced the effects of exposure at greater depth. Migration paths of 28 individual fish tagged with radio storage data devices were monitored in the tailraces of Bonneville and Ice Harbor dams and correlated well with output from a two-dimensional dissolved gas model to estimate the degree of uncompensated exposure .

The tagged adult steelhead spent a majority of their time at depths deeper than 2 m, providing at least 20% hydrostatic compensation, interspersed with periods lasting minutes at depths shallower than 2 m. The longest successive time and individual fish was observed shallower than 1 and 2 m was 17 h and 8.5 d, respectively. Steelhead spending the longest durations of time near the surface (< 2 m) were likely near the mouth of a Columbia River tributary based on body temperatures obtained from recorded water temperature data that were cooler than the mainstem Columbia River.

2.2.9 White sturgeon

The largest populations of white sturgeon in the Columbia River are in the estuary of the Columbia River. The migration of sturgeon from ocean water to fresh water occurs between January and July, with runs less consistent and less frequent than those of salmon, since they spawn only every two to eight years. During their migration sturgeon feed on freshwater clams, eel, anchovies, salmon, steelhead, smelt and shad.

> "Spawning and early life history of white sturgeon, *Acipenser transmontanus*, were studied in the lower Columbia River downstream from Bonneville Dam from 1988 through 1991. From white sturgeon egg collections, we determined that successful spawning occurred in all four years and that the estimated spawning period each year ranged from 38 to 48 days. The spawning period extended from late April or early May through late

June or early July of each year. Spawning occurred primarily in the fast-flowing section of the river downstream from Bonneville Dam, at water temperatures ranging from 10º–19º C. Freshly fertilized white sturgeon eggs were collected at turbidities ranging from 2.2 to 11.5 nephelometric turbidity units (NTU), near-bottom velocities ranging from 0.6 to 2.4 m/sec, mean water column velocities ranging from 1.0 to 2.8 m/sec, and depths ranging from 3 to 23 m.

Bottom substrate in the river section where freshly fertilized eggs were most abundant was primarily cobble and boulder. White sturgeon larvae were collected from river kilometer (Rkm) 45 to Rkm 232, suggesting wide dispersal after hatching. Larvae were collected as far downstream as the upper end of the Columbia River estuary, which is a freshwater environment. Young-of-the-year (YOY) white sturgeon were first captured in late June, less than two months after spawning was estimated to have begun. Growth was rapid during the first summer; YOY white sturgeon reached a minimum mean total length of 176 mm and a minimum mean weight of 30 g by the end of September. Young-of-the-year white sturgeon were more abundant in deeper water (mean minimum depth ~12.5 m) of the lower Columbia River. The results indicate that a large area of the lower Columbia River is used by white sturgeon at different life history stages." (McCabe Jr and Tracy, 1994)

3 Lower Columbia River hydraulics

3.1 Introduction

Water flows in the lower Columbia River are as important as temperature, dissolved oxygen, other water chemistry constituents, and river bank structures in salmon migration both toward the ocean and returning to fresh water.

The US Geological Survey has a gauge (number 14144700) attached to a west-side structure of the I-5 bridge at Vancouver[1]. The parameters of interest, and their period of record are presented in Table 3.1.

3.2 Flows below Bonneville Dam

Lower Columbia River flows vary seasonally with storm events and snowmelt runoff. The flows also fluctuate weekly based on power generation at Bonneville Dam. Electric power demands in the greater Portland metropolitan area increase over the weekend so more dam discharge is directed through the generator turbines from Thursday through Sunday which increases downriver water levels, discharge, and velocities. These hydraulic parameters can vary greatly each day. Monthly mean values[2] more clearly show this variability in Figures 3.1, 3.2, and 3.3. It is important to notice the very high variabilities from month-to-month and to understand that anadromous fish migrating past the proposed project area are well adapted to this variability.

[1] `https://waterdata.usgs.gov/monitoringl-ocation/14144700/#parameterCode=00065&period=P7D`
[2] The gauge was out of order from November 24, 2020 10:55 AM to January 8, 2021 4:55 PM.

Table 3.1: Hydraulic and water quality parameters measured at the USGS Vancouver, WA, gauge 14144700 and the period of record for values.

Parameter	Start Date	End Date
Discharge	March 3. 2016	August 31, 2021
Gauge height	October 1, 2007	August 31, 2021
Velocity	March 3, 2016	August 31, 2021
Suspended sediments	September 9, 2018	August 31, 2021
Turbidity	April 16, 2016	August 31, 2021

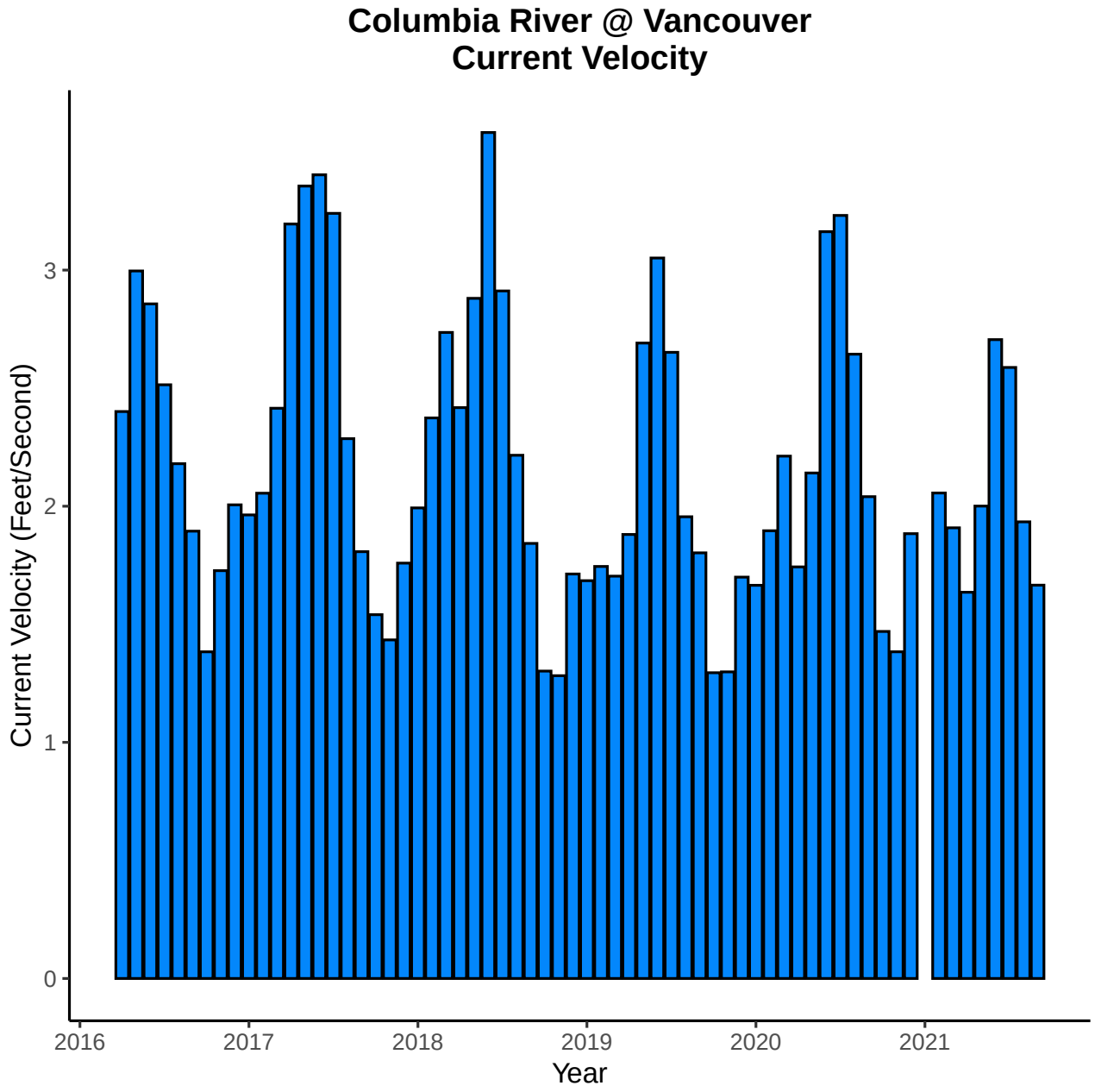

Figure 3.1: Current velocities at the USGS gauge along the north bank of the Columbia River at Vancouver; monthly mean values in feet per second.

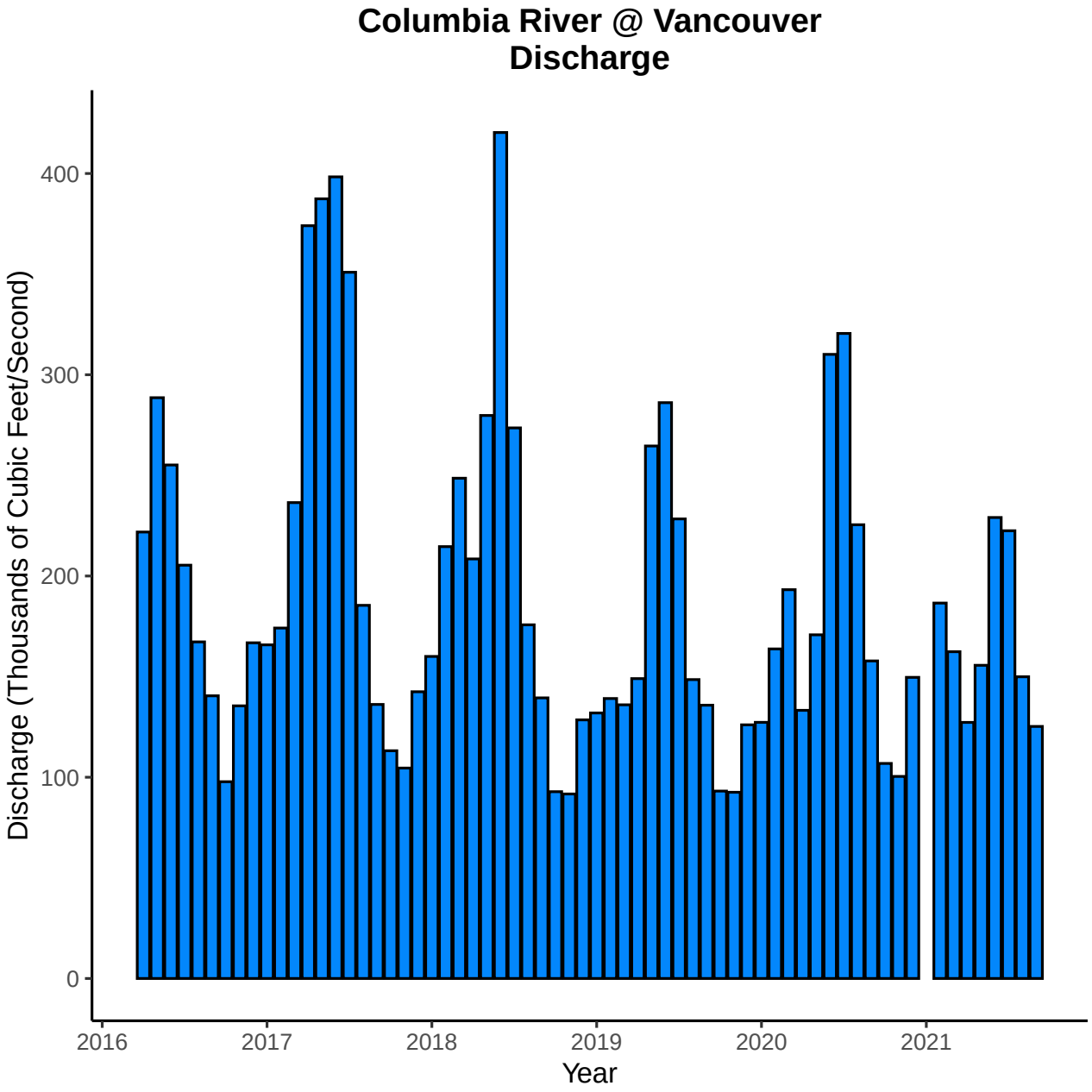

Figure 3.2: Discharge of the Columbia River gauge at Vancouver, WA; mean monthly values in cubic feet per second.

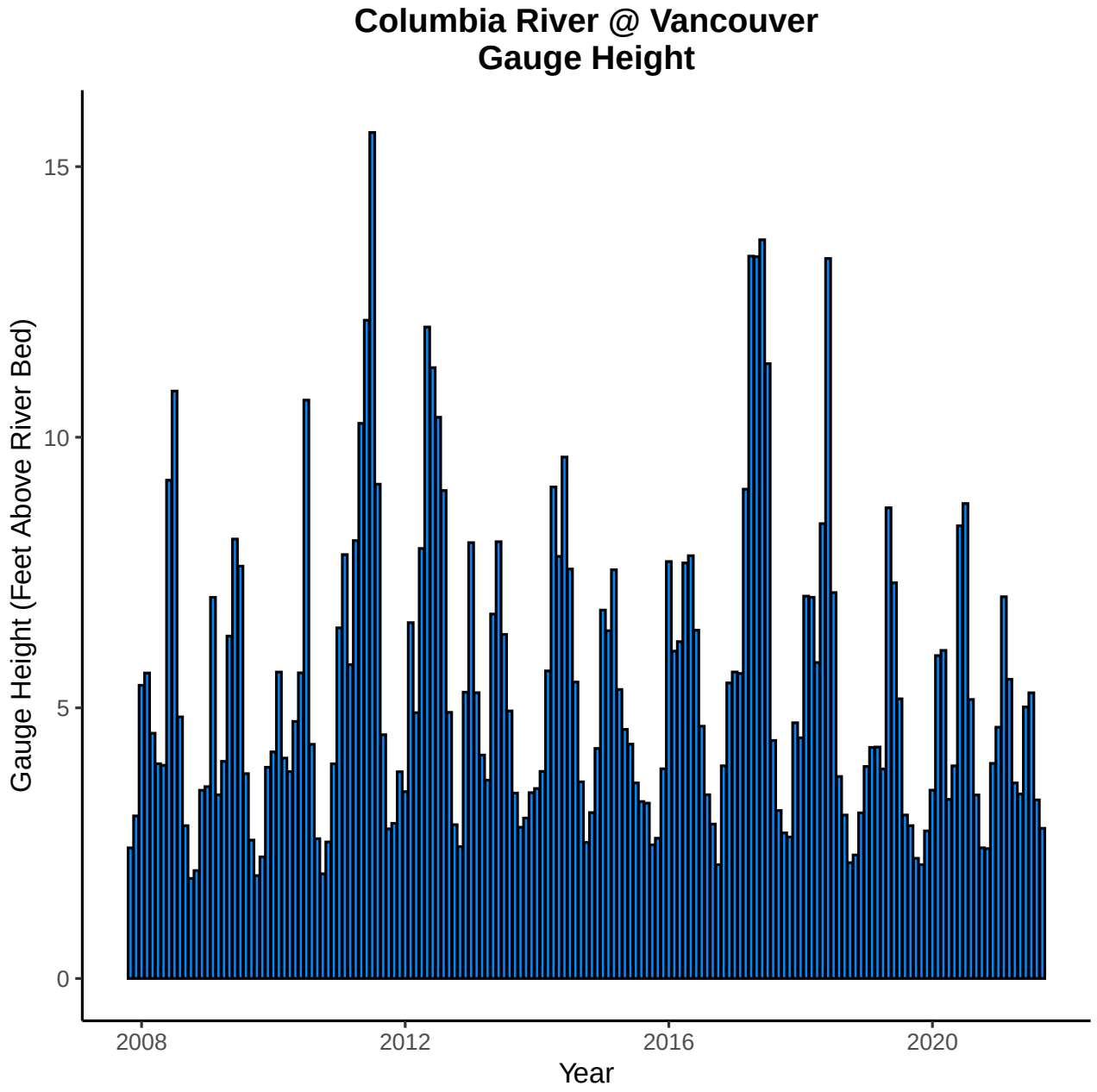

Figure 3.3: Stage height (the depth of water) at the gauge in Vancouver, WA; mean monthly values in feet.

3.3 Sediments and turbidity

The only water constituents measured and recorded at the USGS Vancouver gauge are related: suspended sediments and turbidity. Suspended sediments are fine sands, clays, and muds held in suspension while turbidity measures all factors that reduce the clarity of the water, including color and dissolved solids, in addition to suspended solids. Both of these measures vary greatly on an annual basis as shown in Figures and 3.5. Notice the extreme variability in turbidity with peak months differing from year-to-year and multiple peaks of monthly mean values within a year.

Migrating fish have acclimated to these variable conditions over generations and the addition of a 192 square foot recreational dock with a boat moored to it between the large marina to the east and two existing docks immediately to the west will not add to any behavioral changes in aquatic biota.

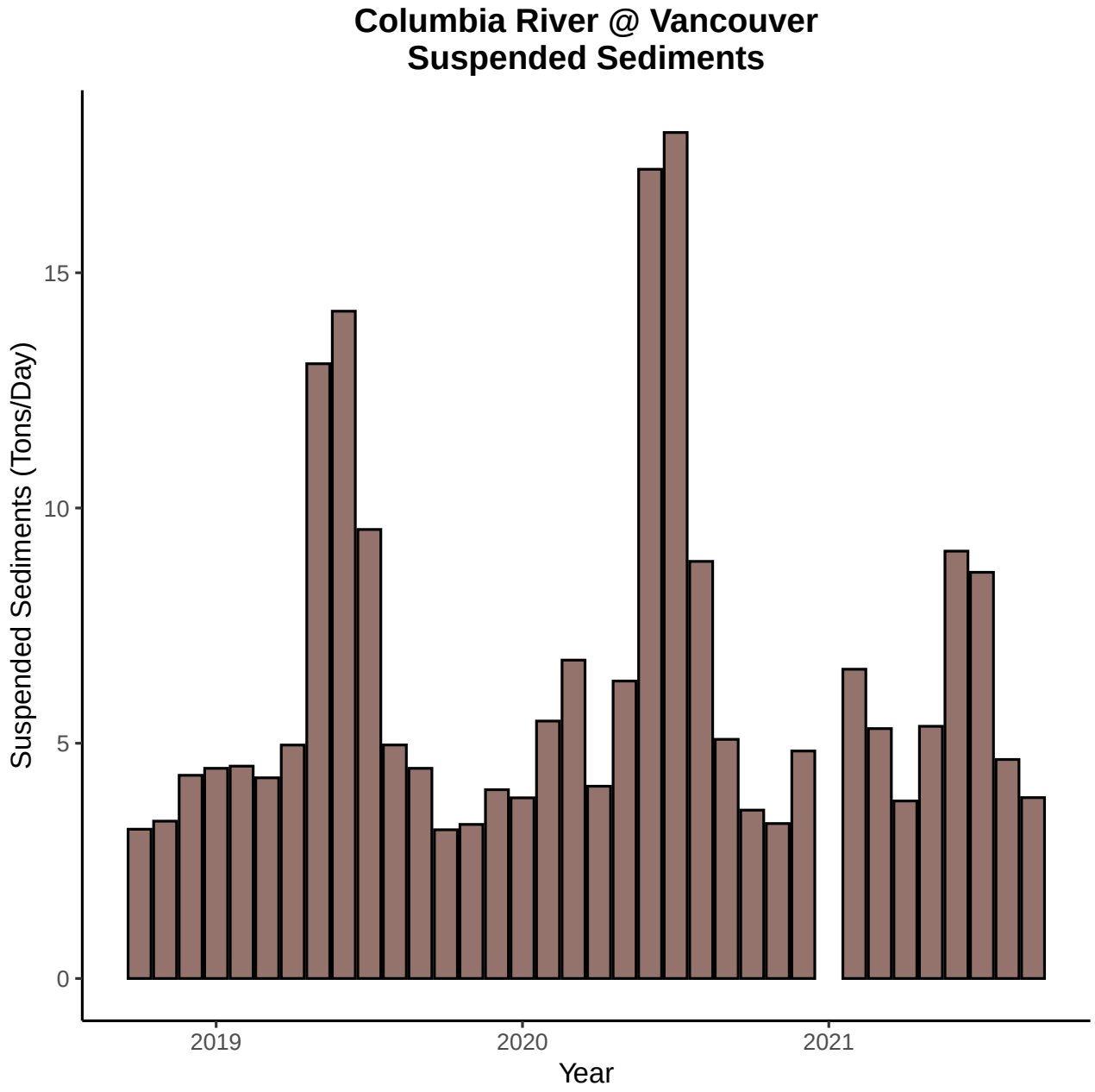

Figure 3.4: Suspended sediments in the water column at the Vancouver, WA, gauge. Units are mean monthly tons per day.

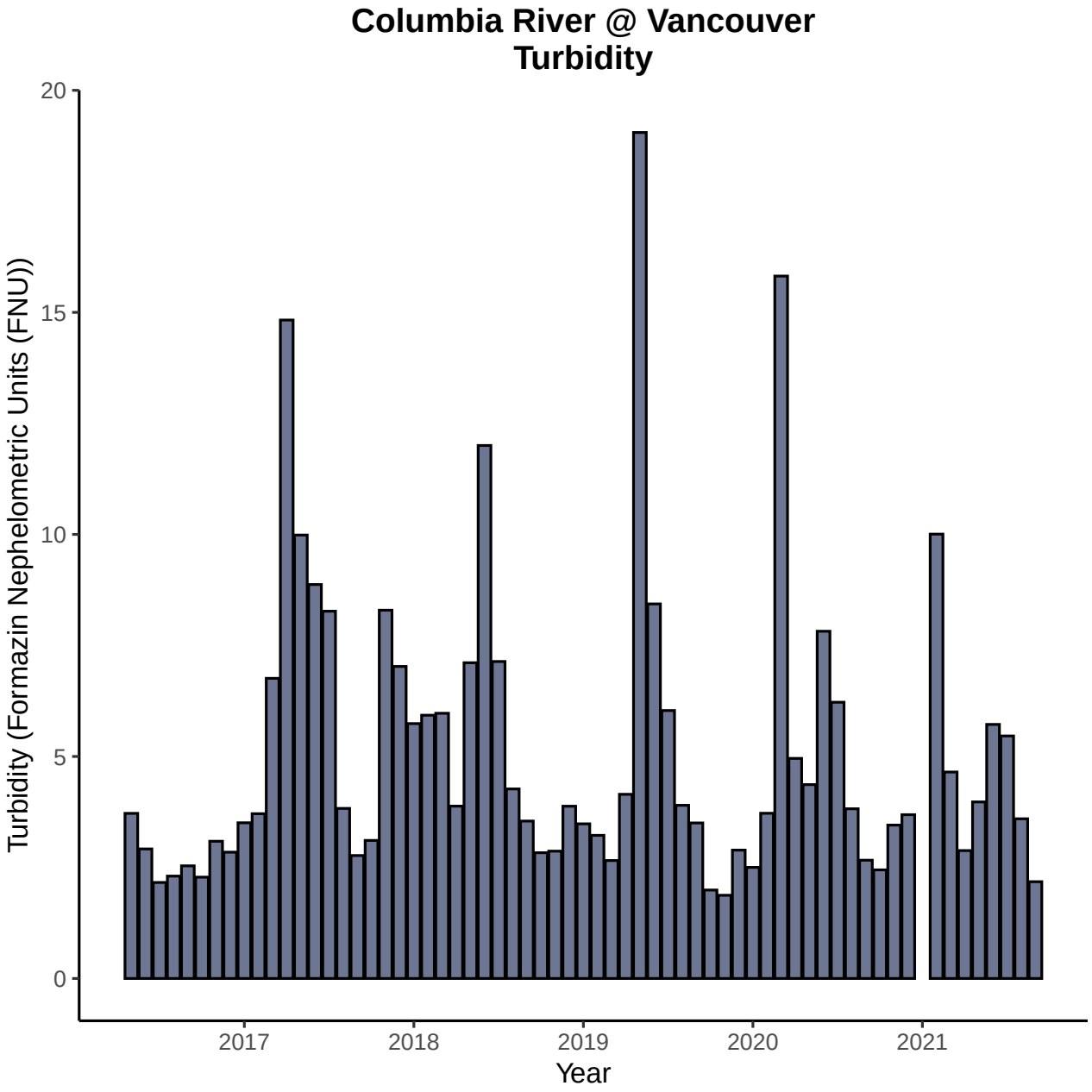

Figure 3.5: Turbidity of the water at the Vancouver, WA, gauge. Values are mean monthly Formazin Nephelometric Units (FTU).

4 Climate change and ESA-listed fish species

The western US from southern Washington to Mexico and between the Rocky and Coast Mountain ranges is in the 21st year of a megadrought; the most severe in 1,200 years. In 2020 the upper reaches of the Missouri River in Montana were dry for the first time in recorded history.

The effects of climate change experienced in the Pacific Northwest, exhibited most recently by the abnormally high temperatures for several successive days at the ends of June and August 2021, seriously stressed returning adult salmon in the Columbia and Snake Rivers, including the reach between the Pacific Ocean and Bonneville Dam.

NOAA Fisheries have mapped vulnerabilities of 33 population groups of salmonids along the Pacific coast from Canada to Mexico (Figure 4.1).

Summer returning salmon have an optimal water temperature range of 44–67°F. In the summer of 2021 temperatures were much warmer. For example, between July 21st and 29th Columbia River water temperatures in the Gorge ranged from about 70.7°F to 72.5°F stressing and killing salmon[1].

For a comprehensive overview of how water temperature affects salmon, charr, and trout read the summary report submitted to the Policy Workgroup of the EPA Region 10 Water Temperature Criteria Guidance Project (Poole et al., 2001).

The purpose of the EPA guidance is to help Pacific Northwest states and tribes adopt water temperature standards that:

- Meet the biological requirements of native salmonids (Pacific salmon, trout, and charr) species for survival and recovery pursuant to the Endangered Species Act (ESA).
- Provide for the protection and propagation of salmonids under the Clean Water Act (CWA).
- Meet the salmonid rebuilding needs of federal trust responsibilities with treaty tribes.

The addition of a 192 square feet recreational boat dock, and the boat moored to it, will have no affect on water temperatures that would stress migrating anadromous fish.

[1] https://www.columbiacommunityconnection.com/the-dalles/high-water-temps-killing-fish-in-the-columbia-river

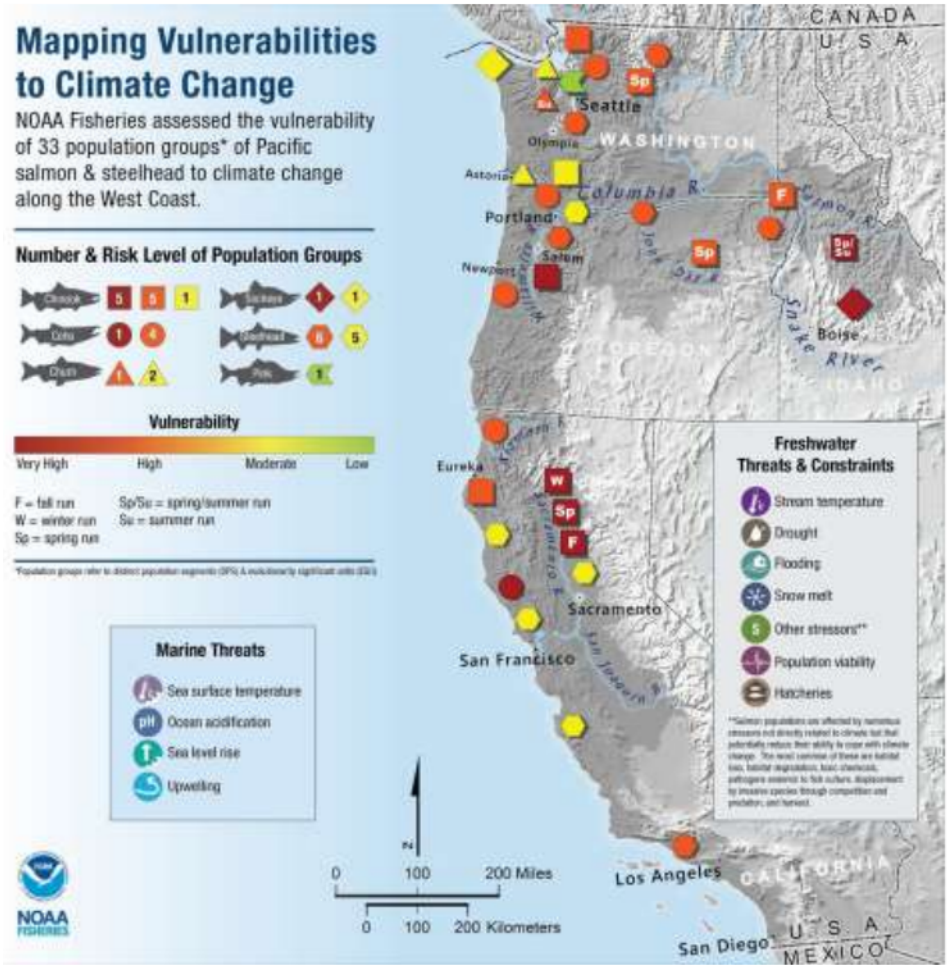

Figure 4.1: Estimated vulnerabilities of salmonids in Washington, Oregon, and California expected by global climate changes.

5 Summary

The location of a 192 square feet recreational boat dock on the Nevin's property is between the large, mostly covered marina operated by the Port of Camas-Washougal and similar docks at the two neighbors immediately to the west. With these structures surrounding the proposed dock its installation will not change river hydraulics, sediment transport characteristics, or water temperature in any measurable way. The existing structures' effects on migrating anadromous fish (both up- and downriver) would be applied before they pass the Nevin's property.

The most important factors affecting fish passage in the lower Columbia River are water temperatures given the rate of climate change and fish condition related to ocean conditions (returning adults) and upriver conditions (out migrating juveniles). We have no way of controlling these factors.

6 About the author

Dr. Richard Shepard is an stream ecologist and fluvial geomorphologist with 40 years of professional experience. His capabilities are presented in the attached curriculum vitae.

Since starting his sole consultancy practice in 1993 (to assure that all work products are technically sound and legally defensible) he has addressed Columbia River fish issues when obtaining commercial dredging permits in the navigation channel and Sandy River delta. He also served a term on Oregon's Independent Multidisciplinay Science Team (IMST) which provides scientific guidance in the state's implementation of its Salmon Plan. IMST members are appointed by the Governor and approved by the Senate.

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Critical Areas Report

For Nevin's Dock, Camas, Washington

October 22, 2021

Introduction

Appendix C of the City of Camas' Shoreline Master Program lists critical areas regulated in section 16.51.070 as wetlands, frequently flooded areas, geologically hazardous areas, and fish and wildlife conservation areas. This includes the Columbia River bank within city limits.

The replacement metal recreational boat dock at the Nevin's property at 2462 SE 11th Ave, Camas, is within this length of riverbank. This document complies with the City's requirement to assess whether this dock replacement might adversely effect any critical area.

Exemption criteria

Section 16.51.110 describes allowed activities:

> "A. Critical Area Report not Required. Activities which have been reviewed and permitted or approved by the City, or other agency with jurisdiction, for impacts to critical or sensitive areas, do not require submittal of a new critical area report or application under this chapter, unless such submittal was required previously for the underlying permit.
>
> "B. Required Use of Best Management Practices. All allowed activities shall be conducted using the best management practices, adopted pursuant to other provisions contained in this code, that result in the least amount of impact to the critical areas. Best management practices shall be used for tree and vegetation protection, construction management, erosion and sedimentation control, water quality protection, and regulation of chemical applications. The City shall monitor the use of best management practices to ensure that the activity does not result in degradation to the critical area. Any incidental damage to, or alteration of, a critical area shall be restored, rehabilitated, or replaced at the responsible party's expense.
>
> "C. Allowed Activities. The following activities are allowed:
>
> 1. Permit Requests Subsequent to Previous Critical Area Review. Development permits and approvals that involve both discretionary land use approvals (such as subdivisions, rezones, or conditional use permits) and construction approvals (such as building permits) if all of the following conditions have been met:
>
> a. There have been no material changes in the potential impact to the critical area or management zone since the prior review,
>
> b. There is no new information available that is applicable to any critical area review of the site or particular critical area,
>
> c. The permit or approval has not expired or, if no expiration date, no more than five years has elapsed since the issuance of that permit or approval, and d. Compliance with any standards or conditions placed upon the prior permit or approval has been achieved or secured;
>
> 2. Modification to Existing Structures. Structural modifications, additions to, or replacement of an existing legally constructed structure that does not further alter or increase the impact to the critical area or management zone, and where there is no increased risk to life or property as a result of the proposed modification or replacement, provided that restoration of structures substantially damaged by fire, flood, or act of nature must

be initiated within one year of the date of such damage, as evidenced by the issuance of a valid building permit, and diligently pursued to completion; . . . ."

Exemption fulfillment

- This project replaces a former wood dock (pulled above the riparian zone of the Columbia River and decomposing; removal will mitigate any impacts due to installation and use).
- Adjacent residential properties with docks: 2444 SE 11th Ave and 2522 SE 11th Ave. have similar residential boat docks.
- The marina operated by the Port of Camas-Washougal is within 1/4mile upriver from the Nevin's property.

At some time in the past a Critical Areas review of this length of riverbank was accepted by the City because the marina and recreational boat docks did not adversely impact fish or wildlife, wetlands, geological hazardous areas, or groundwater/wellhead protection areas.

All other requirements for installation and use of the replacement dock have been, or will be, fulfilled.

Priority Habitats and Species on the Web

Report Date: 07/02/2021

PHS Species/Habitats Overview:

Occurence Name	Federal Status	State Status	Generalized Location
Caves Or Cave-rich Areas	N/A	N/A	Yes

PHS Species/Habitats Details:

Caves Or Cave-rich Areas	
Notes	This polygon mask represents one or more records of the above species or habitat occurrence. Contact PHS Data Release (360-902-2543) for obtaining information about masked sensitive species and habitats.
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS Listed Occurrence
Sensitive	Y
SGCN	N
Display Resolution	TOWNSHIP

Exhibit 14 SHOR22-01

From: Juli Burnett <Juli@portcw.com>
Date: Jul 12, 2021 8:15 AM
Subject: RE: Unavailable 35 foot slips
To: Bob Nevin <rbnevin1@comcast.net>
Cc:

Hi Bob,

Yes, you have been on our waitlist since 4-30-2019.

We are 100% occupied in the marina here at The Port of Camas-Washougal.

Thank you for your patience waiting for a slip. I will let you know when one becomes available.

Juli Burnett

Leasing Agent / Administrative Assistant

24 South 'A' Street

Washougal, WA 98671

360-835-8098 direct

360-835-2197 fax

Agent Authorization

I hereby authorize Jack Loranger, loranger.jack@gmail.com, 503-908-5408, to act in my behalf in matters relating to obtaining permits for a private residential dock at 2462 SE 11th Ave. Camas, WA.

Robert (Bob) Nevin

1-7-2021
Date

Susan E Nevin

COMMUNITY DEVELOPMENT DEPARTMENT
616 NE 4th Avenue
Camas, WA 98607
www.ci.camas.wa.us

Date Published: June 9, 2022

To Whom It May Concern:

Please find enclosed a Determination of Non-Significance (DNS) for the **Nevin Floating Dock (SEPA22-02)** that was issued pursuant to the State Environmental Policy Act (SEPA) Rules, Chapter 197-11, Washington Administrative Code. The enclosed review comments reflect evaluation of the environmental checklist by the lead agency as required by WAC 197-11-330(1)(a)(i).

The following materials were submitted with the initial application:

- Narrative
- Development Plans
- SEPA Checklist
- Critical Areas Report
- JARPA Form
- Biological Evaluation
- PHS Report

All application materials are available for review upon request from the Community Development Department.

Written comments may be submitted on this determination within fourteen (14) days of its issuance, after which the DNS will be reconsidered in light of the comments received.

Please address all correspondence to:

City of Camas, SEPA Official
Community Development Department
616 NE Fourth Avenue
Camas, Washington 98607
communitydevelopment@cityofcamas.us

Distribution:

Applicant
Bureau of Indian Affairs
C-Tran
Camas School District
Camas City Administrator
Camas Building Official, Brian Smith
Camas Community Development Director
Camas Engineering Department Managers and Staff
Camas Fire Department, Randy Miller
Camas Finance Director, Cathy Huber Nickerson
Camas Hearings Examiner, Joe Turner
Camas Mayor and City Council Members
Camas Parks and Recreation, Trang Lam
Camas Planning Manager and Staff
Camas Police Chief, Mitch Lackey
Camas Public Works Director, Steve Wall
Camas Public Library, Connie Urquhart
Camas-Washougal Post Record
Chinook Indian Nation
Cultural Resource Program, Cowlitz Indian Tribe
Cultural Resource Program, Yakama Indian Nation
Clark County Department of Environmental Services
Clark County Department of Transportation
Clark County Natural Resources Council
Clark Public Utilities
Department of Ecology
Department of Fish and Wildlife, Region 5
Department of Natural Resources, SEPA Center
Southwest Clean Air Agency
US Army Corps of Engineers
Vancouver-Clark Parks and Recreation
Washington Office of Archaeology & Historic Preservation
Washington State Department of Transportation
Washington State Parks and Recreation Commission, Environmental Program
Property Owners within 300 feet *(mailed the SEPA Determination & map)*

State Environmental Policy Act
Determination of Non-Significance

CASE NO: SEPA 22-02 Nevin Floating Dock

APPLICANT: Jack Loranger
162 Krogstad Road
Washougal, WA 98671

REQUEST: Construction of a private recreational floating dock on the Columbia River

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LOCATION: 2462 SE 11th Avenue
Camas, WA 98607

LEGAL DESCRIPTION: The project is located in the City of Camas in the Southwest and Southeast ¼ of Section 12, Township 1 North, Range 3 East and Northwest ¼ of Section 13, Township 1 North, Range 3 East of the Willamette Meridian; and described as parcel 87280000

SEPA DETERMINATION: Determination of Non-Significance (DNS)

COMMENT DEADLINE: **June 23, 2022 at 5:00pm**

As lead agency under the State Environmental Policy Act (SEPA) Rules [Chapter 197-11, Washington Administrative Code (WAC)], the City of Camas must determine if there are possible significant adverse environmental impacts associated with this proposal. The options include the following:

- DS = Determination of Significance (The impacts cannot be mitigated through conditions of approval and, therefore, requiring the preparation of an Environmental Impact Statement (EIS).
- MDNS = Mitigated Determination of Non-Significance (The impacts can be addressed through conditions of approval), or;
- DNS = Determination of Non-Significance (The impacts can be addressed by applying the Camas Municipal Code).

Published in the Post Record on June 9, 2022. Legal Publication No. 696030
Mailed to property owners within 300-feet of the property on June 9, 2022.
Posted at Camas City Hall, Camas Library, and on the city website.

State Environmental Policy Act
Determination of Non-Significance

Determination:

Determination of Non-Significance (DNS). The City of Camas, as lead agency for review of this proposal, has determined that this proposal does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(e). This decision was made after review of a completed environmental checklist, and other information on file with the City of Camas.

Date of Publication & Comment Period:

Publication date of this DNS is **June 9, 2022** and is issued under WAC 197-11-340. The lead agency will not act on this proposal until the close of the 14-day comment period, which ends on **June 23, 2022**. Comments may be sent by email to communitydevelopment@cityofcamas.us or regular mail to:

City of Camas SEPA Official
Community Development Department
616 NE Fourth Avenue
Camas, Washington 98607

Responsible Official: Robert Maul (360) 817-1568

Robert Maul, Interim Community Development Director and SEPA official	**June 9, 2022** **Date of publication**

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SEPA ENVIRONMENTAL CHECKLIST

UPDATED 2016

Purpose of checklist:

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

***Instructions for applicants*:**

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

Use of checklist for nonproject proposals: [help]

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

A. Background [help]

1. Name of proposed project, if applicable: [help]
   Nevin's Dock
2. Name of applicant: [help]
   Robert (Bob) Nevin

3. Address and phone number of applicant and contact person: [help]

Applicant: Bob Nevin 2462 SE 11th Ave, Camas, WA 98607
360-600-0418 rbnevin1@comcast.net

Contact: Jack Loranger 162 Krogstad Rd Washougal, WA 98671
503-908-5408 loranger.jack@gmail.com

4. Date checklist prepared: [help]
7/8/2021

5. Agency requesting checklist: [help]
City of Camas Planning

6. Proposed timing or schedule (including phasing, if applicable): [help]
November 2021

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [help]
No

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [help]
None

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [help]
No

10. List any government approvals or permits that will be needed for your proposal, if known. [help]
Shoreline Substantial Development including Variance
WDFW HPA , USACOE Section 10, DNR Aquatic Approval

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [help]
To construct a 6' wide x 32' long floating dock including two 12" diameter pilings

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [help]
In Columbia River at 2462 SE 11th Ave. Camas, WA
SW 1/4 Sec 12 T1N R3E Parcel #87280000
45.57815 N lat. / -122.38359

B. ENVIRONMENTAL ELEMENTS [help]

1. Earth [help]

a. General description of the site: [help]

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other Gentle Slope

b. What is the steepest slope on the site (approximate percent slope)? [help]
17%

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

HoA—Hillsboro silt loam, 0 to 3 percent slopes
NbB—Newberg silt loam, 3 to 8 percent slopes

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

No

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [help]

None

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [help]

No

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

10,400 existing none added by project

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [help]

None

2. Air [help]

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [help]

Small amount of exhaust emmissions from the barge during construction.

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

No

c. Proposed measures to reduce or control emissions or other impacts to air, if any: [help]

None

3. **Water** [help]

a. Surface Water:

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

Columbia River

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [help]

Yes, driving two 12" diameter hollow steel pilings and placement of 6'x32' floating dock

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [help]

None

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [help]

No

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

The project is located in the river

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [help]

No

b. Ground Water:

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

No

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

None

c. Water runoff (including stormwater):

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

None

2) Could waste materials enter ground or surface waters? If so, generally describe. [help]

No

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

No

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [help]

None

4. **Plants** [help]

a. Check the types of vegetation found on the site: [help]

x ___deciduous tree: alder, maple, aspen, other
x ___evergreen tree: fir, cedar, pine, other
x ___shrubs
x ___grass
____pasture
____crop or grain
____ Orchards, vineyards or other permanent crops.
____ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
____water plants: water lily, eelgrass, milfoil, other
x ___other types of vegetation

Reed canary grass (Phalaris arundinacea)
Narrowleaf willow (Salix exigua)
English Ivy (Hedera Helix)
Water smartweed (Persicaria amphibia)
Purple nutsedge (Cyperus rotundus)
Water horsetail (Equisetum fluviatile)
Himalayan blackberry (Rubus armeniacus)
Red raspberry (Rubus idaeus)

b. What kind and amount of vegetation will be removed or altered? [help]

None

c. List threatened and endangered species known to be on or near the site. [help]

None Known

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

None

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

Reed canary grass, English Ivy, Purple nutsedge, Himalayan blackberry

5. **Animals** [help]

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. [help]

Examples include:

birds: hawk, heron, eagle, songbirds, other: Osprey
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other _____

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

None Known

c. Is the site part of a migration route? If so, explain.
[help]

No

d. Proposed measures to preserve or enhance wildlife, if any: [help]

None

e. List any invasive animal species known to be on or near the site. [help]

None Known

6. **Energy and Natural Resources** [help]

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [help]

None

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

No

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

None

7. **Environmental Health** [help]

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [help]

No

1) Describe any known or possible contamination at the site from present or past uses. [help]

None Known

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. [help]

None Known

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. [help]

None

4) Describe special emergency services that might be required. [help]

None

5) Proposed measures to reduce or control environmental health hazards, if any: [help]

None

b. Noise [help]

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

None

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [help]

Short term, approximately 1 hour, noise from pile driving.

3) Proposed measures to reduce or control noise impacts, if any: [help]

None

8. **Land and Shoreline Use** [help]

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [help]

Single family residences. The project will not affect current land uses of nearby properties.

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

No

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: [help]

No

c. Describe any structures on the site. [help]

3850 s/f Single family residence with 441 s/f attached garage. 832 s/f Detached garage . 348 s/f Accessory structure.

d. Will any structures be demolished? If so, what? [help]

No

e. What is the current zoning classification of the site? [help]

Residential-10,000 (R-10)

f. What is the current comprehensive plan designation of the site? [help]

SFM

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

Aquatic Medium Intensity

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

Not at project location

i. Approximately how many people would reside or work in the completed project? [help]

None

j. Approximately how many people would the completed project displace? [help]

None

k. Proposed measures to avoid or reduce displacement impacts, if any: [help]

None

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [help]

Shoreline Substantial Development Permit review

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

None

9. **Housing** [help]

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [help]

None

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

None

c. Proposed measures to reduce or control housing impacts, if any: [help]

None

10. **Aesthetics** [help]

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [help]

The steel piling height is 35' NAVD88

b. What views in the immediate vicinity would be altered or obstructed? [help]

None

b. Proposed measures to reduce or control aesthetic impacts, if any: [help]

None

11. **Light and Glare** [help]

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [help]

None

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

No

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

None

d. Proposed measures to reduce or control light and glare impacts, if any: [help]

None

12. **Recreation** [help]

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

Boating and fishing

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

No

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

None

13. **Historic and cultural preservation** [help]

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe. [help]

No

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [help]

None Known

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [help]

None, the project is located in the river

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [help]

None

14. **Transportation** [help]

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [help]

SE 11th Ave.

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

Bus stop .75 miles

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [help]

None

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

No

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

In the vicinity of water transportation

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [help]

None

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

No

h. Proposed measures to reduce or control transportation impacts, if any: [help]

The dock will be located outside the water transportation corridor.

15. **Public Services** [help]

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

No

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

None

16. **Utilities** [help]

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

other _____

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

C. Signature [help]

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

Signature: Jack Loranger

Name of signee: Jack Loranger

Position and Agency/Organization: Authorized Agent for Robert Nevin

Date Submitted: 1/13/2022

D. supplemental sheet for nonproject actions [help]

(**IT IS NOT NECESSARY** to use this sheet for project actions)

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

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

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

Proposed measures to avoid or reduce such increases are:

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

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

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

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

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

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

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

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

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

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

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

Community Development
616 NE Fourth Avenue • Camas, WA 98607
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http://www.cityofcamas.us

SEPA ENVIRONMENTAL CHECKLIST

UPDATED 2016

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2. Name of applicant: [help]
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Applicant: Bob Nevin 2462 SE 11th Ave, Camas, WA 98607
360-600-0418 rbnevin1@comcast.net

Contact: Jack Loranger 162 Krogstad Rd Washougal, WA 98671
503-908-5408 loranger.jack@gmail.com

4. Date checklist prepared: [help]
7/8/2021

5. Agency requesting checklist: [help]
City of Camas Planning

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November 2021

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Shoreline Substantial Development including Variance
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11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [help]
To construct a 6' wide x 32' long floating dock including two 12" diameter pilings

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [help]
In Columbia River at 2462 SE 11th Ave. Camas, WA
SW 1/4 Sec 12 T1N R3E Parcel #87280000
45.57815 N lat. / -122.38359

B. ENVIRONMENTAL ELEMENTS [help]

1. Earth [help]

a. General description of the site: [help]

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other Gentle Slope

b. What is the steepest slope on the site (approximate percent slope)? [help]
17%

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

HoA—Hillsboro silt loam, 0 to 3 percent slopes
NbB—Newberg silt loam, 3 to 8 percent slopes

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

No

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [help]

None

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [help]

No

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

10,400 existing none added by project

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [help]

None

2. Air [help]

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [help]

Small amount of exhaust emmissions from the barge during construction.

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

No

c. Proposed measures to reduce or control emissions or other impacts to air, if any: [help]

None

3. **Water** [help]

a. Surface Water:

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

Columbia River

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [help]

Yes, driving two 12" diameter hollow steel pilings and placement of 6'x32' floating dock

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [help]

None

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [help]

No

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

The project is located in the river

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [help]

No

b. Ground Water:

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

No

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

None

c. Water runoff (including stormwater):

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

None

2) Could waste materials enter ground or surface waters? If so, generally describe. [help]

No

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

No

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [help]

None

4. **Plants** [help]

a. Check the types of vegetation found on the site: [help]

x ___deciduous tree: alder, maple, aspen, other
x ___evergreen tree: fir, cedar, pine, other
x ___shrubs
x ___grass
____pasture
____crop or grain
____ Orchards, vineyards or other permanent crops.
____ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
____water plants: water lily, eelgrass, milfoil, other
x ___other types of vegetation

Reed canary grass (Phalaris arundinacea)
Narrowleaf willow (Salix exigua)
English Ivy (Hedera Helix)
Water smartweed (Persicaria amphibia)
Purple nutsedge (Cyperus rotundus)
Water horsetail (Equisetum fluviatile)
Himalayan blackberry (Rubus armeniacus)
Red raspberry (Rubus idaeus)

b. What kind and amount of vegetation will be removed or altered? [help]

None

c. List threatened and endangered species known to be on or near the site. [help]

None Known

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

None

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

Reed canary grass, English Ivy, Purple nutsedge, Himalayan blackberry

5. **Animals** [help]

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. [help]

Examples include:

birds: hawk, heron, eagle, songbirds, other: Osprey
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other _____

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

None Known

c. Is the site part of a migration route? If so, explain.
[help]

No

d. Proposed measures to preserve or enhance wildlife, if any: [help]

None

e. List any invasive animal species known to be on or near the site. [help]

None Known

6. **Energy and Natural Resources** [help]

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [help]

None

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

No

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

None

7. **Environmental Health** [help]

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [help]

No

1) Describe any known or possible contamination at the site from present or past uses. [help]

None Known

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. [help]

None Known

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. [help]

None

4) Describe special emergency services that might be required. [help]

None

5) Proposed measures to reduce or control environmental health hazards, if any: [help]

None

b. Noise [help]

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

None

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [help]

Short term, approximately 1 hour, noise from pile driving.

3) Proposed measures to reduce or control noise impacts, if any: [help]

None

8. **Land and Shoreline Use** [help]

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [help]

Single family residences. The project will not affect current land uses of nearby properties.

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

No

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: [help]

No

c. Describe any structures on the site. [help]

3850 s/f Single family residence with 441 s/f attached garage. 832 s/f Detached garage . 348 s/f Accessory structure.

d. Will any structures be demolished? If so, what? [help]

No

e. What is the current zoning classification of the site? [help]

Residential-10,000 (R-10)

f. What is the current comprehensive plan designation of the site? [help]

SFM

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

Aquatic Medium Intensity

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

Not at project location

i. Approximately how many people would reside or work in the completed project? [help]

None

j. Approximately how many people would the completed project displace? [help]

None

k. Proposed measures to avoid or reduce displacement impacts, if any: [help]

None

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [help]

Shoreline Substantial Development Permit review

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

None

9. **Housing** [help]

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [help]

None

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

None

c. Proposed measures to reduce or control housing impacts, if any: [help]

None

10. **Aesthetics** [help]

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [help]

The steel piling height is 35' NAVD88

b. What views in the immediate vicinity would be altered or obstructed? [help]

None

b. Proposed measures to reduce or control aesthetic impacts, if any: [help]

None

11. **Light and Glare** [help]

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [help]

None

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

No

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

None

d. Proposed measures to reduce or control light and glare impacts, if any: [help]

None

12. **Recreation** [help]

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

Boating and fishing

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

No

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

None

13. **Historic and cultural preservation** [help]

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe. [help]

No

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [help]

None Known

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [help]

None, the project is located in the river

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [help]

None

14. **Transportation** [help]

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [help]

SE 11th Ave.

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

Bus stop .75 miles

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [help]

None

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

No

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

In the vicinity of water transportation

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [help]

None

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

No

h. Proposed measures to reduce or control transportation impacts, if any: [help]

The dock will be located outside the water transportation corridor.

15. **Public Services** [help]

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

No

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

None

16. **Utilities** [help]

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

other _____

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

C. Signature [help]

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

Signature: Jack Loranger

Name of signee: Jack Loranger

Position and Agency/Organization: Authorized Agent for Robert Nevin

Date Submitted: 1/13/2022

D. supplemental sheet for nonproject actions [help]

(**IT IS NOT NECESSARY** to use this sheet for project actions)

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

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

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

Proposed measures to avoid or reduce such increases are:

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

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

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

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

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

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

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

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

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

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

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

SEPA Master Distribution List

SEPA22-02 Nevin Floating Dock
Submittals sent on: 06/09/22

	Applicant/Requesting Party	
X	Jack Loranger	loranger.jack@gmail.com
	Department of Ecology, Environmental Review (SEPA Register)	separegister@ecy.wa.gov
X	Lead agencies are now **required** to enter records directly into the SEPA register through our new SEPA Record Submittal (SRS) online portal instead of emailing them to Ecology**.**	See 'SEPA Record Submittal (SRS) Portal' on how to use SRS portal.
X	Bureau of Indian Affairs	brian.haug@bia.gov
X	Clark County Concurrency Engineer	David.Jardin@clark.wa.gov
X	C-Tran Analyst	devrev@c-tran.org
X	Camas Washougal Post Record	kelly.moyer@camaspostrecord.com
X	Chinook Indian Nation	Office@ChinookNation.org
X	Dept. of Fish & Wildlife	R5Planning@dfw.wa.gov
X	Dept. of Natural Resources SEPA Center	sepacenter@dnr.wa.gov
X	Cowlitz Indian Tribe, Cultural Resources	permitreview@cowlitz.org
X	Cowlitz Indian Tribe, Cultural Resources	NRDpermit@cowlitz.org
X	Clark County Natural Resources, John S. Karpinski	karpjd@comcast.net
X	Clark PUD, Construction Design Manager, David Tetz	dtetz@clarkpud.com
X	Clark PUD, Senior ROW Agent, Bryant Cheong	bcheong@clarkpud.com
X	Camas School District, Laura Nowland	laura.nowland@camas.wednet.edu
X	Camas School District, Sherman Davis	sherman.davis@camas.wednet.edu
X	Dept. of Archeological & Historic Preservation	sepa@dahp.wa.gov
X	Clark County, Environmental Services, Kevin Tyler	kevin.tyler@clark.wa.gov
X	Southwest Clean Air Agency, Duane Johnson	Duane@swcleanair.org
X	US Army Corps of Engineers	james.h.carsner@usace.army.mil
X	Vancouver-Clark Parks & Recreation	parksrec@cityofvancouver.us
X	Yakama Indian Nation, Environmental Resources, Elizabeth Sanchey	esanchey@yakama.com
X	Yakama Indian Nation, Environmental Resources	enviroreview@yakama.com
X	Washington Parks & Recreation Commission, Environmental Program Manager	sepa@parks.wa.gov
X	WSDOT, Engineering Services, Jeff Barsness	barsnej@wsdot.wa.gov
X	Lorie Clark, Lower Columbia Fish Recovery Board	lclark@lcfrb.gen.wa.us
	City Council	
X	Mayor - Steve Hogan	shogan@cityofcamas.us
X	Greg Anderson	ganderson@cityofcamas.us
X	Marilyn Boerke	mboerke@cityofcamas.us
X	Bonnie Carter	bcarter@cityofcamas.us
X	Don Chaney	dchaney@cityofcamas.us
X	Tim Hein	thein@cityofcamas.us
X	Leslie Lewallen	llewallen@cityofcamas.us
X	Shannon Roberts	sroberts@cityofcamas.us

SEPA Master Distribution List

	City Staff	
X	Jeff Swanson, City Administrator	jswanson@cityofcamas.us
X	Curleigh Carothers, Engineering Manager	jcarothers@cityofcamas.us
X	Anita Ashton, Engineering Project Manager (Development)	aashton@cityofcamas.us
	Vacant, Community Development Director	
X	Trang Lam, Parks & Recreation Director	tlam@cityofcamas.us
X	Brian Smith, Building Official	bsmith@cityofcamas.us
X	Cathy Huber Nickerson, Finance Director	chuber@cityofcamas.us
X	Mitch Lackey, Police Chief	mlackey@cityofcamas.us
X	Connie Urquhart, Library Director	curquhart@cityofcamas.us
X	Steve Wall, Public Works Director	swall@cityofcamas.us
X	Jim Hodges, Engineering Project Manager (Capital)	jhodges@cityofcamas.us
X	Allen Westersund, Engineering (Capital)	awestersund@cityofcamas.us
X	Randy Miller, Fire	rmiller@cityofcamas.us
X	Steve Durspek, Engineering (Capital)	sdurspek@cityofcamas.us
X	Robert Maul, Planning Manager	rmaul@cityofcamas.us
X	Yvette Sennewald	ysennewald@cityofcamas.us
X	Lauren Hollenbeck, Senior Planner	lhollenbeck@cityofcamas.us
X	Madeline Sutherland, Assistant Planner	msutherland@cityofcamas.us
X	Community Development Email	communitydevelopment@cityofcamas.us
X	Building Division Email	permits@cityofcamas.us
	Add the following to the distribution when applicable	
	Camas Hearings Examiner	
X	Joe Turner, AICP	jtpc@frontier.com
	Planning Commission	
	Warren Montgomery	mw669M@aol.com
	Marlo Maroon	marlomaroon@gmail.com
	Troy Hull	hullteam@comcast.net
	Joe Walsh	jwalsh.m@gmail.com
	Geoerl Niles	geoerl@mac.com
	Shawn High	shawnhigh@hotmail.com
	Masha Eshghi	masha.esh@gmail.com
	Use when needing to send to adjoining cities, Clark County, the Port & Airport	
	Clark County Community Development, Susan Ellinger	susan.ellinger@clark.wa.gov
	Port of Camas Washougal, David Ripp	david@portcw.com
	City of Washougal, Community Development	Mitch.Kneipp@cityofwashougal.us
	City of Vancouver, Planning	cddplanning@cityofvancouver.us

NOTICE OF APPLICATION FOR SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT and VARIANCE Nevin Residence Dock (File #SHOR22-01)

NOTICE IS HEREBY GIVEN that an application was filed with the City of Camas on January 13, 2022 for the approval of a Shoreline Substantial Development Permit and Variance to construct a dock along the Columbia River. The project is located within the shoreline designation of "Medium Intensity".

Location: The site is located adjacent to 2462 SE 11th Avenue in NW ¼ of Section 13, Township 1 North, Range 3 East of the Willamette Meridian in Camas, Washington on the Columbia River (River mile 121.6). Parcel Numbers 87280000 and 500914000.

Application Materials: The application was deemed technically complete on March 15, 2022, and included the following documents, which are available for review from the Community Development Department (*616 NE 4th Avenue*): Joint Aquatic Resource Permit Application (JARPA), SEPA checklist, shoreline narrative, critical areas report and a flood development permit. Application materials are available for review from the Community Development Department during regular business hours Monday-Friday 8am-5pm.

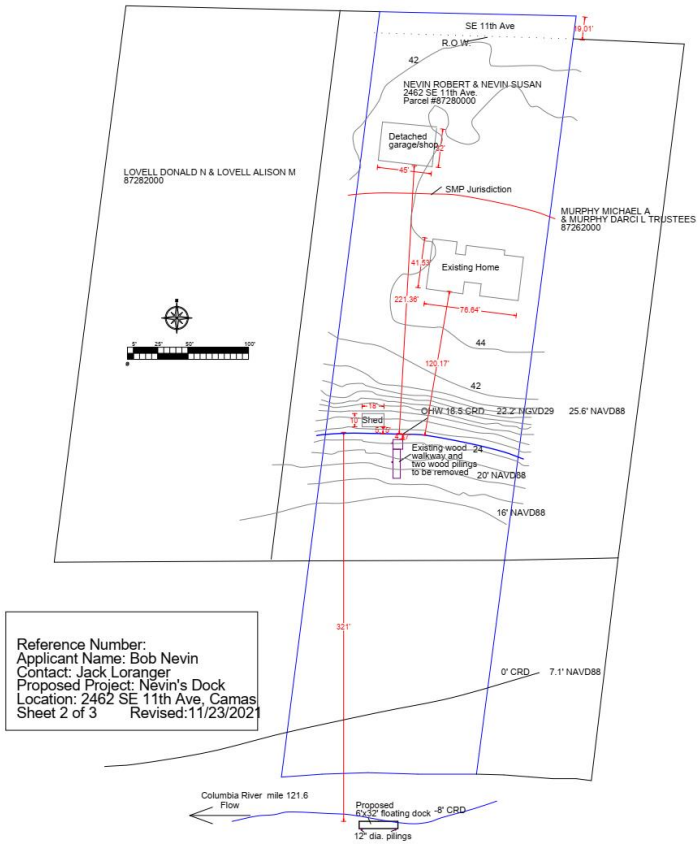
Comment Deadline: Written public comments must be received in the next 30 days, by **April 18, 2022,** before 5:00 p.m. Mailed public comments may be directed to the Community Development Department, c/o Shoreline Administrator, 616 NE Fourth Avenue, Camas, WA 98607, or emailed to *communitydevelopment@cityofcamas.us*.

A public hearing is required for the development proposal and will be scheduled at a later date. A separate public notice for the public hearing will be mailed to all property owners within 300-feet of the subject development, posted on the city website and published in the Post Record.

For questions related to this application, please contact Lauren Hollenbeck, Senior Planner, at (360) 817-7253 or lhollenbeck@cityofcamas.us.

VICINITY MAP

Nevin's Dock Site Plan



NOTICE OF PUBLIC HEARING

Nevin Floating Dock

Shoreline Substantial Development Permit and Shoreline Variance (File #SHOR22-01)

(consolidated files: Critical Areas Review (CA22-01) and State Environmental Policy Act (SEPA 22-02))

A public hearing for the "Nevin Floating Dock" will be held remotely via Zoom and in-person at City Hall, 616 NE 4th Avenue, Camas, WA, 98607, on **Monday, June 27, 2022, at 5:00 p.m**. The Nevin Floating Dock application was submitted by Jack Loranger on January 13, 2022 and resubmitted and deemed technically complete on March 15, 2022. The applicant requests approval to construct a private residential 6' wide x 32' long floating dock at 2462 SE 11th Avenue, Camas, 98607, (*Tax Parcel 8728000*) on the Columbia River (*River Mile 121.6*). The project area is within the shoreline designation of "Medium Intensity" and "Aquatic".

Questions/Comments: The public hearing will follow the quasi-judicial process described within Camas Municipal Code §18.55.180. Public comments and questions are encouraged, and there are several opportunities available to interested citizens Comments related to this proposal may be submitted as follows: (1) In person by testifying at the public hearing held remotely via Zoom or at City Hall; (2) by regular mail to Planning Division staff, Lauren Hollenbeck, Senior Planner, at the Camas City Hall, 616 NE 4th Avenue, Camas, WA 98607; (3) by phone (360) 817-7253 or by email to: communitydevelopment@cityofcamas.us.

It is preferable that written comments be received at least five (5) working days prior to the public hearing, to be available with the online agenda and materials. After the agenda has been posted online, all other written comments must be received no later than noon (12:00pm) the day of the hearing to be included in deliberations. During the hearing, oral comments may also be submitted as well as written comments via email to communitydevelopment@cityofcamas.us.

Application Materials: The Nevin Floating Dock development application included the following: Project Narrative; Preliminary Site Plan and Elevations; Pre-Application meeting notes; SEPA checklist, Flood Development permit, JARPA and other submittal documents. These documents are available upon request to the City by phone (360) 817-7253 or by email communitydevelopment@cityofcamas.us.

Participate: The public hearing will be held in-person and remotely via Zoom. All citizens are entitled to have equal access to the services, benefits and programs of the City of Camas. Please contact the City Clerk at (360) 817-1591 for special accommodations if needed. The City will provide translators for non-English speaking persons who request assistance at least three working days prior to a public meeting or hearing.

More Information: The public hearing agenda and supporting documents will be available for review on the City's website at the Public Meeting Portal "Agenda, Minutes & Videos" link within the drop-down menu that is labeled "Community" or follow this link: www.cityofcamas.us/meetings

Published in the Post Record on June 9, 2022. Legal Publication No. 696040
Mailed to property owners within 300-feet of the property on June 9, 2022.
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Legal Publication No. 696040

COMMUNITY DEVELOPMENT DEPARTMENT
616 NE 4th Avenue
Camas, WA 98607
www.ci.camas.wa.us

February 11, 2022

Jack Loranger
162 Krogstad Rd.
Washougal, WA 98671
Sent via email Loranger.jack@gmail.com

RE: Nevin Residence dock (SHOR22-01)

Dear Mr. Loranger,

Thank you for your submittal for the Nevin residence dock project. There are a couple of items that remain to be addressed with your application. The purpose of this letter is to inform you that the above application submitted on January 13, 2022 has been deemed incomplete in accordance with Camas Shoreline Master Program Appendix B Section VII and Camas Municipal Code (CMC) Section 18.55.130. You have 180 days from the date of application to submit the missing information pursuant to CMC 18.55.130.C. If the below requested information is submitted, staff will again verify whether the application is complete.

Items necessary for completeness:

1) Add the submittal date to the signature page of the SEPA checklist. Please resubmit via email.
2) Per SMP Appendix B VII.B- install sign within view of public right-of-way. The content of the sign must match that of required notices (also see SMP Appendix B VII.A). Email a copy of the notice for city review and approval of the content prior to posting.

Please note, additional comments will be provided during further review of your application. Do not hesitate to contact me at 360-314-7537 (work cell).

Respectfully,

Lauren Hollenbeck

Lauren Hollenbeck,
Senior Planner

COMMUNITY DEVELOPMENT DEPARTMENT
616 NE 4th Avenue
Camas, WA 98607
www.ci.camas.wa.us

March 15, 2022

Jack Loranger
162 Krogstad Rd.
Washougal, WA 98671
Sent via email Loranger.jack@gmail.com

RE: Nevin Residence dock (SHOR22-01)

Dear Mr. Loranger,

The purpose of this letter is to inform you that the above application submitted on January 13, 2022 and resubmitted March 12, 2022 has been **deemed complete** in accordance with the Camas Municipal Code (CMC) Section 18.55.130. Staff will begin reviewing the application and contact you if we have review comments and/or questions.

Do not hesitate to reach out should you have any questions.

Respectfully,

Lauren Hollenbeck

Lauren Hollenbeck, Senior Planner

NOTICE OF APPLICATION FOR SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT and SHORELINE VARIANCE Nevin Residence Dock

(File #SHOR22-01)

NOTICE IS HEREBY GIVEN

that an application was filed with the City of Camas on January 13, 2022 for the approval of a Shoreline Substantial Development Permit and Variance to construct a dock along the Columbia River. The project is located within the shoreline designation of "Medium Intensity".

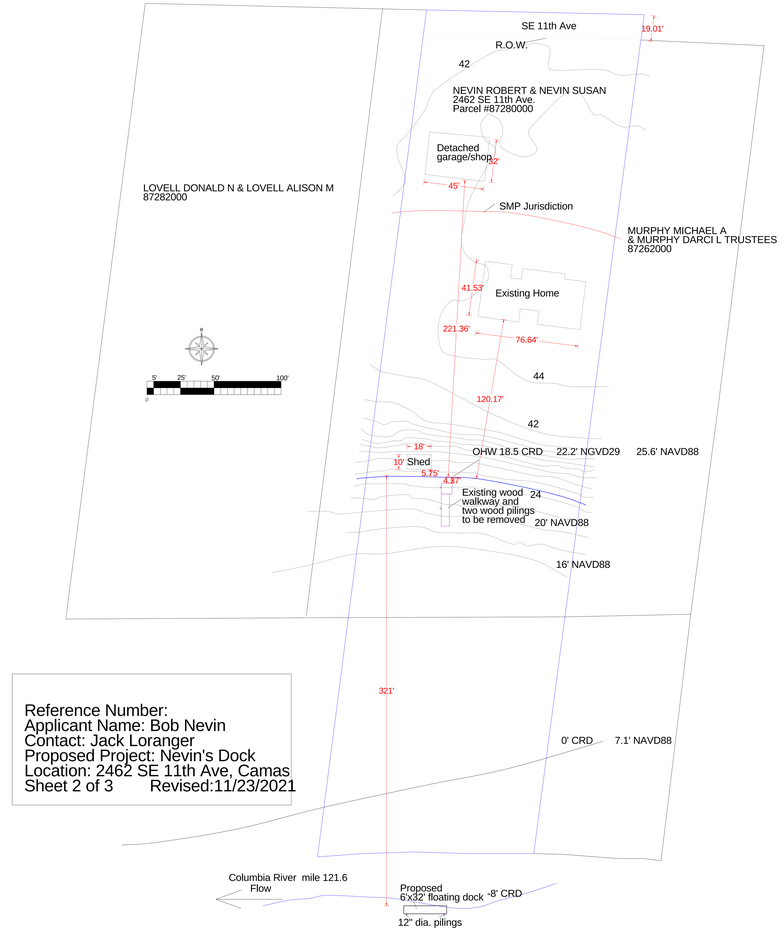
Location:
The site is located adjacent to 2462 SE 11th Avenue in NW ¼ of Section 13, Township 1 North, Range 3 East of the Willamette Meridian in Camas, Washington on the Columbia River (River mile 121.6). Parcel Number 87280000.

Application Materials: The application was deemed technically complete on _____, 2022, and included the following documents, which are available for review from the Community Development Department (616 NE 4th Avenue): Joint Aquatic Resource Permit Application (JARPA), SEPA checklist, shoreline narrative, critical areas report and a flood development permit. Application materials are available for review from the Community Development Department during regular business hours Monday-Friday 8am-5pm.

Comment Deadline: Written public comments must be received in the next 30 days, by _____, 2022, before 5:00 p.m. Mailed public comments may be directed to the Community Development Department, c/o Shoreline Administrator,616 NE Fourth Avenue, Camas, WA 98607, or emailed to communitydevelopment@cityofcamas.us.A public hearing is required: _(date and time)_____. The public hearing will be held _(location)_____.

For questions related to this application, please contact Lauren Hollenbeck, Senior Planner, at (360) 817-7253 or lhollenbeck@cityofcamas.us.

Nevin's Dock Site Plan



BEGO RUTH TRUSTEE 85.5%
2420 SE 11TH AVE
CAMAS, WA 98607

BEGO RUTH TRUSTEE 85.5%
2420 SE 11TH AVE
CAMAS, WA 98607

HUBBARD JAMES R & HUBBARD PATRICIA D
2310 SE 11TH AVE
CAMAS, WA 98607

PORT OF CAMAS WASHOUGAL
24 S A ST
WASHOUGAL, WA 98671

PORT OF CAMAS WASHOUGAL
24 S A ST
WASHOUGAL, WA 98671

PORT OF CAMAS WASHOUGAL
24 S A ST
WASHOUGAL, WA 98671

PORT OF CAMAS WASHOUGAL
24 S A ST
WASHOUGAL, WA 98671

PORT OF CAMAS WASHOUGAL
24 S A ST
WASHOUGAL, WA 98671

NEVIN ROBERT & NEVIN SUSAN
2462 SE 11TH AVE
CAMAS, WA 98607

BRADER KENNETH W
185 E PAULARINO AVE C-101
COSTA MESA, CA 92626

NEVIN ROBERT B & NEVIN SUSAN E
2462 SE 11TH AVE
CAMAS, WA 98607

NEVIN ROBERT B & NEVIN SUSAN E
2462 SE 11TH AVE
CAMAS, WA 98607

MURPHY MICHAEL A & MURPHY DARCI L TRUSTEES
2522 SE 11TH AVE
CAMAS, WA 98607

LOVELL DONALD N & LOVELL ALISON M
2444 SE 11TH AVE
CAMAS, WA 98607

NEVIN ROBERT & NEVIN SUSAN
2462 SE 11TH AVE
CAMAS, WA 98607

LOVELL DONALD N & LOVELL ALISON M
2444 SE 11TH AVE
CAMAS, WA 98607

LOVELL DONALD N & LOVELL ALISON M
2444 SE 11TH AVE
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MURPHY MICHAEL A & MURPHY DARCI L TRUSTEES
2522 SE 11TH AVE
CAMAS, WA 98607

PORT OF CAMAS WASHOUGAL
24 S A ST
WASHOUGAL, WA 98671

PORT OF CAMAS WASHOUGAL
24 S A ST
WASHOUGAL, WA 98671

Contact: Jack Loranger
162 Krogstad Rd
Washougal, WA 98671

MAILED
6-9-22
by CC

Occupant PID 87282002
2420 SE 11TH AVE
CAMAS, WA 98607

Occupant PID 87265000
2511 SE 11TH AVE
CAMAS, WA 98607

Occupant PID 87282000
2444 SE 11TH AVE
CAMAS, WA 98607

Occupant PID 87280000
2462 SE 11TH AVE
CAMAS, WA 98607

Occupant PID 87262000
2522 SE 11TH AVE
CAMAS, WA 98607

Occupant PID 73139106
14 S A ST
WASHOUGAL, WA 98671

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
Southwest Region Office
PO Box 47775, Olympia, WA 98504-7775 • 360-407-6300

June 23, 2022

Robert Maul, SEPA Responsible Official
City of Camas
Community Development Department
616 NE Fourth Avenue
Camas, WA 98607

Dear Robert Maul:

Thank you for the opportunity to comment on the determination of nonsignificance for the Nevin Floating Dock Project (SEPA22-02) located at 2462 Southeast 11th Avenue as proposed by Jack Loranger. The Department of Ecology (Ecology) reviewed the environmental checklist and has the following comment(s):

SOLID WASTE MANAGEMENT: Derek Rockett (360) 407-6287

All removed debris resulting from this project must be disposed of at an approved site. Contact the local jurisdictional health department for proper management of these materials.

TOXICS CLEANUP: Sam Meng (360) 999-9587

No confirmed or suspected cleanup sites nearby. No comment. For questions contact Sam Meng with the Toxics Cleanup Program at the Southwest Regional Office at (360) 999-9587.

WATER QUALITY/WATERSHED RESOURCES UNIT:
Brian Johnson (360) 624-5741

Erosion control measures must be in place prior to any clearing, grading, or construction. These control measures must be effective to prevent stormwater runoff from carrying soil and other pollutants into surface water or stormdrains that lead to waters of the state. Sand, silt, clay particles, and soil will damage aquatic habitat and are considered to be pollutants.

Any discharge of sediment-laden runoff or other pollutants to waters of the state is in violation of Chapter 90.48 RCW, Water Pollution Control, and WAC 173-201A, Water Quality Standards for Surface Waters of the State of Washington, and is subject to enforcement action.

Construction Stormwater General Permit:
The following construction activities require coverage under the Construction Stormwater General Permit:

1. Clearing, grading and/or excavation that results in the disturbance of one or more acres **and** discharges stormwater to surface waters of the State; and
2. Clearing, grading and/or excavation on sites smaller than one acre that are part of a larger common plan of development or sale, if the common plan of development or sale will ultimately disturb one acre or more **and** discharge stormwater to surface waters of the State.
   a) This includes forest practices (including, but not limited to, class IV conversions) that are part of a construction activity that will result in the disturbance of one or more acres, **and** discharge to surface waters of the State; and
3. Any size construction activity discharging stormwater to waters of the State that Ecology:
   a) Determines to be a significant contributor of pollutants to waters of the State of Washington.
   b) Reasonably expects to cause a violation of any water quality standard.

If there are known soil/ground water contaminants present on-site, additional information (including, but not limited to: temporary erosion and sediment control plans; stormwater pollution prevention plan; list of known contaminants with concentrations and depths found; a site map depicting the sample location(s); and additional studies/reports regarding contaminant(s)) will be required to be submitted. For additional information on contaminated construction sites, please contact Carol Serdar at Carol.Serdar@ecy.wa.gov, or by phone at (360) 742-9751.

Additionally, sites that discharge to segments of waterbodies listed as impaired by the State of Washington under Section 303(d) of the Clean Water Act for turbidity, fine sediment, high pH, or phosphorous, or to waterbodies covered by a TMDL may need to meet additional sampling and record keeping requirements. See condition S8 of the Construction Stormwater General Permit for a description of these requirements. To see if your site discharges to a TMDL or 303(d)-listed waterbody, use Ecology's Water Quality Atlas at: https://fortress.wa.gov/ecy/waterqualityatlas/StartPage.aspx.

The applicant may apply online or obtain an application from Ecology's website at: http://www.ecy.wa.gov/programs/wq/stormwater/construction/ - Application. Construction site operators must apply for a permit at least 60 days prior to discharging stormwater from construction activities and must submit it on or before the date of the first public notice.

Ecology's comments are based upon information provided by the lead agency. As such, they may not constitute an exhaustive list of the various authorizations that must be obtained or legal requirements that must be fulfilled in order to carry out the proposed action.

If you have any questions or would like to respond to these comments, please contact the appropriate reviewing staff listed above.

Department of Ecology
Southwest Regional Office

(GMP:202202950)

cc: Derek Rockett, SWM
Sam Meng, TCP
Brian Johnson, WQ

BEFORE THE LAND USE HEARINGS EXAMINER
FOR THE CITY OF CAMAS, WASHINGTON

Regarding an application by Jack Loranger for Shoreline Substantial Development and Shoreline Variance approvals for a six foot long by 32 foot wide dock in the Columbia River) at 2462 SE 11th Avenue, in the City of Camas, Washington) **FINAL ORDER** **SHOR22-01** **(Nevin Dock)**

A. SUMMARY

1. The applicant, Jack Loranger, requests approval of a Shoreline Substantial Development Permit and a Shoreline Variance for a private floating dock in the section of the Columbia River abutting 2462 SE 11th Avenue; also known as parcel 87280-000 (the "site"). The site is located near Columbia River Mile 121.6. The site and abutting properties to the east, west and north are zoned R-10 (Single-Family Low, 10,000 square foot minimum lot size). Properties to the north are zoned MF-18 (Multi-Family, 18 units per acre maximum density). The Columbia River, which is a shoreline of statewide significance, abuts the south boundary of the site. The site is currently developed with a single-family residence.

2. With this application the applicant proposes to construct a 6-foot by 32-foot-long private recreational floating dock located 321 feet waterward of the Ordinary High Water Mark (the "OHM") of the Columbia River. The applicant will drive two 12-inch diameter steel pilings into the riverbed to support the dock.

a. The Camas Shoreline Master Program (SMP) classifies the shoreline management areas as "Medium Intensity" and "Aquatic". In both environments, a private dock is an allowed shoreline use, which requires a Shoreline Substantial Development permit as the total cost of the development exceeds $7,047.00 per SMP section 2.3.2.1.

b. The applicant also requests approval of a shoreline variance as the site is located less than ¼ mile from the existing Port of Camas-Washougal marina east of the site. The SMP prohibits new docks within a 1/4 mile of an existing moorage.

c. Additional basic facts about the site and surrounding land and applicable approval standards are provided in the Staff Report to the Hearing Examiner dated June 27, 2022 (the "Staff Report").

3. City staff recommended that the examiner approve the application subject to conditions in the Staff Report. The applicant and the property owner accepted those findings and conditions without exceptions. No one else testified orally or in writing.

4. Based on the findings provided or incorporated herein, the examiner concludes that the applicant sustained the burden of proof that the proposed use does or can comply with the relevant approval standards of the Camas Development Code (the "CDC") and the SMP, provided the applicant complies with conditions of approval recommended by City staff to ensure the proposed use does comply in fact with those standards. Therefore, the examiner recommends the Department of Ecology approve the Shoreline Substantial

Development Permit and Shoreline Variance, subject to the conditions at the end of this final order.

B. HEARING AND RECORD HIGHLIGHTS

1. The examiner received testimony at a public hearing about this application on June 27, 2022. All exhibits and records of testimony are filed at the City of Camas. At the beginning of the hearing, the examiner described how the hearing would be conducted and how interested persons could participate. The examiner disclaimed any *ex parte* contacts, bias, or conflicts of interest. The following is a summary by the examiner of selected testimony and evidence offered at the public hearing.

2. City planner Lauren Hollenbeck summarized her PowerPoint presentation, the Staff Report, and the applicable approval criteria.

3. Property owner Robert Nevin and applicant Jack Loranger testified in support of the application.

a. Mr. Nevin summarized the history of the site. In the past he moored his boat at the Port of Camas-Washougal marina east of the site. However, he recently purchased a larger boat and there are no slips available at the marina that can accommodate his new boat.

b. Mr. Loranger noted that there are only two properties within ¼ mile of the site that could request a dock; the property immediately east of the site and the property two parcels to the west of the site. All of the lots further west are part of a subdivision that is served by a community dock and personal docks are prohibited.

4. No one else testified at the hearing. At the conclusion of the hearing the examiner closed the record and announced his intention to recommend that the Washington State Department of Ecology approve the application subject to the findings and conditions of approval in the Staff Report.[1]

C. DISCUSSION

1. City staff recommended approval of the application, based on the affirmative findings and subject to conditions of approval in the Staff Report. The applicant accepted those findings and conditions without exceptions.

2. The Examiner finds that the Staff Report identifies all of the applicable approval standards for the application and contains sufficient findings showing the application does or can comply with those standards, subject to conditions of approval. These findings were not disputed and are supported by substantial evidence in the record. The Examiner adopts the findings in the Staff Report as his own.

D. CONCLUSION

[1] The examiner actually announced his intention to approve the application. However, the examiner misspoke, as this application is subject final approval by the Department of Ecology.

Based on the above findings and discussion provided or incorporated herein, the examiner concludes that SHOR22-01 (Nevin Dock) should be approved, because it does or can comply with the applicable standards of the Camas Municipal Code, the Revised Code of the State of Washington.

E. DECISION

Based on the findings, discussion, and conclusions provided or incorporated herein and the public record in this case, the examiner hereby recommends the Department of Ecology approve SHOR22-01 (Nevin Dock), subject to the following conditions of approval:

CONDITIONS OF APPROVAL

1. The shoreline decision is valid for a period of five years.
2. The applicant shall comply with SEPA agency comments if submitted.
3. The applicant shall remove the existing decomposing wood dock and revegetate the area beneath to ensure no net loss of ecological functions.

DATED this 8 day of July 2022.

Joe Turner, AICP
City of Camas Land Use Hearings Examiner

Nevin Floating Dock (SHOR22-01)
Index of Exhibits

Exhibit No.	Title/Description	Document Date
1	Application form	1/13/22
2	Pre-application Notes	11/18/21
3	Narrative	10/18/21
4	Flood Development Permit	1/7/21
5	JARPA	1/7/21
6	Site Plan	11/23/21
7	Elevations	7/26/21
8	Landscape Map	
9	Vicinity Map	7/26/21
10	Biological Evaluation	10/16/21
11	Revised Biological Evaluation	1/25/22
12	Critical Areas Report	10/22/21
13	PHS Report	7/2/21
14	Port Slips Unavailability Email	7/12/21
15	Agent Authorization	1/7/21
16	SEPA DNS Distribution and Checklist	6/9/22
17	SEPA Master Distribution List	6/9/22
18	Notice of Application and Public Hearing	6/9/22
19	Completeness Review Letter	2/11/22
20	Technically Complete Letter	3/15/22
21	Sign	
22	Mailing Labels	6/9/22
23	Ecology Comments	6/23/22