Mason County Community Services
APPLICATION REQUIREMENTS FOR
REPAIR/REPLACEMENT FRESH WATER DOCKS & PIERS

THE FOLLOWING ITEMS INCLUDED IN THIS PACKET ARE REQUIRED AT SUBMITTAL:

Incomplete applications will not be accepted

1. **Building Permit Application**. Fill out the application completely. This packet is repair or replacement only, use only blue or black ink. You can find your tax parcel number on the Mason County Assessor's office to locate this information. https://property.masoncountywa.gov/TaxSifter

2. **Site Plan**. Your site plan must be no larger than 11"x 17" plain white paper. It must be drawn to scale, include all existing structures on the property and structures on either side of your property. Include existing docks, piers or floats on neighboring properties.

3. **Construction Drawings and Engineering Calculations.** The construction drawings must be complete and detailed showing ALL construction details. Details must also include: all framing, sizes and spans of structural members, connection types, decking material, all grating and size of area of grating and pier plan and details**. All replacement piers and replaced or repaired docs must be engineered.** Engineering must include the engineer's stamp on all plan pages and a stamped calculation packet. Any pier with pile driving must include a Statement of Special Inspection. Engineers are licensed by the Washington State, we retain a list of engineers who choose to be listed with us. This is not a complete list, does not verify license requirements are met nor does it recommend.

4. **SEPA Checklist.** This must be completed for the project and any work to be performed on the shoreline. SEPA fee: $600.00.
   https://www.masoncountywa.gov/forms/Community_Dev/SEPA_checklist.pdf

5. **Shoreline Permit.** This must be completed in a replacement or repair scenario. Shoreline Exemption fee: $300.00.
   https://www.masoncountywa.gov/forms/Community_Dev/shoreline-exemption.pdf

6. **Submittal Fee's.** Building Permit fees are dependent on contractors written bid or cost of material. You can get a quote on permit fees by contacting a Permit Specialist at permits@masoncontywa.gov. Amount of bid or cost must be provided to get a quote. will provide amount due and submittal.

7. **Special Inspection Agreement**. Special Inspection is required for any project that includes pile driving or other design components identified in the International Building Code Chapter 17.
   https://www.masoncountywa.gov/forms/Community_Dev/special-inspection-agreement.pdf

8. Washington Department Fish and Wildlife criteria must be included in your project details. Contact your area Fish and Wildlife Biologist for their repair/replacement requirements. You should do this prior to Construction Drawings to ensure correct materials and grating requirements. See document in packet for more information. https://wdfw.maps.arcgis.com/apps/MapJournal/index.html?appid=48699252565749d1b7e16b3e34422271

Contact your area Planner HERE. You can get a Planner to call you back by leaving a message at (360) 427-9670 ext. 193.

For assistance you can reach the Permit Center at: permits@masoncountywa.gov or call 360.427.9670 ext.352 for assistance.

MASON COUNTY COMMUNITY DEVELOPMENT

Permit Assistance Center, Building, Planning

Permit No:_____

BUILDING PERMIT APPLICATION

PROPERTY OWNER INFORMATION:

NAME:_____
MAILING ADDRESS:_____
CITY:_____ STATE:_____ ZIP:_____
PHONE #1:_____
PHONE #2:_____
EMAIL:_____

CONTRACTOR INFORMATION:

NAME:_____
MAILING ADDRESS:_____
CITY:_____ STATE:_____ ZIP:_____
PHONE:_____ CELL: _____
EMAIL :_____
L&I REG #_____ EXP. ___/___/___

PRIMARY CONTACT: **OWNER** ☐ **CONTRACTOR** ☐ **OTHER** ☐

NAME _____ EMAIL _____
MAILING ADDRESS _____ CITY _____ STATE _____ ZIP_____
PHONE _____ CELL _____

PARCEL INFORMATION:

PARCEL NUMBER (12 Digit Number) _____ ZONING_____
LEGAL DESCRIPTION (Abbreviated) _____ FIRE DISTRICT_____
SITE ADDRESS_____CITY_____
DIRECTIONS TO SITE ADDRESS _____
_____

IS THE PROJECT WITHIN 300 FT OF SLOPE(S) **GREATER THAN 14%:** YES☐ NO ☐ **SNOW LOAD:**_____psf
IS PROPERTY WITHIN 200 FT OF THE FOLLOWING: *(Check all that apply)*:
SALTWATER ☐ LAKE ☐ RIVER/CREEK ☐ POND ☐ WETLAND ☐ SEASONAL RUNOFF ☐ STREAM ☐

TYPE OF WORK: NEW ☐ ADDITION ☐ ALTERATION ☐ REPAIR ☐ OTHER ☐_____

USE OF STRUCTURE *(Residence, Garage, Commercial Bldg, Etc.)*_____
IS USE: PRIMARY ☐ SEASONAL ☐ NUMBER OF BEDROOMS_____ NUMBER OF BATHROOMS_____
HEATED STRUCTURE? YES *(Whole Bldg)* ☐ YES *(Part[s] of Bldg)* ☐ NO ☐
DESCRIBE WORK_____

SQUARE FOOTAGE: *(proposed)*

1ST FLOOR_____ sq. ft. 2ND FLOOR_____ sq. ft. 3RD FLOOR_____ sq. ft. BASEMENT_____ sq. ft.
DECK_____ sq. ft. COVERED DECK_____ sq. ft. STORAGE_____ sq. ft. OTHER_____ sq. ft.
GARAGE_____ sq. ft. *Attached* ☐ *Detached* ☐ CARPORT_____ sq. ft. *Attached* ☐ *Detached* ☐

MANUFACTURED HOME INFORMATION: ***4 COPIES OF THE FLOOR PLAN REQUIRED***

MAKE_____ MODEL_____ YEAR_____ LENGTH_____
WIDTH_____ BEDROOMS_____ BATHS_____ SERIAL NUMBER_____

ENVIRONMENTAL HEALTH:

SEWAGE/SEWER SOURCE: SEPTIC ☐ SEWER ☐ / NEW ☐ EXISTING ☐
PLUMBING IN STRUCTURE? YES ☐ NO ☐ *If yes, attach completed Water Adequacy Form*
PERIMETER/FOUNDATION DRAINS PROPOSED? YES ☐ NO☐ EXISTING SQ. FT. _____
EXISTING BEDROOMS _____ PROPOSED BEDROOMS _____ TOTAL BEDROOMS _____

OWNER acknowledges that submission of inaccurate information may result in a stop work order or permit revocation. Acknowledgement of such is by signature below. I declare that I am the owner and I further declare that I am entitled to receive this permit and to do the work as proposed. I have obtained permission from all the necessary parties, including any easement holder or parties of interest regarding this project. The owner or legal representative, represents that the information provided is accurate and grants employees of Mason County access to the above described property and structure(s) for review and inspection. This permit/application becomes null & void if work or authorized construction is not commenced within 180 days or if construction work is suspended for a period of 180 days.

PROOF OF CONTINUATION OF WORK ON THIS PERMIT IS BY MEANS OF INSPECTION. INACTIVITY OF THIS PERMIT APPLICATION OF 180 DAYS OF MORE WILL CAUSE THE APPLICATION TO BE EXPIRED. (MASON COUNTY CODE 14.08.42)

X_____ _____
Signature of **OWNER** (**Must be signed by the OWNER**) Date

DEPARTMENTAL REVIEW	APPROVED	DATE	DENIED	DATE	TAGS/NOTES/CONDITIONS
BUILDING DEPARTMENT					
PLANNING DEPARTMENT					
FIRE MARSHAL					
PUBLIC HEALTH					

SITE PLAN REQUIREMENTS:

A complete, accurate and detailed site plan is important to avoid delays in the review and approval of your project. Use the checklist below as a tool to help you complete the site plan.

1. Scale: A scale of 1”=20’, is typical but other scales such as 1”=10’ or 1”-40’ are also acceptable. Do not exceed 1”=60.

2. North arrow

3. Property line location and dimensions.

4. Label abutting streets

5. Shoreline/Surface water: Indicate creeks, streams, lakes, ponds, wetlands, and other bodies of water within 300 ft of the proposed project.

6. Wetlands and Seasonal Drainage: Show setback distances from wetlands or seasonal drainage.

7. Easements: Indicate location and size of road, utility, and private easements.

8. Show All Existing Development: Identify existing and proposed structures. Include porches, decks, roof overhangs, cantilevers, and structures that will be demolished.

9. Proposed Building Footprint: Use scale to show distances to property lines, existing structures, septic tank and drainfield. **Stake or flag footprint of proposed structure.**

10. Sewage Disposal System: Identify septic tank location and drainfield.

11. Existing and proposed Buffers: Include open space, fences, sidewalks and parking areas.

12. Retaining walls: Proposed and existing.

13. Slopes/Site contours (Topography): Identify any slopes greater than 15%, fills or cuts greater than 4ft. that are located within 300ft. of the proposed project. Use Contour lines or arrows to show the direction of the slope.

14. Wells: Show existing and proposed, **need to include all wells located within 100 ft of property.**

15. Waterfront projects: Show all structures on adjacent property.

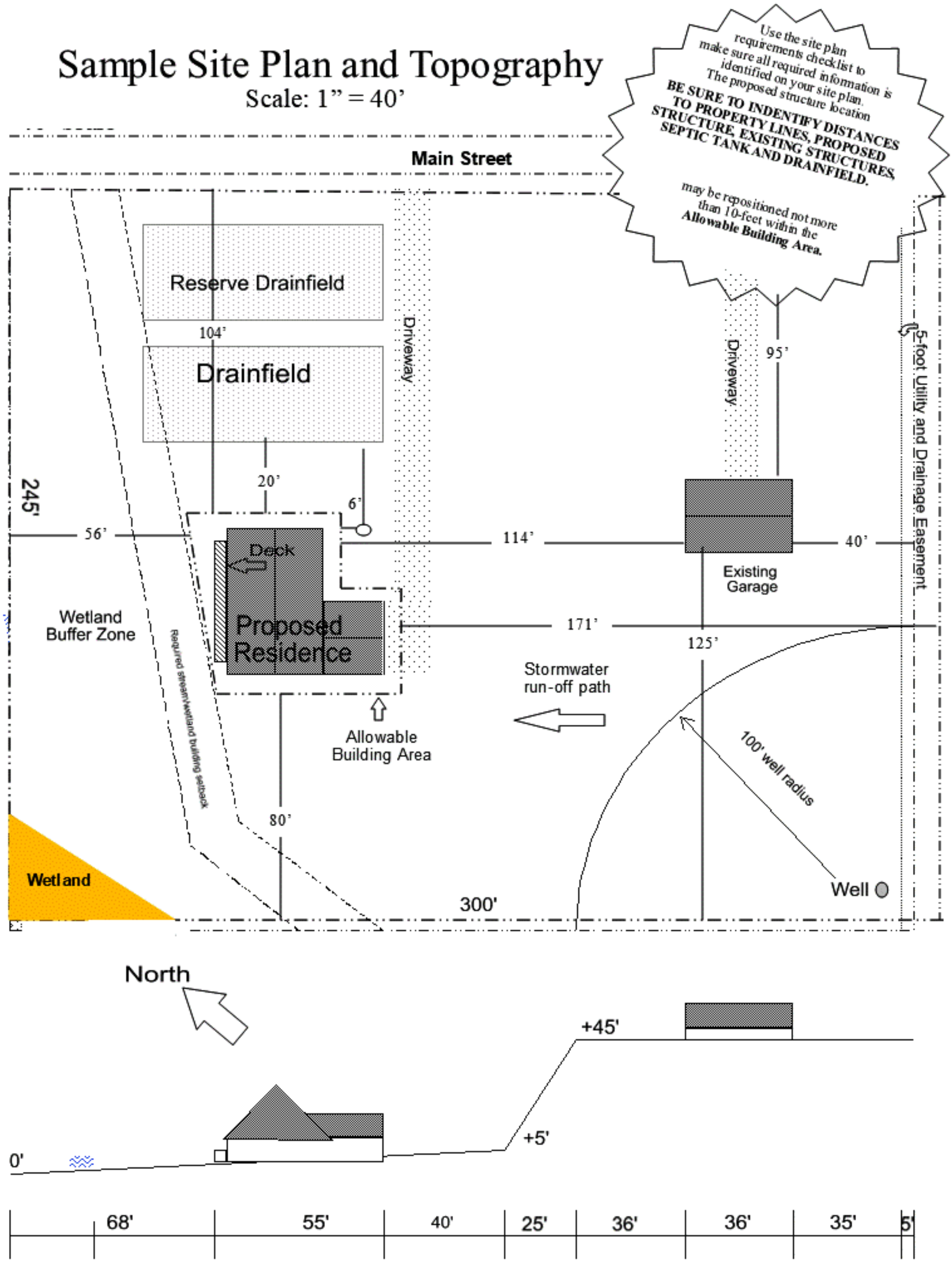
16. Driveway/ Site Access

17. Stormwater Run-off Path: Identify stormwater run-off path and direction of flow.

18. Neighboring parcels: Include location of neighboring structures including docks, piers and floats.

Sample Site Plan and Topography

Scale: 1" = 40'



MASON COUNTY
COMMUNITY DEVELOPMENT
Permit Assistance Center, Building, Planning

RECEIVED:

PERMIT NO.: _____

SHORELINE EXEMPTION APPLICATION

Shoreline development in Mason County must conform with the Mason County Shoreline Master Program. The program requires that substantial development (any development of which the total cost or fair market value exceeds $8,504.00 or materially interferes with the normal public use of the water or shorelines of the State) be reviewed with the goals, polices, and performance standards established in the Master Program.

New or expanded docks or beach access structures will likely require a substantial development permit instead of a shoreline exemption. Consult with a Mason County Planner.

APPLICANT: _____

ADDRESS: _____
(street)

_____
(city) (state) (zip)

PHONE:_____ EMAIL:_____

AUTHORIZED REPRESENTATIVE: _____

ADDRESS: _____
(street)

_____
(city) (state) (zip)

PHONE:_____ EMAIL: _____

Answer all questions completely. Attach any additional information that may further describe the proposed development. I**ncomplete application will be returned.**

PROPERTY DESCRIPTION:
General location (include property address, water body and associated wetlands—identify the name of the shoreline):

Include all parcel numbers: Projects located in open water areas, away from land shall provide latitude/longitude.

Is the applicant the property owner? YES NO

Owner:
_____

_____
(street) (city) (state) (zip)

Development proposal (identify and describe the proposed project, including the type of materials to be used, construction methods, principle dimensions, and other pertinent information):

Existing Use (identify current use of property with exist improvements):

Reason for requesting development:

Estimated Fair Market Value of Project to Closest $1,000: _____

ACKNOWLEDGMENT:
I hereby declare, to the best of my knowledge and belief, the forgoing information and all attached information is true and correct.

_____ _____
(Applicant or Authorized Representative) (date)

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist

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

Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to **all parts of your proposal,** even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for lead agencies

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

Use of checklist for nonproject proposals

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

A. Background Find help answering background questions

1. **Name of proposed project, if applicable:**

2. **Name of applicant:**

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

4. **Date checklist prepared:**

5. **Agency requesting checklist:**

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

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

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

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.**

10. **List any government approvals or permits that will be needed for your proposal, if known.**

11. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

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.

B. Environmental Elements

1. Earth Find help answering earth questions

a. General description of the site:

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

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

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

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

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.

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

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

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

2. Air Find help answering air questions

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

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

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

3. Water Find help answering water questions

a. Surface Water: Find help answering surface water questions

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

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.**

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.**

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

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

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.**

b. Ground Water: Find help answering ground water questions

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

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

c. Water Runoff (including stormwater):

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

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

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

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

4. Plants Find help answering plants questions

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

- ☐ **deciduous tree: alder, maple, aspen, other**
- ☐ **evergreen tree: fir, cedar, pine, other**
- ☐ **shrubs**
- ☐ **grass**
- ☐ **pasture**
- ☐ **crop or grain**
- ☐ **orchards, vineyards, or other permanent crops.**
- ☐ **wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other**
- ☐ **water plants: water lily, eelgrass, milfoil, other**
- ☐ **other types of vegetation**

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

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

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

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

5. Animals Find help answering animal questions

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

Examples include:

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

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

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

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

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

6. Energy and Natural Resources Find help answering energy and natural resource questions

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

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

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

7. Environmental Health Find help with answering environmental health questions

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

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

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.**

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.**

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

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

b. Noise

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

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)?**

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

8. Land and Shoreline Use Find help answering land and shoreline use questions

a. **What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.**

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

   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?**

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

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

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

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

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

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

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

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

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

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

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

9. Housing Find help answering housing questions

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

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

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

10. Aesthetics Find help answering aesthetics questions

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

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

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

11. Light and Glare Find help answering light and glare questions

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

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

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

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

12. Recreation Find help answering recreation questions

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

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

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

13. Historic and Cultural Preservation Find help answering historic and cultural preservation questions

a. **Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.**

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.**

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.**

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.**

14. Transportation Find help with answering transportation questions

a. **Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.**

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?**

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

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

e. **How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?**

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

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

15. Public Services Find help answering public service questions

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

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

16. Utilities Find help answering utilities questions

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

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

C. Signature Find help about who should sign

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

X _____

Type name of signee:

Position and agency/organization:

Date submitted:

D. Supplemental sheet for nonproject actions Find help for the nonproject actions worksheet

IT IS NOT REQUIRED to use this section for project actions.

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. **How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?**

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

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

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

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

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

4. **How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?**

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

5. **How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?**

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

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

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

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

Washington Department of Fish and Wildlife

Residential Overwater Structure Guidance for Mason Lake
Washington Department of Fish and Wildlife
Hydraulic Project Approval Requirements

Mason Lake provides essential habitat to various fish species including; Brown bullhead, Kokanee, Largemouth bass, Northern pikeminnow, Rainbow trout, Yellow perch, Coho, Steelhead, and Chum. Due to the diversity of fish species and number of structures in the lake, it is important that replacement and new structures are built to minimize impacts to their habitat while also maximizing your recreational use benefit. For more information on the relationship between fish and overwater structures: https://www.govlink.org/watersheds/8/action/greenshorelines/Dockfactsheet2012.pdf.

Along with Mason County permitting, you will need a State Washington Department of Fish & Wildlife permit called a Hydraulic Project Approval (HPA).

To apply for a WDFW HPA permit go to: https://wdfw.wa.gov/licenses/environmental/hpa

WDFW permitting biologist contact:
Allison Cook
Habitat Biologist Region 6
Covering South Mason & KGI Pierce County
Allison.Cook@dfw.wa.gov
Work Cell: 360-480-3510

WDFW REQUIREMENTS FOR REPAIR AND REPLACEMENT OF DOCKS, PIERS, RAMPS, FLOATS

Definition: To be considered a repair or a replacement there must be no changes to the size, configuration, or dimensions of the existing structure and associated components. The structure must have been usable at the site within the past twelve months, prior to application submittal, to be considered a replacement structure. Usable means no major deterioration or loss of critical structural components.

Grating:

- The department will require solid decked piers and docks come into compliance with grating requirements if more than minimal deck boards are being replaced.
- In water bodies with a high density of piers and docks, the department may require that grating cover entire deck surface of the pier or dock. Mason Lake has a high density of docks, so 100% grating will be required with 60% open space.
- **60% open space = 60% of the light** at the location must reach beneath the pier. SteelDek Eco series (xccent marina decking) is an example of a decking product on the current market that provides 60% open space.

Structural:

- Repair and replacement of framing and structural components (e.g. caps, stringers) with approved materials is allowed.
- Do not use wood treated with oil-type preservatives (creosote, pentachlorophenol) in any hydraulic project. You may use wood treated with waterborne preservatives (ACZA, ACQ) provided the wood is approved by the Western Wood Preservers Institute for use in the aquatic environment. Any use of treated wood in the aquatic environment must follow guidelines and best management practices available at www.wwpinstitute.org.
- Skirting should be completely removed or at least lessened.
- Vertical fenders may be installed if boat safety is a concern (with a minimum spacing of 4-feet on center).

Piling:

- Existing piles may be repaired by sleeving, splicing, and/or stubbing.
- Each pile may be sleeved only once.
- The diameter of sleeved piles must be no more than three inches greater than the diameter of the existing piles.
- The use of creosote or pentachlorophenol piling is prohibited. Replacement piling can be steel, concrete, recycled plastic, and/or untreated or department-approved treated wood.

WDFW REQUIREMENTS FOR NEW, MODIFIED, EXPANDED, AND RECONFIGURED PIERS, RAMPS, FLOATS, DOCKS

Dimensions (see schematic at the end of this document):

- Main walkway of residential piers must be no greater than 6-feet-wide (4- feet-wide preferred by WDFW and consistent with the USACE Seattle District Regional General Permit) for the first 30 feet.
- After 30 feet, it can be increased to 6-feet-wide if 4-feet-wide for the first 30 feet.
- L or T should be limited to 6-feet-wide when possible, yet 8-feet is common and 10-feet can be allowed.
- The underside of pier must be at least one and one-half feet above the OHWL elevation unless prohibited by local land use regulations.

Structural:

- Only approved materials may be used for framing and structural components (e.g. caps, stringers).
- Do not use wood treated with oil-type preservatives (creosote, pentachlorophenol) in any hydraulic project. You may use wood treated with waterborne preservatives (ACZA, ACQ) provided the wood is approved by the Western Wood Preservers Institute for use in the aquatic environment. Any use of treated wood in the aquatic environment must follow guidelines and best management practices available at www.wwpinstitute.org.
- No skirting is authorized for new structures
- Vertical fenders may be installed if boat safety is a concern (with a minimum spacing of 4-feet on center).

Pilings:

- Steel piling used to construct residential docks should not exceed 6 inches in diameter. Limit the diameter of steel piling used to construct public recreational docks to the minimum width needed to accommodate the intended use.
- The use of creosote or pentachlorophenol piling is prohibited. New and replacement piling can be steel, concrete, recycled plastic, and/or untreated or department-approved treated wood.
- Piles should be 6 to 8-inches in diameter. Joint-use piers may install 10-inch diameter piles. Larger diameter pilings may be allowed in situations when a qualified engineer can document the need for structural stability of the pier and/or safe moorage of large boats/vessels.
- Pile spacing: 12 to 18 feet.
- Treated wood piling must incorporate design features to minimize abrasion of the piling from contact with vessels, floats, or other objects.
- All pilings which provide such opportunity (e.g. mooring and float pilings) must be fitted with devices to prevent perching by fish-eating birds.

Floats:

- Piers must extend far enough from the shoreline so floats do not impact juvenile salmonid migration, feeding, and rearing areas. Grounding of floats is approved in reservoirs and impoundments only at times of the year when the water level is dropped.
- Fully enclose and contain flotation for the structure in a shell (tub) or 20 - 25 mm polyethylene or polyurethane wrap. The shell or wrap must prevent breakup or loss of the flotation material into the water. The shell or wrap must not be readily subject to damage by ultraviolet radiation and abrasion.
- Limit the width of residential ramps to four feet wide. Limit the width of public recreational ramps to the minimum width needed to accommodate the intended use. Cover the entire ramp surface with grating.
- Embedded anchor(s) or other approved anchor(s) or piling may hold floats in place.

Mitigation for new docks for expansions (In order of WDFW preference)

- Reduce the size of the structure.
- Remove derelict piling, piers, docks, and/or floats.
- Shoreline softening: removal of hard shorelines (rock, rip rap, and/or concrete bulkheads or bank protection and replacement with beach coves, sloped shorelines that include native plantings and large wood to stabilize and protect slopes.
- Full planting plan (five trees and seven shrubs) for a new pier. Two tree and three scrubs for pier modifications (such as adding on additional fingers or a smaller section, large modification can require a full planting plan).
- Gravel placement (if appropriate—usually only for anadromous lakes)
- Must be placed during the approved in-water work window. Typically require 25 cubic yards per 50 linear feet of shoreline; however, USACE has a threshold at 25 cubic yards, so this may be a reasonable amount to benefit fish life but not push them into additional permitting.
- Outside of sockeye spawning areas, we recommend a 1-inch minus mix (100% less than 1 inch, 85% less than 0.5 inch, and 40% less than 0.25 inch).
- Removal of trash, debris, etc. (e.g. 15 or 20 cubic yards with photo documentation, removed during the approved in-water work window).

More relevant info:
See: Green Shorelines, Bulkhead alternatives for a healthier Lake Washington by City of Seattle, available at: http://www.govlink.org/watersheds/8/action/greenshorelines/ for more information.

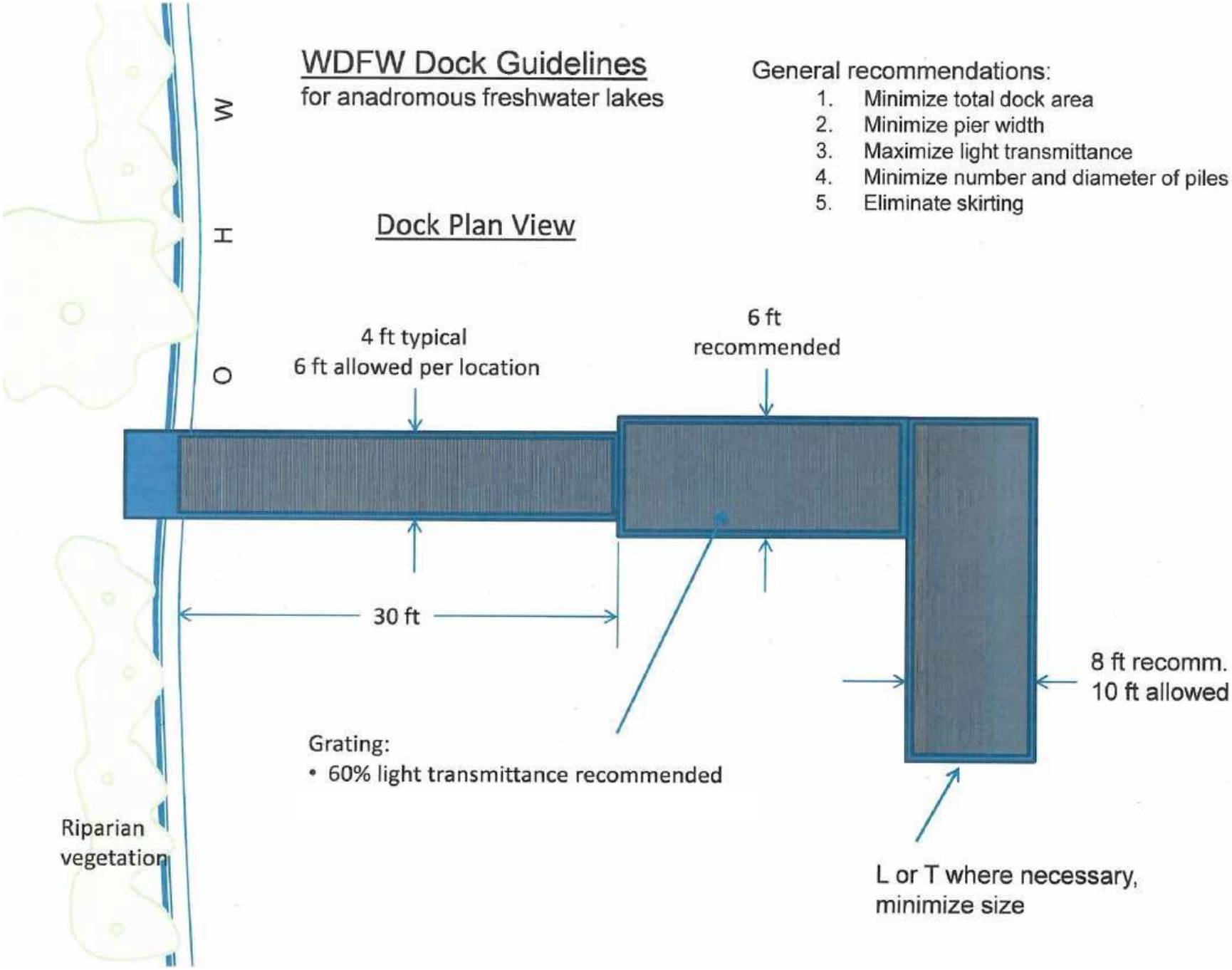
WDFW Dock Guidelines

for anadromous freshwater lakes

General recommendations:

1. Minimize total dock area
2. Minimize pier width
3. Maximize light transmittance
4. Minimize number and diameter of piles
5. Eliminate skirting

Dock Plan View



ENGINEER'S

******LIST IS BASED ON ENGINEERS WHO HAVE SUBMITTED ENGINEERING TO MASON COUNTY AND REQUESTED TO BE LISTED******

THOMPSON ENGINEERING	rthompsonengineering@yahoo.com	509.987.1599
N.L. OLSEN & ASSOC.**	N.L. Olson & Associates	1.800.755.1282 360.876.2284
TRANSOLYMPIC ENGINEERING INC.	https://transolympic.com/	360.339.5660
HODGE ENGINEERING INC.	http://hodgeengineering.com/	253.857.7055
PRECISE ENGINEERING INC.	preciseengineering@comcast.net	360.736.1137
MC SQUARED**	https://www.mc2-inc.com/	360.754.9339
ENVIROTECH ENGINEERING**	envirotech@geotechnicalinfo.com	360.275.9374
EASLEY ENGINEERING & DESIGN**	www.easleyengineeringdesign.com	206.423.8907
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If you are an engineer and wish to be added please email tw@co.mason.wa.us

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