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Critical Areas Report

For Nevin's Dock, Camas, Washington

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Critical Areas Report

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 1/4 mile 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.