

PACKS Checklist

CATEGORY B: NEW OR ANCILLARY STRUCTURES

Category	Subcategory and Covered Activity	Covered Activity Details
Category B: New or Ancillary Structures	B1. Dock - Shared	New shared dock structures for use by at least 3 or more lessees who share a single dock, if the action results in the removal of at least one existing single family dock.
	B2. Mooring Buoy; Swimming Float	Mooring buoys and swimming floats.
	B3. Lighting ^e	Lighting (associated with repair/replace actions of e.g., docks/piers).

^e Electrical below the 742-foot elevation contour or within the reservoir is not permitted. Lighting associated with docks must be solar or battery operated.

DIRECTIONS

You have determined that your project includes this PACKS category. Multiple subcategories may apply to your project. Continue below to review the PACKS category-specific CCMs. As emphasized at the top of the CCMs section, in the space provided after each CCM, applicants must provide a citation referencing the page number addressing that CCM of the appropriate document (i.e., geotechnical report, plan sheet) or “n/a” if not applicable. Submit these documents as part of your permit application package. Once an applicant has reviewed and cited applicable CCMs, they must sign and date the last page agreeing to incorporate the applicable CCMs into their design, construction, and methods. Lastly, if your project includes an additional PACKS category (or categories), proceed to and complete the additional applicable PACKS Checklist(s).

DISCLAIMER

This checklist is provided by Tacoma Power as a Corps Section 404 application tool and does not guarantee PACKS coverage.

CATEGORY B CONSTRUCTION CONSERVATION MEASURES (CCMS):

All activities covered under this PACKS category must comply with the following category-specific CCMs, as applicable:

In the space provided after each CCM, applicants must provide a citation referencing the page number addressing that CCM in the appropriate document (i.e., geotechnical report, plan sheet) or “n/a” if not applicable. Submit these documents with your permit application package.

Subcategory B1 - Dock - Shared	Citation or N/A
Under this programmatic, a new shared dock is authorized only when the activity will result in the removal of at least one single-family dock structure abutting a leased development lot by one of the applicants proposing to construct the new shared dock. This activity covers work below the OHWM to remove existing single-family dock structures as required to qualify for programmatic coverage.	N/A
New shared docks can have no more than 300 square ft of total overwater coverage to be eligible under this programmatic.	N/A
New shared dock structures must be constructed for use by three or more eligible lessees. No other dock will be permitted within the shoreline boundaries of the properties associated with the shared dock.	N/A

Subcategory B1 – Dock - Shared	Citation or N/A
To be eligible for programmatic coverage, applicants must remove all creosote-treated wood from existing docks proposed for removal within the proposed project area and waterward of OHWM.	N/A
Shared dock structures are prohibited in Resource Management shoreline classification areas.	N/A
<p>The following design features and uses for dock structures are prohibited:</p> <ul style="list-style-type: none"> • Elevated decks and roofs on docks and moorings. • Enclosed boat docks (boat houses) and moorings (with sides). • Habitation of structures on docks. • Fueling stations on docks. • Bathrooms and outhouses on docks. • Fish-cleaning stations on docks. • Skirting around docks. 	N/A
<p>An applicant that desires to replace residential shoreline stabilization or armoring must conduct a site assessment to consider the least impactful alternatives. The site assessment requirement can be fulfilled with submittal of the Shoreline Geotechnical Assessment prepared for Mason County for structural stabilization per Mason County Code 17.50.340.B.2, or updates, as amended. The applicant should propose a hard armor technique only after considering site characteristics such as the threat to major improvements or other factors in an analysis of alternatives. The common alternatives are listed below in order from most preferred to least preferred:</p> <ul style="list-style-type: none"> • Remove the existing shoreline stabilization structure and restore the shoreline. • Remove the existing shoreline stabilization structure and install native vegetation. • Remove the existing shoreline stabilization structure and replace it with a soft structure constructed of natural materials, including bioengineering. • Remove the existing hard structure and replace it with a hard shoreline structure at the toe of slope. 	N/A
The width of ramps shall not exceed 5 ft, and the width of piers, not including the pilings, shall not exceed 6 ft. Additionally, the width of floats shall not exceed 8 ft.	N/A
Docks must extend at least 12 inches above the water surface at all times but no more than 5 ft at full reservoir elevation.	N/A
Docks must be placed as close to the shoreline as possible and may not extend more than 50 ft waterward from the OHWM of the reservoir. The 50 ft includes any gangway or ramp to access a floating dock.	N/A
Float design must incorporate stop blocks to prevent them from grounding if the reservoir is drawn down.	N/A
Ground stakes or other shore-side anchoring must be countersunk into the grade.	N/A
Countersinking accommodates shoreline erosion and extends the period of time that anchors are covered.	N/A
Removal of shoreline and aquatic vegetation must be limited to that necessary to gain access to construct the shoreline use. Tree removal to repair or replace docks is not authorized.	N/A

Subcategory B1 – Dock - Shared	Citation or N/A
Floating dock structures must be built so that they can adapt to changes in reservoir elevation. Docks and moorings must be constructed perpendicular to the shoreline.	N/A
A dock anchorage system is required to secure mooring of the structure. Anchorage systems utilizing a ‘deadman’ or ground stakes must be installed flush with the existing grade. Anchor cables may not be attached to trees, stumps, power poles, guardrail posts, or similar items.	N/A

Subcategory B2 – Mooring Buoy; Swim Float	Citation or N/A
Mooring buoys and swimming floats are prohibited in Resource Management shoreline classification areas.	N/A
To prevent the structure from grounding out on substrate during low reservoir conditions, mooring buoys must be removed and the line tied to shore during reservoir drawdown.	N/A
Floating structures must remain at least 12 inches above the substrate at all times, using stoppers/pin piles/feet.	N/A
Float width must not exceed 8 ft, and the length must not exceed 30 ft. [Note: A dock or float 6 ft wide or narrower must have at least 30 percent of the deck surface covered in functional grating. A dock or float wider than 6 ft (up to 8 ft wide) must have at least 50 percent of the deck surface covered in functional grating. The grating material’s open area must be at least 60 percent.]	N/A
Only one mooring buoy per property is authorized by this programmatic.	N/A
(For Mooring Buoys) Use of a retrievable anchor rather than mooring buoys is recommended to moor boats offshore temporarily (i.e., no more than 14 days).	N/A
(For Mooring Buoys) Anchors should be helical screw or another type of embedded anchor. An alternative anchor (i.e., concrete block) may be used only if the substrate prohibits use of embedded anchors.	N/A
(For Mooring Buoys) If an embedded anchor cannot be used and a concrete anchor is needed, calculations showing that the anchor will hold without dragging/breaking during storm events are required. This analysis should include the size of the vessel and the dry weight/dimensions of the anchor.	N/A
(For Swimming Floats) Swimming floats may be held in place with lines anchored with a helical screw or ‘duckbill’ embedded anchor, piles with stoppers, and/or float support/stub piles.	N/A
(For Swimming Floats) A maximum of four piles (not including stub piles) or embedded anchors may be installed.	N/A
(For Swimming Floats) If a concrete anchor is needed to hold the float, calculations showing that it will hold without dragging or breaking during storm events are required. This analysis should include the size of the float and the dry weight and dimensions of the anchor.	N/A

Subcategory B3 - Lighting	Citation or N/A
Permanent lighting is prohibited in Resource Management shoreline classification areas.	N/A
No electrical below the 742-ft elevation contour or within the reservoir is permitted.	N/A
Artificial lighting should be minimized to the extent possible. If lighting is proposed, it should be included on the project drawings and will be included in the review process.	N/A
All permanent lighting associated with actions authorized in this programmatic must be directed at the dock.	N/A
Motion-sensor lighting is required.	N/A
Solar lighting should be used whenever feasible.	N/A

I have read through the above-listed CCMs and agree to incorporate all applicable CCMs into the project design, construction, and methods.

Project Applicant Name Signed	Date
Project Applicant Name Printed	