



**SHORELINE MANAGEMENT REVIEW COMMITTEE MEETING**  
**Tuesday, April 28, 2015, 5:00 PM**  
**City Municipal Center, 616 NE 4th Avenue**

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**I. CALL TO ORDER**

**II. INTRODUCTIONS**

**III. AGENDA ITEMS**

- A. Shoreline Substantial Development and Conditional Use Permit for the Georgia-Pacific (GP) Woodmill Sanitary Sewer System Installation Project (File No. SHOR15-01)  
Details: The applicant proposes to convert the existing holding tank system into a sanitary sewer system to be treated by the City of Camas Waste Water Treatment Facility. The project area is within the Georgia-Pacific facility, west of Adams Street, along the north shore of the Camas Slough.  
Presenter: Sarah Fox, Senior Planner  
Recommended Action: Staff recommends that the Shoreline Management Review Committee open the public meeting, review the application, deliberate and request clarifications (if any), and render a decision.

 [Staff Report - GP Woodmill Sanitary Sewer System Repairs \(SHOR15-01\)](#)  
[Georgia Pacific Application Materials \(SHOR15-01\)](#)

**V. ADJOURNMENT**

NOTE: The City of Camas welcomes and encourages the participation of all of its citizens in the public meeting process. A special effort will be made to ensure that persons with special needs have opportunities to participate. For more information, please call (360) 834-6864.



**STAFF REPORT**  
**Shoreline Substantial Development and Shoreline Conditional Use Permit**  
**For Woodmill Sanitary Sewer System Repairs**

File No. SHOR15-01

Staff Report Date: April 17, 2015

<b>To:</b>	Shoreline Management Review Committee	<b>Applicant:</b> Georgia-Pacific (GP) Consumer Products - Camas <b>Meeting Date:</b> April 28, 2015
<b>Proposal:</b>	To convert the existing holding tank system into a sanitary sewer system to be treated by the city's waste water treatment facility.	
<b>Location:</b>	The project is located at 401 NE Adams Street, on the north bank of the Camas Slough of the Columbia River. Tax parcel #091044-013	
<b>Public Notice:</b>	The city mailed notices of application to neighboring properties within 300-feet of the subject site on March 20, 2015. At the writing of this report, the city did not receive comments from any interested parties, in accordance with SMP, App. B, VIII (E). The city issued a SEPA Determination of Non-significance (file #SEPA15-04) on April 21, 2015, and the comment period ends on May 5, 2015.	

**APPLICABLE LAW**

The application was deemed complete on February 18, 2015, and the applicable codes are those codes that were in effect on the date of application, to include Camas Municipal Code (CMC) Title 17 Land Development and Title 18 Zoning; the Camas Shoreline Master Program (Ord. 2643) 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) citations are in italics throughout this report.

**STANDARDS FOR 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 Conditional Use Permits.** These provisions shall apply only when it can be shown that extraordinary circumstances exist and that the public interest would suffer no substantial detrimental effect. SMP Conditional Use Permits require final approval or disapproval from the Department of Ecology after final local action has been taken.

## **BACKGROUND**

The applicant proposes to convert an existing holding tank system, in order to connect to the city's sanitary sewer system. The project includes installing new pumps, electrical panels, piping and conduit; then repaving or grading the disturbed areas.

The project is located on the north bank of the Camas Slough, part of the Columbia River, which is a Shoreline of Statewide Significance. The project area is within a developed area of an active industrial facility. The Camas Shoreline Master Program (SMP) classifies the shoreline as "High Intensity", as such; the proposed project requires approval of the following: Shoreline Substantial Development Permit, Shoreline Conditional Use Permit, and SEPA. Given that there are no structures proposed, increases to impervious surfaces, or changes to land use; the project will not require other land use permits under Camas Municipal Code (CMC) Title 17 *Land Development* and Title 18 *Zoning*.

### **MASTER PROGRAM GOALS AND POLICIES (CHAPTER 3)**

The proposed project will relocate existing underground utilities, and as such, the goals and policies for economic development, and other development related policies of this chapter are generally inapplicable. However, SMP Chapter 3, §3.2- Shorelines of Statewide Significance, states "(4) *Development should be focused in already developed shoreline areas to reduce adverse environmental impacts and to preserve undeveloped shoreline areas*". As described within the narrative, the location of the proposed work is within areas that have already been developed to support the factory. Therefore, the proposal is consistent with this criterion.

SMP Section 3.11 Transportation, Utilities, and Essential Public Facilities, states, "*The goal for transportation, utilities, and essential public facilities is to provide for these facilities in shoreline areas without adverse effects on existing shoreline use and development or shoreline ecological functions and/or processes*". The project is not a new road or a new utility. The existing utility is being converted from a holding tank system to connect to the city's sanitary sewer system through new pumps and piping. The area is also within a private facility, so the proposed work will not impact the public's use of the shoreline. For these reasons, the proposed work is consistent with this section of the SMP.

**FINDING: Staff finds that the general goals and policies of Chapter 3 are met as submitted.**

### **HIGH INTENSITY ENVIRONMENT (Chapter 4)**

The management policies of the High Intensity Shoreline Designation at SMP Section 4.3.5.4 are as follows:

- 1) *Promote infill and redevelopment in developed shoreline areas with the goal of achieving full utilization of the shoreline, while encouraging environmental remediation and restoration of the shoreline, where applicable.*

**FINDING: The proposed work is consistent with this policy as it will occur within a developed area of the subject property.**

- 2) *Encourage the transition of uses from non-water-oriented to water-oriented uses.*

**FINDING: The proposed project will be almost entirely underground, and this criterion does not apply.**

- 3) *Water-oriented uses are encouraged, however new non-water oriented uses may be allowed.*

**FINDING: This criterion does not apply.**

4) *Visual or physical public access should be a priority. Where possible, industrial and commercial facilities should be designed to permit pedestrian waterfront activities.*

**FINDING: The proposed project will not obstruct views as it is underground. Due to the nature of the industrial facility, safety is a concern, and therefore public access is not allowed.**

GENERAL SHORELINE USE AND DEVELOPMENT REGULATIONS (Chapter 5)
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The project is not considered a new use in the shoreline, only a new means of managing sewage to comply with city regulations. The regulations concerning Site Planning and Development at SMP§5.7(10), states, “Utilities shall be located within roadway and driveway corridors and rights of way wherever feasible”. There are not any other site planning regulations that are applicable to this project.

**FINDING: Staff finds that the project is planned within existing roadways and outside the 50-foot setback as required.**

The following general regulations of Chapter 5 are as follows:

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

**FINDING: The development is not water-dependent, and does not affect shoreline uses.**

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 is entirely within the subject property and public right-of-way.**

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: The development is 50-feet from the OHWM, and will not require shoreline stabilization.**

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: 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: 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 project is subject to Title 13 Public Services, and not Titles 17 or 18.**

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 development is not within the aquatic environment.**

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: The applicant does not propose the use of hazardous materials.**

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: The development is not in-water.**

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 project is located within existing developed areas, and will not include the removal of any vegetation, or otherwise impact the shoreline. The applicant responded within their narrative that a pollution control plan will be provided by the contractor. The applicant also stated that all fueling of vehicles and equipment will occur at least 150-feet from the river, and the Mill Emergency Response Team will be available to cleanup any spills or leaks.**

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

**FINDING: No in-stream work is proposed.**

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 development is in city limits.**

SPECIFIC SHORELINE USE REGULATIONS (Chapter 6) - Utilities Use (6.3.15)
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The specific use regulations for utilities concern both aboveground and underground utilities. Staff finds that only regulations #1, 3, and 11 are applicable to the proposal. The relocation of the underground utilities to remain underground is consistent with Regulation #1, which prefers that “where feasible” utilities shall be installed underground.

Regulation #3 describes that the siting of utilities will minimize conflicts with other land uses and scenic views. The proposed work will not remove any trees or vegetation, and will not be visible once installed, therefore the criterion is satisfied.

Regulation #11, states, *"Upon completion of utility installation/maintenance projects on shorelines, banks shall, at a minimum, be restored to pre-project configuration, replanted and provided with maintenance care until the newly planted vegetation is fully established."* The applicant proposes to re-grade and repave the area to match pre-project conditions.

**FINDING: Staff finds that the utility conversion as proposed is consistent with the specific policies of SMP Chapter 6 for utilities.**

#### SHORELINE CONDITIONAL USE

As discussed throughout this report, the proposed development is to serve an existing industrial use. The conversion of the holding tanks to connect to the city utility, by installing piping underground is consistent with the SMP, regulation 1 of SMP Section 6.3.15 Utility Uses, which states, *"Where distribution and transmission lines must be located in the shoreline jurisdiction they shall be located underground."*

Pursuant to SMP, Appendix B, *"Conditional use approval may be granted only if the applicant can demonstrate all of the following:*

*A. The use will cause not significant adverse effects on the environment or other uses;*

**FINDING: The project occurs in a heavy industrial zone, within an existing developed area. The work will be setback from the OHWM by no less than 50-feet, and will be trenched underground. For these reasons, no adverse effects are anticipated.**

*B. The use will not interfere with public use of public shorelines;*

**FINDING: The development is on private property, and within a restricted access industrial area.**

*C. Design of the development will be compatible with the surroundings and the master program; and*

*D. The proposed use will not be contrary to the general intent of the master program."*

**FINDING: As discussed throughout this report, the proposed use and design will not cause adverse effects on the environment. Staff finds that the proposed use is in conformance with the intent of the SMP.**

#### CONCLUSIONS

1. Based upon the submitted plans and reports, Staff finds that an underground utility project is defined as a conditional use activity within the high intensity shoreline designation in accordance with SMP Table 6-1, and may be approved.
2. 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.
3. As proposed, the project is consistent with the SMP Chapter 6 Specific Shoreline Use Regulations, for utility uses.

#### RECOMMENDATION

Staff recommends **APPROVAL** of the GP Woodmill Sanitary System Installation Project (File #SHOR15-01) Substantial Development Permit and Shoreline Conditional Use Permit as submitted.

## **Narrative of Woodmill Sanitary System Installation Project**

Pursuant to Section VII Application in Appendix B of the Camas Shorelines Master Program the following questions and requirements are addressed:

A current (within thirty days prior to application) mailing list and mailing labels of owners of real property within three hundred (300) feet of the subject parcel, certified as based on the records of Clark County assessor.

*Georgia-Pacific (Camas) LLC currently owns all of the real estate within three hundred (300) feet of the project area.*

A complete and detailed narrative that describes the proposed development, existing site conditions, existing buildings, public facilities and services, and other natural features. The narrative shall respond to the applicable Program policies that will be affected by the proposed development or action and how the proposal complies with the regulations of the Program.

*The purpose of this project is to meet the requirements of the Camas Municipal Code 13.060.050 regarding sanitary sewer systems. See drawings in the appendix. The sequence of this project will be repeated various times according to each leg of the project and will be as follows:*

- *Install new pumps in each of the existing holding tanks.*
- *Remove existing asphalt and concrete and trench along designated routes for sewer pipes and electrical conduit.*
- *Excavate locations as needed where electrical pull boxes and cleanout vaults are required.*
- *Install electrical pull boxes, cleanout vaults, pipes, and conduit.*
- *Pull electrical cables through the conduits.*
- *Install electrical panels, level sensors, and controllers.*
- *Restore grade and pavement/concrete to its original state.*

*This work will progress from the west to the east, starting at the Cat Shop and Chip Test Station and progressing toward the Screen Room, and then to the Dock Warehouse. The sequence will be the same from the Dock Warehouse to Will 1. However, no electrical work is required for that final leg.*

*This project is expected to comply with all of the general shoreline use and development regulations. This project will occur in a heavy industrial zone and no net loss of critical area and shoreline function is expected as the work will be on an existing, developed area. Likewise, no in-water work is required for this project. Upon completion of the pipe, electrical work, vaults and other components, the project area and grade will be restored to its original state. Vegetation is not expected to be disturbed by this work. All materials pertinent to this work will be properly disposed.*

## **Narrative of Woodmill Sanitary System Installation Project (continued)**

Site and development plans which provide the following information:

- a. The location of the ordinary high water mark (OHWM);  
*See attached drawing 'Woodmill Septic Holding Tk Conversion – Layout'. The OHWM on this map is located at 19.5 USGS Mean Seal Level.*
- b. The names of owners of adjacent land and the names of any adjacent subdivisions;  
*Not Applicable*
- c. Names, locations, widths and dimensions of existing and proposed public street rights-of-way, public and private access easements, parks and other open spaces, reservations, and utilities;  
*Not Applicable.*
- d. Location, footprint and setbacks of all existing structures on the site with a lineal distance from OHWM;  
*The total area of the proposed project is approximately 3.5 acres. The new sanitary line will have a minimum 2-ft setback from all buildings according to the Uniform Plumbing Code Section 721.1 and table 7.7. See attached drawing 'Woodmill Septic Holding Tk Conversion – Layout'. The buildings identified on this drawing have the following approximate lineal distances from the OHWM:*

<i>South Cat Shop (w/ the existing Holding Tank)</i>	<i>50-ft</i>
<i>West Cat Shop</i>	<i>80-ft</i>
<i>Electric Room</i>	<i>130-ft</i>
<i>Chip Test Room</i>	<i>235-ft</i>
<i>Chip Screen Room</i>	<i>415-ft</i>
<i>PECO Crane</i>	<i>Adjacent</i>
<i>Dock Warehouse</i>	<i>Adjacent</i>
<i>Dock Warehouse Holding Tank</i>	<i>120-ft</i>
<i>No. 5 Storage Tank (Decommissioned)</i>	<i>110-ft</i>
<i>Will 1 Lift Station</i>	<i>330-ft</i>
- e. Location of sidewalks, street lighting, and street trees;  
*Not Applicable*
- f. Location of proposed building envelopes and accessory structures and the lineal distance from OHWM;  
*Not Applicable*
- g. Location, dimensions and purpose of existing and proposed easements. Provide recorded documents that identify the nature and extent of existing easements;  
*Not Applicable*

### **Narrative of Woodmill Sanitary System Installation Project (continued)**

- h. Location of any proposed dedications;  
*Not Applicable*
- i. Existing and proposed topography at two-foot contour intervals, extending to five feet beyond the project boundaries;  
*Not Applicable – topography is not to be changed by this project*
- j. Location of any critical areas and critical area buffers, to indicate compliance with all applicable provisions of the critical areas legislation, as required under CMC Title 16;  
*Not Applicable*
- k. Preliminary stormwater plan and report;  
*Not Applicable*
- l. Description, location and size of existing and proposed utilities, storm drainage facilities, and roads; and  
*This project will consist of the installation of a sanitary sewer system. See attached drawing 'Woodmill Septic Holding Tk Conversion – Layout' for details.*
- m. A survey of existing significant trees.  
*Not Applicable – no trees exist within the project area.*
- n. For properties with slopes of ten percent or greater a preliminary grading plan will be required with the development application that shows:
  - i. Two-foot contours;
  - ii. The proposed development and existing topography;
  - iii. The proposed development with proposed topography; and
  - iv. Total quantities of cut and fill.*Not Applicable*

**Sarah Fox**

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**From:** Liljenquist, Gordon (CAM) <Gordon.Liljenquist@gapac.com>  
**Sent:** Friday, March 20, 2015 8:23 AM  
**To:** Sarah Fox  
**Subject:** Woodmill Sanitary System Installation

Sarah,

As discussed yesterday, the details in the following sections of the Shorelines Master Program which you requested are shown below. Let me know if you have any questions.

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#### 5.1 – General Policies

This project is expected to comply with all of the general shoreline use and development regulations. This project will occur in a high industrial (HI) zone. No net loss of critical area and shoreline function is expected as this work will occur on a developed industrial area. Thus, no remedial action is anticipated for this project. No interference with surface navigation, impacts to public views, and interference with the unobstructed and safe passage of fish and wildlife are expected to result from this project. Excavation, filling and grading will not occur until all of the necessary permits are in place. All materials pertinent to this work will be properly disposed offsite, including cables, pipes, construction materials, etc.

#### 5.3.2 – Critical Areas

Appropriate measures to protect the ecological processes and functions in the area will be ensured. Adverse impacts to the area will be minimized and measures to be taken for shorelines protection include:

- A Pollution Control Plan (PCP) will be prepared by the Contractor and executed according to the following:
  - Best management practices to confine, remove, recycle, reuse, dispose of, and minimize the generation of, construction waste
  - Procedures to contain and control a spill of any hazardous material.
  - Practices to prevent construction debris from dropping into any waterbody.
  - Sand bags and plastic covers will be staged on-site to prevent runoff from entering excavated areas.
- Only enough supplies and equipment to complete the project will be stored on site.
- All equipment cleaning and refueling will occur at least 150 feet from the river.
- All vehicles will be inspected daily for fluid leaks before leaving the vehicle staging area.
  - Any leaks detected will be repaired in the vehicle staging area before the vehicle resumes operation.
- Stationary power equipment operated within 150 feet of the river will be diapered to prevent leaks.
- The Mill Emergency Response Team will be readily available to cleanup/address any spills.

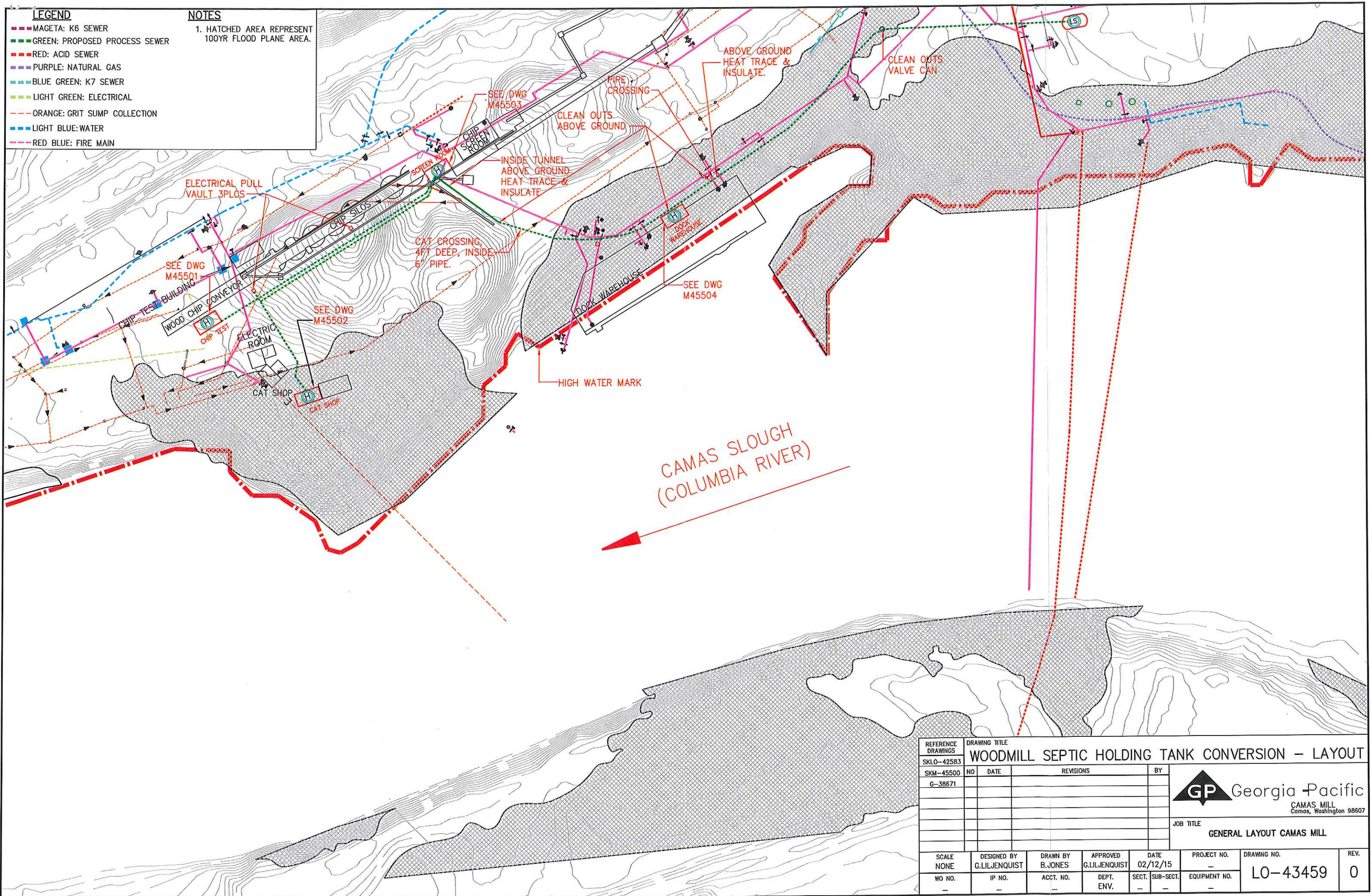
There will be no adverse effects to essential fish habitat. Further, no mitigation efforts will be necessary as a result of this project.

#### 6.3.15 – Utilities Uses

Most of the regulatory provisions of this section are inapplicable to the accessory and existing uses. This project proposes to install new sanitary lines in our Woodmill area. Currently, the area has holding tanks which are periodically emptied by sanitary pump trucks. These tanks will be connected to the new sanitary lines and will therefore not require trucks to be emptied. New lines and equipment to be installed for this project will comply with the 50-foot setback from the shoreline.

Thank you,

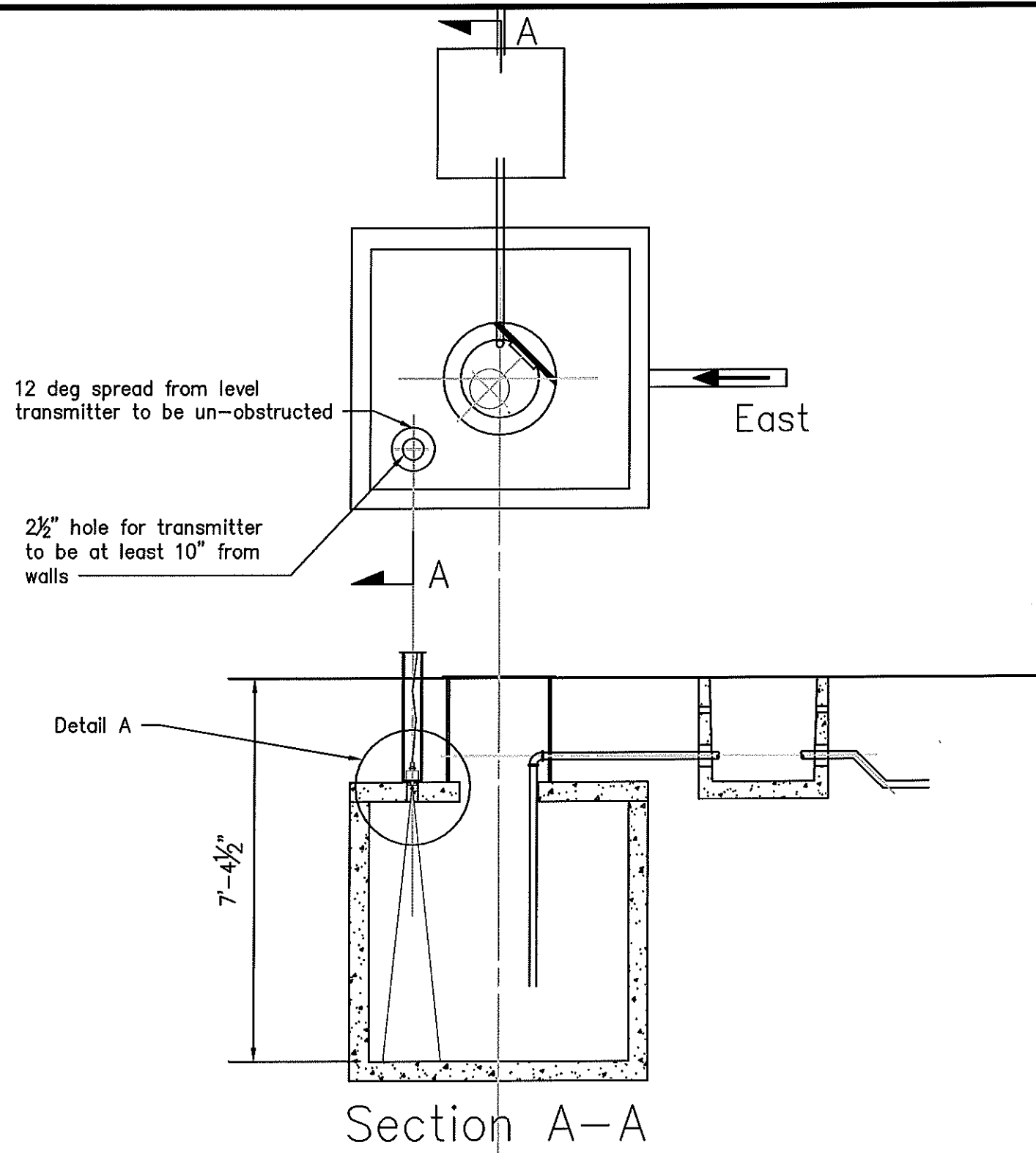
*Gordon K. Liljenquist*  
Environmental Engineer  
Georgia-Pacific Consumer Products LLC  
401 NE Adams Street  
Camas, WA 98607  
Office: (360) 834-8142



REFERENCE DRAWINGS		DRAWING TITLE					
SKLO-42583		WOODMILL SEPTIC HOLDING TANK CONVERSION - LAYOUT					
SKM-45500	NO	DATE	REVISIONS			BY	
G-38671							
SCALE	DESIGNED BY	DRAWN BY	APPROVED	DATE	PROJECT NO.	DRAWING NO.	REV.
NONE	G.LILJENQUIST	B.JONES	G.LILJENQUIST	02/12/15	-	L0-43459	0
WO NO.	IP NO.	ACCT. NO.	DEPT. ENV.	SECT. SUB-SECT.	EQUIPMENT NO.		
-	-	-	-	-	-		

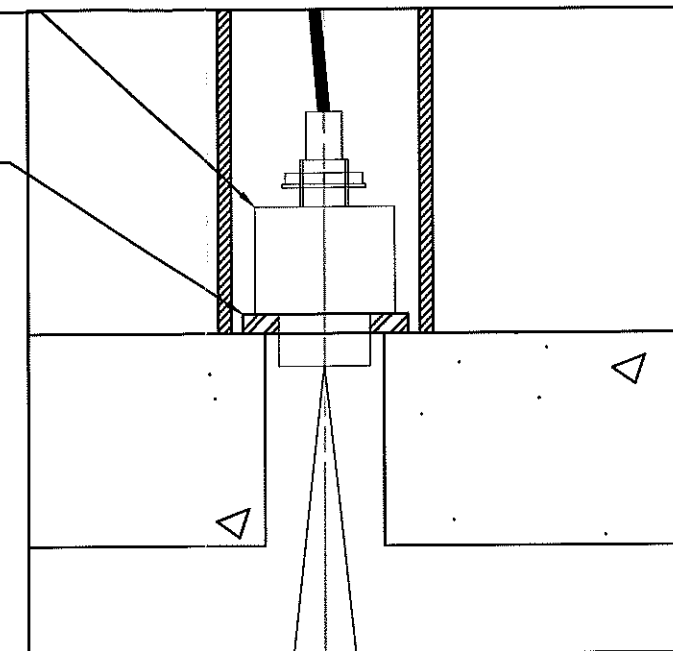
**GP** Georgia Pacific  
CAMAS MILL  
Comas, Washington 98607

JOB TITLE  
GENERAL LAYOUT CAMAS MILL



Endress+Hauser  
Prosonic S FDU90  
level transmitter

3 1/2" Dia x 1/2" Plate  
w/ 1 1/2" NPT hole



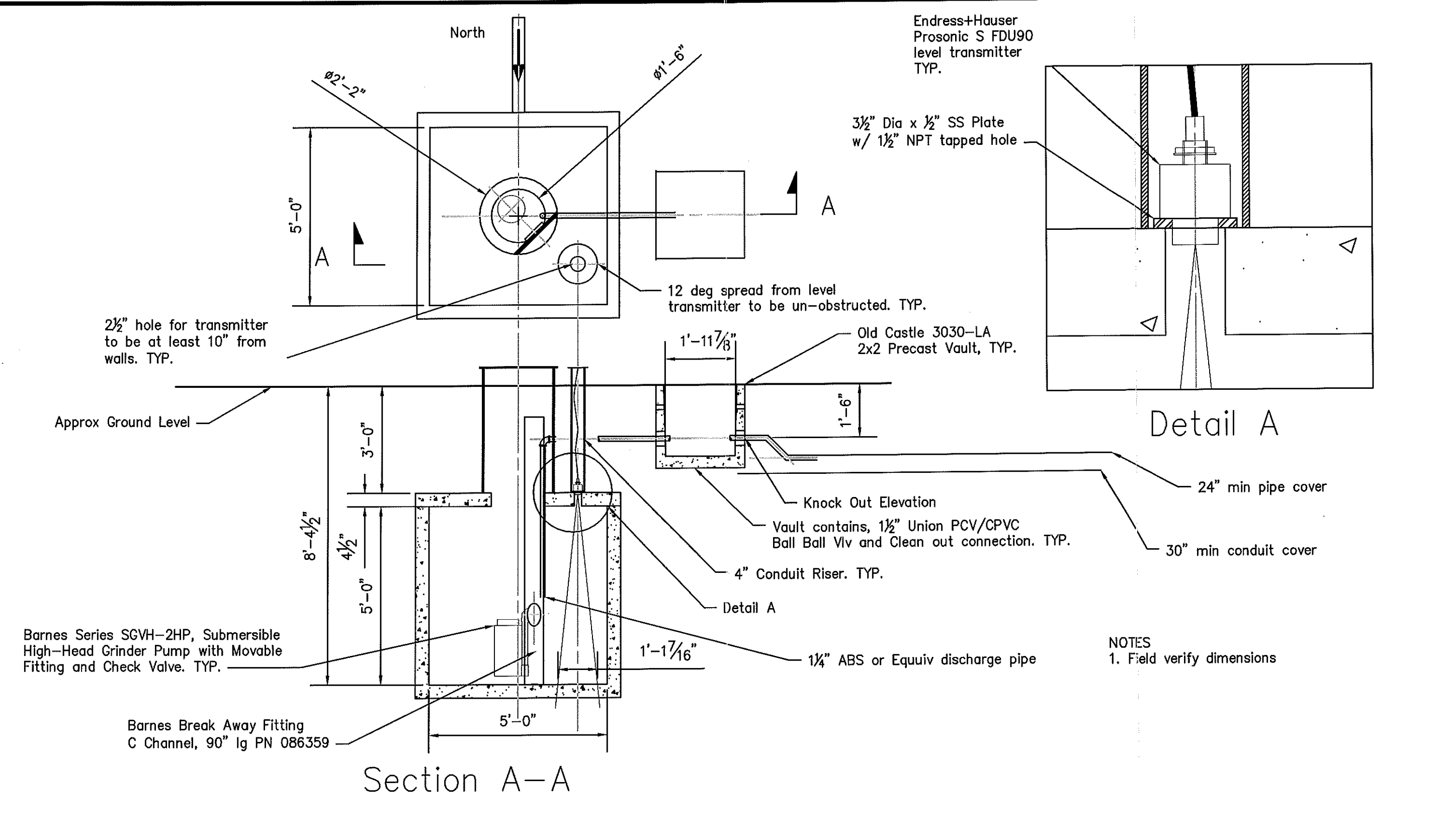
Detail A

#### NOTES

1. See SKM45501 for typical items
2. Use Barnes Break Away Fitting  
C Channel, 78" lg PN 086357
3. Field verify dimensions

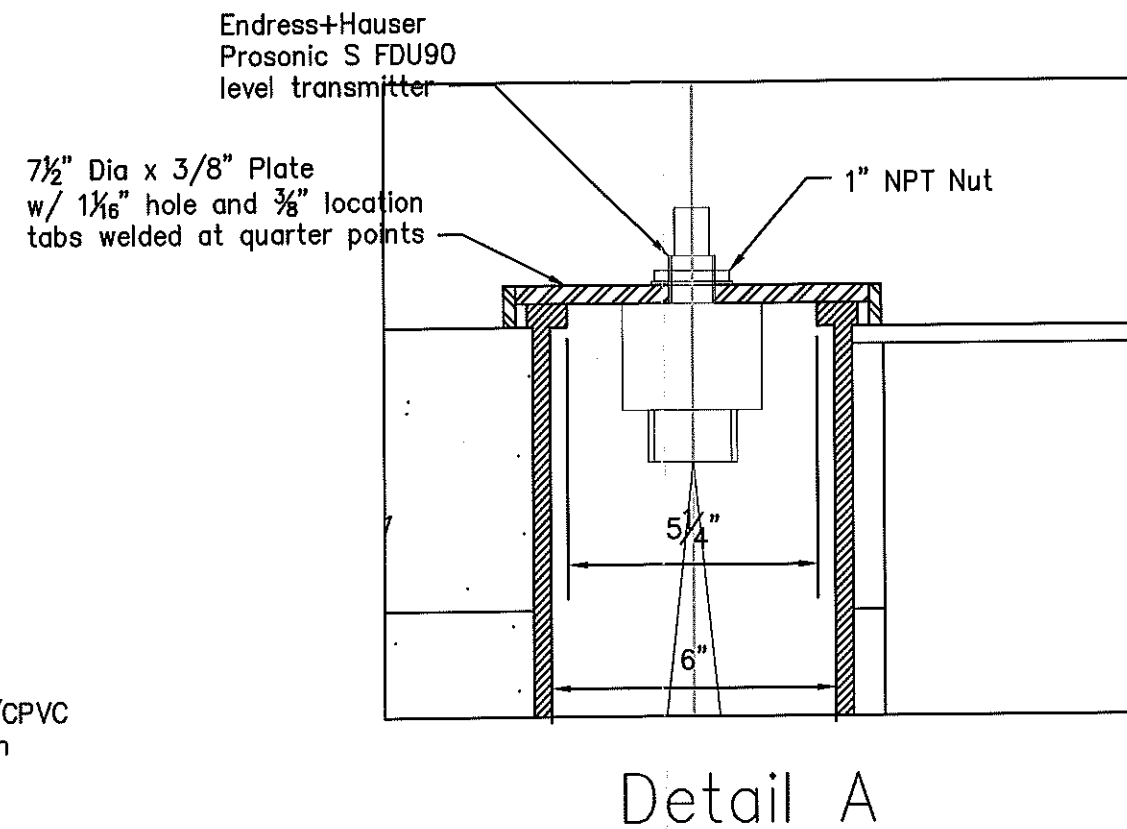
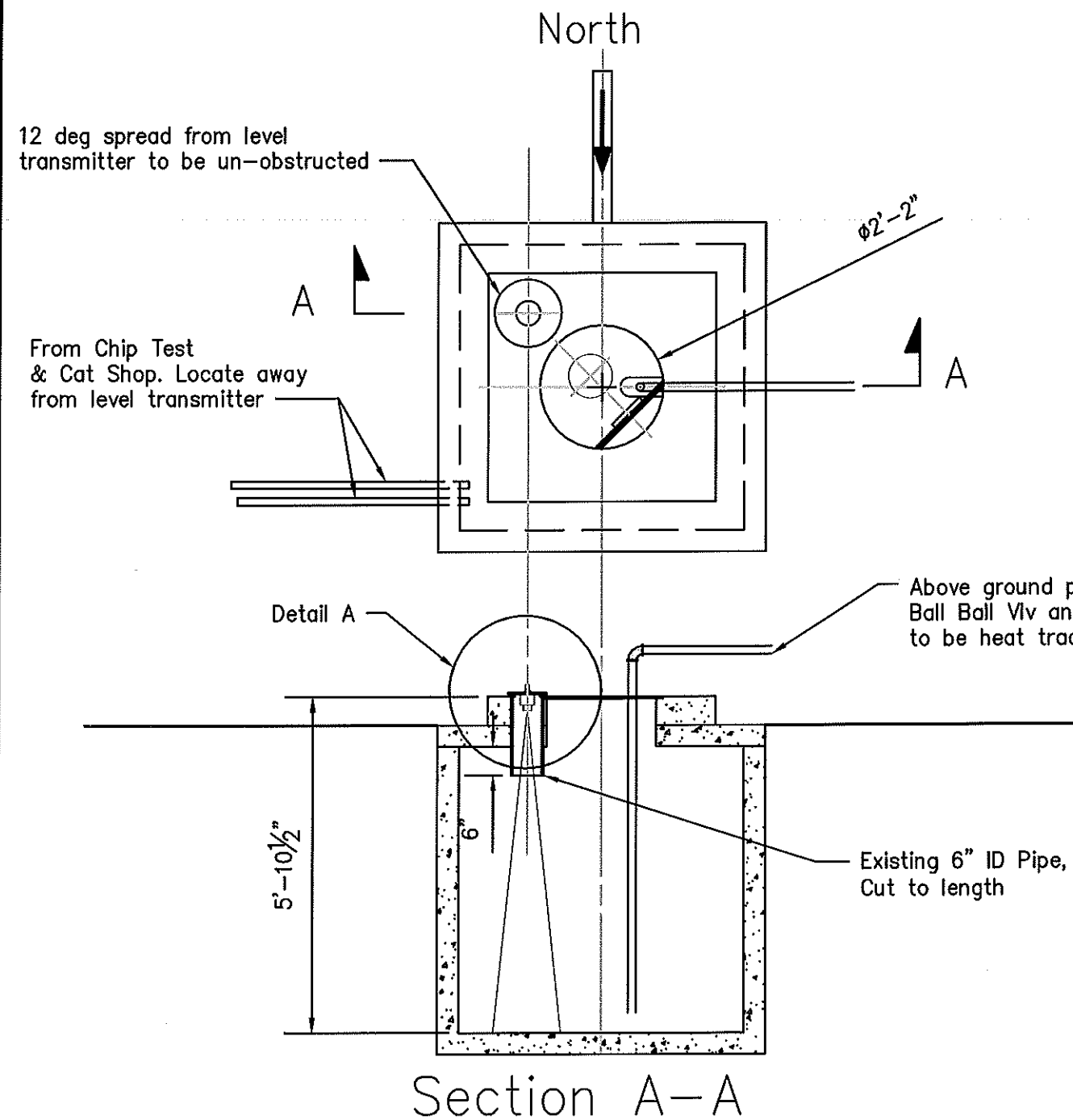
REF. DWGS.	NO.	REVISIONS	DATE	APVD	Cat Shop Septic Sump				
SKM45501					DESIGNER: WJR	DRAWN: WJR	APPROVED: -	DATE: 10/7/14	
					PROJECT: SP1351	W.O. 387502	EQUIP. NO. -	ACCT. -	
					DEPT. -	SECT. -	SUB-SECT. -	SCALE: 1/4"=1'-0"	SKM45502 REV. 0





REF. DWGS.	NO.	REVISIONS	DATE	APVD	Chip Test Septic Sump				
SKM-45500					DESIGNER: WJR	DRAWN: WJR	APPROVED: -	DATE: 10/7/14	
					PROJECT: SP1351	W.O. 387502	EQUIP. NO. -	ACCT. -	
					DEPT. -	SECT. -	SUB-SECT. -	SCALE: 1/4"=1'-0"	SKM-45501 REV. 0





Scale 3"-1'-0"

#### NOTES

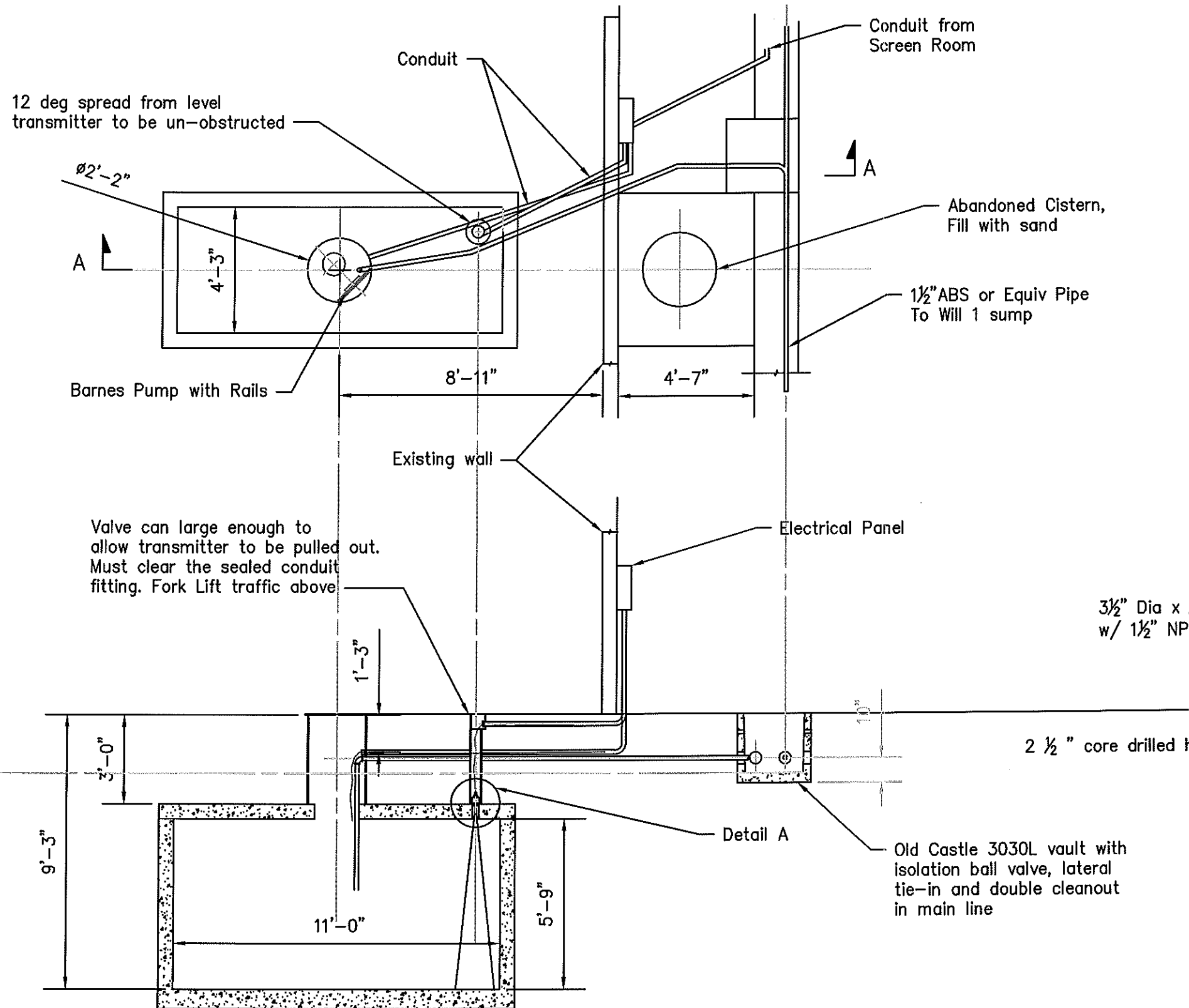
1. See SKM45501 for typical items
2. Use Barnes Break Away Fitting  
C Channel, 60" lg PN 086354
3. Field verify dimensions

REF. DWGS.	NO.	REVISIONS	DATE	APVD
SKM45501	A			



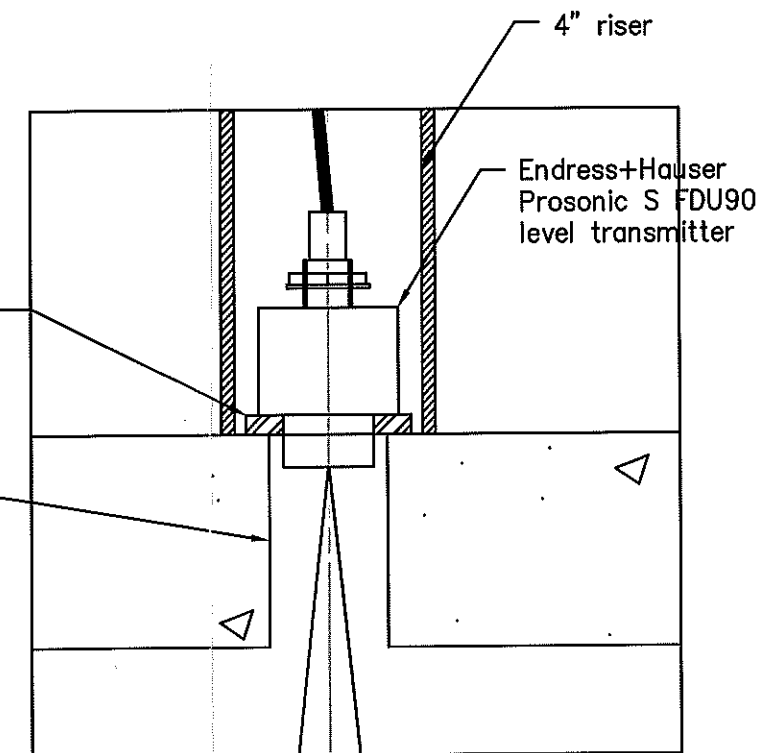
#### Screen Room Septic Sump

DESIGNER: WJR	DRAWN: WJR	APPROVED: -	DATE: 10/7/14
PROJECT: SP1351	W.O. 387502	EQUIP. NO. -	ACCT. -
DEPT. -	SECT. -	SUB-SECT. -	SCALE: 1/4"=1'-0"
			SKM45503
			REV. 0



NOTES

1. See SKM45501 for typical items
2. Use Barnes Break Away Fitting  
C Channel, 102" lg PN 086226
3. Field verify dimensions



Detail A

Section A-A

REF. DWGS.	NO.	REVISIONS	DATE	APVD
SKM45501	A			
17715, 4796				



Dock Warehouse Septic Sump

DESIGNER: WJR	DRAWN: WJR	APPROVED: -	DATE: 10/7/14
PROJECT: SP1351	W.O. 387502	EQUIP. NO. -	ACCT. -
DEPT. -	SECT. -	SUB-SECT. -	SCALE: 1/4"=1'-0"
			SKM45504
			REV. 0