

on the major design features of the system, and on the social, economic, and environmental effects of the system's design and alternate designs.

(6) **Combined hearings.** The municipality may combine corridor or design public hearings with other public participation, in which case alternative procedures may be used (see WAC 330-01-070 and 330-01-080). [Statutory Authority: RCW 35.58.273. 84-07-034 (Resolution No. 4328), § 330-01-090, filed 3/19/84.]

**Title 332 WAC**

**NATURAL RESOURCES, BOARD AND DEPARTMENT OF**

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**Chapter 332-14 WAC**

**COAL LEASING RULES AND REGULATIONS**

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- 332-14-270 Exploration reports—Confidentiality.
- 332-14-280 Compliance with other laws.

**WAC 332-14-010 Definitions.** The following terms are applicable when used in the chapter and shall be defined as follows unless the context clearly requires otherwise:

(1) "Abandon" means the removal of all drilling and production equipment from the site and the restoration of the surface of the site to standards set forth by the Office of Surface Mining in 30 CFR, Part 947, "Surface Mining and Reclamation Operation Under a Federal Program for the State of Washington" or a federally approved state program.

(2) "Auction" means competitive lease bidding by oral or sealed bids or a combination thereof.

(3) "Blending" means combining two or more grades of coal to achieve desired chemical or combustive properties.

(4) "Coal" means a black or brownish-black solid combustible substance which has been subjected to the natural process of coalification and which falls within the classification of coal by rank for lignite, subbituminous, bituminous or anthracite as defined in the American Society of Testing Material Standards.

(5) "Coal mining lease" means a lease not to exceed twenty years entitling the operator to develop, mine and market a known coal resource on state lands.

(6) "Coal option contract" means a one-year agreement entitling its holder to explore for coal on one section or 640 acres, whichever is larger and to remove up to 250 tons of coal for testing purposes.

(7) "Commingling" means the mixing of coal from the leased premises with coal from land other than the leased premises.

(8) "Department" means the department of natural resources.

(9) "Development" means any work which occurs after exploration and which furthers coal production.

(10) "Exploration" means investigation to determine presence, quantity and quality of coal resources by geologic, geophysical, geochemical or other means.

(11) "Exploration drill hole" means an exploratory drill hole constructed for the purpose of determining depth, thickness, quality and quantity of coal for the identification of underlying rock formations in which the coals occur and the determination of hydrological conditions.

(12) "Gross receipts from mining" means the fair market price per ton according to rank as prepared for market at the first point of sale or commercial use.

(13) "Grout" means a cementing agent which is used for plugging and sealing exploration drill holes.

(14) "Improvements, structures, and development work" means anything considered a fixture in law or the removal of overburden or the diversion of drainage or other work preparatory to removal of coal, placed upon or attached to state lands that has added value to the state's interest therein.

(15) "Logical mining unit" means contiguous lands or lands in reasonable proximity in which the recoverable coal reserves can be developed in an efficient, economical, and orderly manner as a unit with due regard to recoverable coal reserves. A logical mining unit may

consist of one or more state leases under the control of a single lessee and may include intervening or adjacent lands in private or public ownership.

(16) "Mine" means any excavation made for production of coal for commercial sale or use.

(17) "Office of surface mining" means United States Department of the Interior, Office of Surface Mining Reclamation and Enforcement or its successor.

(18) "Plug and abandon" means the placing of permanent plugs in a coal exploration drill-hole in such a way and at such intervals as are necessary to prevent future leakage of either fluid or gases from the drill hole to the surface or from one aquifer to another.

(19) "Production" means the work of extracting and preparing coal in commercial quantities for market or for consumption.

(20) "Reclamation" means rehabilitation of surface-mined areas to those required standards set forth by the Office of Surface Mining in 30 CFR, Part 947, "Surface Mining and Reclamation Operation Under a Federal Program for the State of Washington" or by a federally approved state program.

(21) "SEPA" means the State Environmental Policy Act, chapter 43.21C RCW.

(22) "State land" means land where all or part of the subsurface coal rights are owned by the state and are managed by the department.

(23) "Surface rights" means the rights to the use of the surface of the property not including subsurface rights.

(24) "Ton" means ton as defined by RCW 79.01.668.

(25) "Treatment" means improving the physical or chemical properties of coal.

(26) "Washing" means the separation of coal from undesired contaminants through use of a fluid medium. [Statutory Authority: RCW 79.01.668. 85-10-040 (Order 443), § 332-14-010, filed 4/29/85.]

**WAC 332-14-020 Jurisdiction.** These rules shall be applicable to all state lands which the department is authorized to lease for the purpose of prospecting, developing and extracting coal resources. These rules are promulgated pursuant to RCW 79.01.652 through 79.01.696. [Statutory Authority: RCW 79.01.668. 85-10-040 (Order 443), § 332-14-020, filed 4/29/85.]

**WAC 332-14-030 Lands available for exploration and leasing--Authority to withhold.** State lands subject to the management of the department shall be available for coal exploration in accordance with these regulations. The department is not required to offer any tract of land for coal exploration or coal mining unless it determines that the interests of the state would be served. [Statutory Authority: RCW 79.01.668. 85-10-040 (Order 443), § 332-14-030, filed 4/29/85.]

**WAC 332-14-040 Applications.** Applications for coal option contracts or coal mining leases shall be filed with the department in Olympia, Washington on forms provided by the department. An applicant may file more than one application and acquire more than one option

contract or mining lease. Each application for a coal option contract or a coal mining lease shall be accompanied by a fee of one dollar per acre for the lands applied for but in no case less than fifty dollars. Fees shall be based upon acreages as determined by the department. [Statutory Authority: RCW 79.01.668. 85-10-040 (Order 443), § 332-14-040, filed 4/29/85.]

**WAC 332-14-050 Refund of application fees.** If an application for a coal option contract or a coal mining lease is rejected by the department, application fees may be refunded after deducting expenses incurred in investigating the character of the land. [Statutory Authority: RCW 79.01.668. 85-10-040 (Order 443), § 332-14-050, filed 4/29/85.]

**WAC 332-14-060 Coal option contract and coal mining lease--Area--Term.** One government surveyed section of land or up to 640 acres, whichever is the larger area, may be the subject of a coal option contract or a coal mining lease. The term of a coal option contract may not exceed one year. The term of a coal mining lease may not exceed twenty years. The acreage in a single application does not need to be contiguous. The total area of a coal option contract or a coal mining lease shall be limited to a logical mining unit as determined by the department. [Statutory Authority: RCW 79.01.668. 85-10-040 (Order 443), § 332-14-060, filed 4/29/85.]

**WAC 332-14-070 Coal option contract.** The department may issue a coal option contract after investigation of the character of the state lands if the department deems it to be in the best interests of the state. An option contract may be conditioned or denied based upon the department's analysis of potential environmental impacts arising from applicant's proposed exploration activities upon the premises. Applications will be considered received by the department upon the date of its arrival at the department's Olympia office. Applications for an option contract will not be considered during the term of an existing option contract. If more than one application for a coal option contract is received on the same day for the same premises, the successful applicant will be chosen by drawing lots. The coal option contract will be prepared by the department and mailed to the applicant for execution. Applicant shall have thirty days from the date of the mailing to sign and return the option contract to the department. Failure to return the signed contract within the specified period may result in the rejection of the application. [Statutory Authority: RCW 79.01.668. 85-10-040 (Order 443), § 332-14-070, filed 4/29/85.]

**WAC 332-14-080 Converting coal option contract--Lease.** To convert a coal option contract to a coal mining lease, the holder must submit an application for conversion on a form provided by the department. Applicant shall provide a detailed report of the results of its investigation and exploration together with its proposed plan of development for the extraction and production of

coal and a proposed reclamation plan. The plan will be used as a basis for SEPA analysis and evaluation of environmental impacts. [Statutory Authority: RCW 79.01.668. 85-10-040 (Order 443), § 332-14-080, filed 4/29/85.]

**WAC 332-14-090 Coal mining leases--Environmental analysis.** The department may condition or deny a coal mining lease based upon analysis of potential adverse environmental impacts. If a coal mining lease is awarded at public auction and is subsequently denied based upon potential adverse environmental impacts, all bid deposits will be refunded. [Statutory Authority: RCW 79.01.668. 85-10-040 (Order 443), § 332-14-090, filed 4/29/85.]

**WAC 332-14-100 Procedure for award of coal mining lease at public auction.** The department may offer coal mining leases for lands known to contain workable coal at public auction and award the lease to the highest bidder. Public bidding shall be by sealed bid followed by oral auction. Oral bidding will be confined to persons previously submitting sealed bids. Notice of the public auction shall be given at least thirty days prior to the auction in two newspapers of general circulation, one of which shall be in the county in which the premises are located. The notice shall specify the following:

- (1) Place, date, and hour of the auction;
- (2) Legal description of the premises;
- (3) Royalty rates per RCW 79.01.668;
- (4) The minimum acceptable bonus bid.

Sealed bids shall be submitted in accordance with the notice of auction and shall be accompanied by a certified check for one-fifth of the total bid, together with the entire first year's minimum annual per acre royalty as established in the proposed lease. Unsuccessful sealed bidders will have their deposits refunded. A successful oral bidder shall submit payment within ten days of an additional payment to equal one-fifth of its total bid.

The coal lease will be awarded to the highest bidder, provided that it is duly executed and returned to the department with the balance of the bid. If an executed coal lease and the required payments are not received by the department within thirty days of the date of the auction, the proposed lease may be awarded to the next highest bidder and any monies deposited by the defaulting bidder shall be forfeited to the department.

Award of a coal mining lease does not authorize any surface disturbing activities thereunder until SEPA requirements have been satisfied by the lessee. [Statutory Authority: RCW 79.01.668. 85-10-040 (Order 443), § 332-14-100, filed 4/29/85.]

**WAC 332-14-110 Consolidation of leases.** The holder of two or more coal mining leases may apply to the department for consolidation of leases in order to facilitate operations. If the department finds, after investigation and examination, that the proposed consolidation will be in the best interests of the state, approval will be issued. [Statutory Authority: RCW 79.01.668. 85-10-040 (Order 443), § 332-14-110, filed 4/29/85.]

**WAC 332-14-120 Re-lease of coal leases.** An existing lessee may make application to re-lease the premises for a like term from the department. If the department receives no other application and, after inspection and investigation regarding the development and improvement of the premises during original lease term, determines that it is in the best interests of the state to re-lease the premises, it shall fix the royalties for the ensuing term and issue a renewal lease for a term up to twenty years. If application is received from a new applicant, the state shall lease the premises at public auction.

If a person other than the original lessee shall be awarded the lease, they shall assume reclamation obligations and reimburse the original lessee for the value of the structures, improvements or development work which adds value to the premises as determined by the department. When bids are evaluated, the department shall extend a preference to the existing lessee to meet the terms of a higher competing offer.

An application for re-lease shall be filed with the department at least sixty days, but not more than one year prior to expiration of the lease. Unless a timely application for re-lease is made, the department will not recognize any added premises values nor will reimbursement be required of a new lessee. [Statutory Authority: RCW 79.01.668. 85-10-040 (Order 443), § 332-14-120, filed 4/29/85.]

**WAC 332-14-130 Lease--minimum annual royalty.** The lessee shall pay the first year's minimum annual per acre royalty prior to execution of the lease. Each subsequent minimum per acre royalty payment shall be paid in advance each year. Minimum per acre royalty payment shall be credited against production royalties due for the same lease year. [Statutory Authority: RCW 79.01.668. 85-10-040 (Order 443), § 332-14-130, filed 4/29/85.]

**WAC 332-14-140 Late royalty payments--Interest rate.** Past due royalty payments shall bear interest at the highest rate permitted by RCW 19.52.020 per month. Costs of collection, including attorney's fees, shall be recoverable in addition to interest. [Statutory Authority: RCW 79.01.668. 85-10-040 (Order 443), § 332-14-140, filed 4/29/85.]

**WAC 332-14-150 Procedure where surface rights encumbered.** The holder of a coal option contract or a coal lessee shall have a right of action in the superior court of the county in which the premises are located to ascertain and determine the amount of damages, if any, which will accrue to the holder of surface rights by reason of the exercise of any of the exploratory, prospecting or mining rights conveyed by the department if agreement cannot be reached regarding damages. The term of any coal option contract or coal mining lease shall begin thirty days after the entry of the final judgment in such action, if the action has been pursued with due diligence. [Statutory Authority: RCW 79.01.668. 85-10-040 (Order 443), § 332-14-150, filed 4/29/85.]

**WAC 332-14-160 Surety arrangements.** The lessee shall file a corporate surety bond, cash bond, savings account assignment or other surety arrangement satisfactory to the department, in an amount determined by the department, in order to guarantee performance of the terms and conditions of an option contract or mining lease. Such surety arrangement shall be submitted for approval prior to commencing operations and shall be not less than one thousand dollars for an option contract and not less than ten thousand dollars for a mining lease. The department may, during the term of contract or lease, increase the amount of the surety arrangement for operational changes requiring increased levels of performance. The department may authorize a single surety arrangement for more than one state lease held by a person. [Statutory Authority: RCW 79.01.668. 85-10-040 (Order 443), § 332-14-160, filed 4/29/85.]

**WAC 332-14-170 Plan of activities--Coal option contract.** The applicant for a coal option contract shall submit a plan of activities which shall include but is not limited to the following:

- (1) The type, location, and schedule of exploratory drilling and trenching activities;
- (2) Location of other significant activities, including type and depth of drilling, trenching, and adit construction;
- (3) Proposed roads;
- (4) Reclamation, including method of plugging and sealing drill holes and adits;
- (5) Proposed erosion control plans for roads, landings, drilling platforms, and trenches; and
- (6) Proximity to surface water including proposed stream crossings.

If the holder of a coal option contract desires changes to the approved plan of activities, department approval is required. [Statutory Authority: RCW 79.01.668. 85-10-040 (Order 443), § 332-14-170, filed 4/29/85.]

**WAC 332-14-180 Plan of development/operation/reclamation--Coal mining lease.** The successful bidder for a coal mining lease pursuant to RCW 79.01.672 shall submit a plan for mining to include a fully detailed plan for orderly development and extraction of coal and reclamation of the premises. The plan will be used as a basis for SEPA analysis and evaluation of environmental impacts. [Statutory Authority: RCW 79.01.668. 85-10-040 (Order 443), § 332-14-180, filed 4/29/85.]

**WAC 332-14-190 Reclamation--Federal permit required.** All surface mining and reclamation activities shall be in accordance with the terms of a surface mine reclamation permit obtained from the U.S. Department of the Interior, Office of Surface Mining and Enforcement or a federally approved state permit. [Statutory Authority: RCW 79.01.668. 85-10-040 (Order 443), § 332-14-190, filed 4/29/85.]

**WAC 332-14-200 Diligence and forfeiture** The holder of any coal mining lease shall expend at least

fifty thousand dollars per year in exploration, mine development, mine operation, or reclamation activities on the premises, or on the logical mining unit of which the lands are a part unless a written waiver is issued by the department. Proof of such expenditure shall be submitted to the department on the anniversary date of the lease. By mutual agreement the diligence requirement may be met by an in lieu payment of said amount to the state. Failure to expend this amount of money may result in forfeiture of the coal lease. Applicants for coal leases shall identify the logical mining unit in which the lands applied for lie. In the event the department, after investigation and examination, finds that the proposed logical mining unit will be in the best interest of the state, such designation of a logical mining unit will be approved. In the event the department finds that the proposed logical mining unit will not be in the best interest of the state, the diligence requirements shall apply only to the lands included within the lease. The boundaries of a designated logical mining unit may be adjusted if a coal lease is renewed. [Statutory Authority: RCW 79.01.668. 85-10-040 (Order 443), § 332-14-200, filed 4/29/85.]

**WAC 332-14-210 Assignments.** Coal mining leases are assignable in accordance with RCW 79.01.292. Coal option contracts are not assignable. [Statutory Authority: RCW 79.01.668. 85-10-040 (Order 443), § 332-14-210, filed 4/29/85.]

**WAC 332-14-220 Timber.** No timber owned by the state shall be cut, removed or destroyed by a holder of a coal option contract or coal mining lease prior to approval by the department. Holder shall mark all timber proposed to be cut, removed or destroyed and the department shall appraise the timber. The department shall have the option of selling the timber or allowing the holder to cut, remove or destroy it upon payment of the appraised value. [Statutory Authority: RCW 79.01.668. 85-10-040 (Order 443), § 332-14-220, filed 4/29/85.]

**WAC 332-14-230 Use of premises.** On premises consumption and blending, commingling, washing or storage of coal may be authorized as a part of an approved plan of development and mining without payment of additional compensation to the department. [Statutory Authority: RCW 79.01.668. 85-10-040 (Order 443), § 332-14-230, filed 4/29/85.]

**WAC 332-14-240 Right to audit business records.** The department may, during normal business hours, examine the premises, improvements, operations or production facilities and may inspect books, records or federal income tax returns of the lessee in order to ascertain the production of coal and to determine compliance with the terms and conditions of the coal lease, approved development, mining or reclamation plans or these regulations. [Statutory Authority: RCW 79.01.668. 85-10-040 (Order 443), § 332-14-240, filed 4/29/85.]

**WAC 332-14-250 Plugging and abandonment procedures for exploration drill holes.** All exploration drill holes shall be properly plugged and abandoned by the holder of any coal option contract or coal mining lessee according to the following requirements:

(1) No drill holes shall be plugged and abandoned until the method and manner of plugging has been approved by the department. Drill holes not necessary for hydrological monitoring measurements shall be plugged and abandoned as soon as practical following drilling and probing. Hydrological monitoring holes shall be cased and capped while in use.

(2) All drill holes in which gas is present, or which exhibit artesian ground water flow, or which encounter ground water zones, shall be plugged with grout, cement or approved gel. These plugs shall extend a minimum of 100 feet above and below all ground water zones or to the top and bottom of the hole.

(3) Plugs below the water level of the drill hole must be made by a method which precludes dilution of the plugging material.

(4) All exploration drill holes must have surface plugs sufficient to effect a permanent seal. The top of the plug must be installed deeper than three feet below the original surface with a permanent identification monument in the soil above the plug.

(5) Unused drilling supplies and debris extraneous to drilling operations must be removed from the premises and the excavation must be backfilled to its approximate original land surface. Each drill site shall be graded to its approximate original contour and shall be left in a stable condition. Within thirty days after completion of all exploration activities, the lessee shall file a sworn statement on a form provided by the department setting forth in detail the methods used in sealing all drill holes and restoring the premises to a stable condition. [Statutory Authority: RCW 79.01.668. 85-10-040 (Order 443), § 332-14-250, filed 4/29/85.]

**WAC 332-14-260 Access road construction and maintenance standards.** Access roads authorized to be constructed and/or maintained on state lands or under right of way easement agreements shall conform to standards approved by the department. [Statutory Authority: RCW 79.01.668. 85-10-040 (Order 443), § 332-14-260, filed 4/29/85.]

**WAC 332-14-270 Exploration reports--Confidentiality.** A coal option contract holder or a coal mining lessee shall submit a semi-annual report to the department of all geophysical, geologic and qualitative coal data, analyses and maps which are gathered or prepared during exploration activities on the premises. This report shall include sampling information, geologic, geophysical and driller's logs and all analytical results. Sampling or drilling points shall be referenced by bearing and distances from identifiable land marks or by legal description. Such data, analyses or maps shall be confidential and not available for public inspection or copying for five years from the date of filing the report. [Statutory

Authority: RCW 79.01.668. 85-10-040 (Order 443), § 332-14-270, filed 4/29/85.]

**WAC 332-14-280 Compliance with other laws.** All development or production activities authorized by the lease shall be conducted in accordance with applicable federal and state laws, rules and regulations. Compliance shall be the sole responsibility of the holder of any coal option contract or coal mining lessee and not the responsibility of the department. [Statutory Authority: RCW 79.01.668. 85-10-040 (Order 443), § 332-14-280, filed 4/29/85.]

## Chapter 332-21 WAC STATE URBAN LANDS

### WAC

332-21-010	Promulgation.
332-21-020	Identification of urban lands.
332-21-030	Management of urban lands.
332-21-040	Marketing lands not sold at public auction.
332-21-050	Land bank technical advisory committee.

**WAC 332-21-010 Promulgation.** This chapter is promulgated by the board of natural resources pursuant to the authority of chapter 79.66 RCW to establish procedures for the department of natural resources management of state-owned urban lands. These regulations are designed to establish practical procedures to achieve the best possible return to the designated trust beneficiary consistent with any other obligations imposed on such lands by law. [Statutory Authority: Chapter 79.66 RCW. 84-19-008 (Resolution No. 465), § 332-21-010, filed 9/10/84.]

**WAC 332-21-020 Identification of urban lands.** The department shall, at intervals not greater than once every two years, identify trust lands expected to convert to commercial, residential, or industrial uses within the next ten years as provided in RCW 79.66.010. The board shall designate such trust lands as urban land if deemed suitable. [Statutory Authority: Chapter 79.66 RCW. 84-19-008 (Resolution No. 465), § 332-21-020, filed 9/10/84.]

**WAC 332-21-030 Management of urban lands.** (1) The department, in addition to the economic evaluation required by RCW 79.01.095, shall periodically evaluate urban lands to determine the appropriate management prescription for each parcel.

(2) The department shall, as a part of its periodic evaluation, review the appropriate uses of urban lands with local governments in accordance with RCW 79.01.784.

(3) Where urban land is to be exchanged or sold, other than by public auction, the department shall have the value determined by a qualified appraiser. All appraisals shall be sent to the board at least ten days in advance of any board action on such exchange or sale.

(4) The department shall annually report to the board on its major activities and accomplishments in the past

year and its plans for the ensuing year. [Statutory Authority: Chapter 79.66 RCW. 84-19-008 (Resolution No. 465), § 332-21-030, filed 9/10/84.]

**WAC 332-21-040 Marketing lands not sold at public auction.** The department may, upon approval of the board, market lands not sold at public auction in accordance with RCW 79.01.612. Such property may not be offered at less than the appraised price approved by the board. The department shall select the marketing proposal that demonstrates likelihood of successful marketing at the lowest cost. The department shall report completed sales to the board. [Statutory Authority: Chapter 79.66 RCW. 84-19-008 (Resolution No. 465), § 332-21-040, filed 9/10/84.]

**WAC 332-21-050 Land bank technical advisory committee.** The technical advisory committee authorized by RCW 79.66.010 shall provide professional advice and counsel to the board regarding land bank sales, purchases, and exchanges involving urban property. [Statutory Authority: Chapter 79.66 RCW. 84-19-008 (Resolution No. 465), § 332-21-050, filed 9/10/84.]

### Chapter 332-22 WAC

#### STATE LAND LEASING PROGRAM RULES

##### WAC

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332-22-025	Bonus bid.
332-22-030	Applications to lease.
332-22-040	Lease auction procedure.
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332-22-110	Mandatory lease terms.
332-22-120	Assignment.
332-22-130	Residential leases.
332-22-140	Expired leases—Occupancy.

**WAC 332-22-010 Promulgation.** This chapter is promulgated by the board of natural resources pursuant to the authority granted by RCW 79.01.242 to establish procedures for the department's state land leasing program. The board of natural resources recognizes that in order to obtain a fair market return to the trust, certain of its lands should be retained and managed through leasing. These rules are designed to establish practical leasing procedures and achieve the best possible return to the designated trust beneficiary consistent with any other obligations imposed by law on such lands. [Statutory Authority: RCW 79.01.242. 84-19-007 (Resolution No. 464), § 332-22-010, filed 9/10/84; 81-03-059 (Order 350, Resolution No. 321), § 332-22-010, filed 1/20/81.]

**WAC 332-22-020 Definitions.** Insofar as these rules apply, these definitions will be utilized.

(1) "Commissioner" means the commissioner of public lands.

(2) "Department" means the department of natural resources as defined in RCW 43.30.030.

(3) "Board" means the board of natural resources as defined in RCW 43.30.040.

(4) "Fair market rental value" means the total rental that a property would command on the open market as determined by either comparable rental rates being paid for comparable uses or by the current fair market value of the property times the applicable capitalization rate.

(5) "Fair market value for improvements" is as defined in RCW 79.01.136.

(6) "Highest and best use" means the legal use that will produce the highest return to the trust over an extended period of time, including interim use.

(7) "Interim use" means any use of the land for which a rent can be charged before the planned use is attained.

(8) "State lands" means lands owned by the state or managed by the department excluding marine and aquatic lands.

(9) "Person" means a person at least 18 years of age, a partnership, a corporation or a government agency.

(10) "Bonus bid" means the dollar amount offered, to be paid one time only, over and above the periodic rent or the share of the crop. [Statutory Authority: RCW 79.01.242. 84-19-007 (Resolution No. 464), § 332-22-020, filed 9/10/84; 81-03-059 (Order 350, Resolution No. 321), § 332-22-020, filed 1/20/81.]

**WAC 332-22-025 Bonus bid.** On a new lease or an existing lease advertised for negotiation there may be a bonus bid. [Statutory Authority: RCW 79.01.242. 84-19-007 (Resolution No. 464), § 332-22-025, filed 9/10/84.]

**WAC 332-22-030 Applications to lease.** (1) Application to lease will be considered only for state lands as may be shown to be available for lease in department records or when an existing lease will expire within one hundred twenty days or leases which can be considered for conversion to a higher and better use.

(2) Application to lease will be considered for lands owned by other governmental entities, which are being managed by the department, only after the owner has made a written request to the department or entered into an agreement with the department to make the same available for leasing pursuant to these rules.

(3) An application to lease shall be made upon forms prescribed by the department which shall be accompanied by fees prescribed by the board. The fee shall not be refunded unless the state lands applied for are not available for leasing. Applications not accompanied by the proper fees shall be rejected.

(4) The commissioner may withhold from leasing any state land either before or after an application to lease is made. The commissioner may reject any and all applications to lease.

(5) Any person authorized to do business in the state of Washington may apply for a lease of state lands. [Statutory Authority: RCW 79.01.242. 84-19-007

(Resolution No. 464), § 332-22-030, filed 9/10/84; 81-03-059 (Order 350, Resolution No. 321), § 332-22-030, filed 1/20/81.]

**WAC 332-22-040 Lease auction procedure.** (1) The department will determine which parcels of state land will be offered for public auction from:

- (a) Applications received;
- (b) Evaluation of land not presently leased; and
- (c) Land with a lease expiring, and on which it is in the best interest of the state to offer at auction for the same or different uses. The department shall give thirty days written notice to the existing lessee of such action.

(2) The department will establish the minimum qualifications required for a person to bid at public auction.

(3) Sealed bids will be accepted up to the time set and at the location specified in the notice of leasing (RCW 79.01.252). The successful bidder will be the person with the most acceptable proposal which complies with the criteria set forth in the notice of public auction.

(4) Oral auctions will be conducted by the auctioneer at the time and place designated in the notice of leasing and the lease shall be awarded to the highest bidder.

(5) The commissioner may reject any or all bids, if it is deemed in the best interest of the state.

(6) Any monies held on deposit from an applicant will be credited to the lease if they are the successful bidder or will be refunded. [Statutory Authority: RCW 79.01.242. 84-19-007 (Resolution No. 464), § 332-22-040, filed 9/10/84; 81-03-059 (Order 350, Resolution No. 321), § 332-22-040, filed 1/20/81.]

**WAC 332-22-050 Lease procedure--Amendment.** Existing leases may be amended through negotiation between the lessee and the department but the term of any such amendment shall not exceed the specified maximum lease period as set forth in RCW 79.01.096 or 79.12.570. Such amendments shall be in writing and signed by both parties. [Statutory Authority: RCW 79.01.242. 84-19-007 (Resolution No. 464), § 332-22-050, filed 9/10/84; 81-03-059 (Order 350, Resolution No. 321), § 332-22-050, filed 1/20/81.]

**WAC 332-22-060 Lease procedure--Rental adjustments.** All leases shall provide for periodic rental reevaluation and adjustment, except leases with rentals based upon a percentage of crop or income. The lessee may request rental adjustments as provided in RCW 79.01.096. [Statutory Authority: RCW 79.01.242. 84-19-007 (Resolution No. 464), § 332-22-060, filed 9/10/84; 81-03-059 (Order 350, Resolution No. 321), § 332-22-060, filed 1/20/81.]

**WAC 332-22-070 Lease procedure--Notice.** Notice of all existing leases which will be negotiated by the department shall be published in two newspapers of general circulation in the locality of the state land, one of which shall be in the county where the land is located. [Statutory Authority: RCW 79.01.242. 84-19-007 (Resolution No. 464), § 332-22-070, filed 9/10/84; 81-

03-059 (Order 350, Resolution No. 321), § 332-22-070, filed 1/20/81.]

**WAC 332-22-100 Existing lease negotiation.**

(1) Leases which will be used for the same or similar purposes may be offered for negotiation.

(2) A notice of intention to negotiate a lease must be published once in two newspapers of general circulation in the locality of the land, one of which shall be in the county where the land is located, within ninety days of the date of commencement of negotiations. Such notice shall give the legal description, the date of expiration, the intended land use, the office to which application can be made, the final date to file a written request to lease, and such other information as deemed necessary.

(3) The existing lessee will be mailed the criteria for leasing on the same date as mailing to the newspaper the notice of intention to negotiate.

(4) A written request to lease from a new applicant must be received in the designated office on the specified date to be considered. It must describe the proposed terms and conditions and the contemplated use of the land and contain a certified check or money order payable to the department of natural resources for the amount of any bonus bid plus a \$100.00 deposit. The envelope must be marked "Sealed bid for lease #\_\_\_\_; expiration date \_\_\_\_\_ and give the applicant's name."

(5) The department shall review all written requests to lease before negotiation with the existing lessee is commenced. If negotiation is satisfactorily completed, award of the lease will be made to the existing lessee. If negotiation with the existing lessee is not successful, the highest qualified offer will be treated as a minimum bid at public auction and all lower offers will be returned. The lease will then be offered at public auction. If there are no bidders at the auction, the lease will be awarded to the applicant who has made the highest qualified offer.

(6) Negotiated leases may not exceed the maximum term authorized by RCW 79.01.096 or 79.12.570 and must have a term commencing within one hundred twenty days of date of starting negotiations. [Statutory Authority: RCW 79.01.242. 84-19-007 (Resolution No. 464), § 332-22-100, filed 9/10/84; 81-03-059 (Order 350, Resolution No. 321), § 332-22-100, filed 1/20/81.]

**WAC 332-22-105 Initial lease for commercial, industrial, or residential uses by negotiation.** (1) The department may negotiate initial leases to authorize commercial, industrial, or residential uses on specific parcels of land zoned for such uses provided:

(a) Not more than one application is received by the department to lease the property.

(b) The department determines that a rent of at least fair market rental can be obtained through negotiation.

(c) The department publishes a notice of intent to lease which contains the legal description and zoning of the property, the office to which application to lease can be made, and the final date to submit a written request to lease. The notice shall be published not more than

thirty days nor less than twenty days immediately preceding commencement of negotiation in two newspapers of general circulation in the locality of the state land, one of which shall be in the county where the land is located.

(d) The department shall report to the board of natural resources on each initial lease entered into by negotiation. The report shall include the fair market value of the property, rental and lease terms.

(2) The department may negotiate initial leases at fair market rental to authorize placement and maintenance of communication equipment in or on electronic site buildings and on electronic site towers. [Statutory Authority: RCW 79.01.242. 85-11-012 (Order 442, Resolution No. 482), § 332-22-105, filed 5/8/85; 84-19-007 (Resolution No. 464), § 332-22-105, filed 9/10/84.]

**WAC 332-22-110 Mandatory lease terms.** Each lease negotiated or placed at public auction shall contain the following terms:

(1) The use or uses to which the land is to be employed. Provision must be made by insurance or otherwise, to protect the department against third-party claims arising from the uses made of the property by the lessee.

(2) Improvements which exist on the land at the time lease negotiation is completed or public auction is held shall be specifically described and, unless otherwise designated shall be considered as a part of the value of the land. Improvements may be required to be constructed as a condition of a lease. All existing improvements or those authorized or required under the conditions of the lease must be maintained at the sole cost of the lessee unless otherwise provided. All improvements must be protected against casualty loss in a manner satisfactory to the department unless otherwise provided. Improvements placed upon the land by the lessee shall become the property of the state at the end of lease term unless otherwise provided.

(3) Any lease with a term of more than ten-years shall require a plan of development which includes scheduled completion dates for all required activities, improvements, or other actions. [Statutory Authority: RCW 79.01.242. 84-19-007 (Resolution No. 464), § 332-22-110, filed 9/10/84; 81-03-059 (Order 350, Resolution No. 321), § 332-22-110, filed 1/20/81.]

**WAC 332-22-120 Assignment.** All assignments of leasehold rights, whether total, partial or for security purposes, must be approved in writing by the department. Department approval of assignments may be conditioned upon a number of factors including rental adjustment; insurance coverage adjustment; renegotiation of improvement ownership; or changes in authorized land use. The department may require assurance of the performance capability of the proposed assignee by any feasible means, including the filing of an acceptable surety arrangement.

An assignment will not be considered to be a termination of the lease within the meaning of RCW 79.01-.092. [Statutory Authority: RCW 79.01.242. 84-19-007

(Resolution No. 464), § 332-22-120, filed 9/10/84; 81-03-059 (Order 350, Resolution No. 321), § 332-22-120, filed 1/20/81.]

**WAC 332-22-130 Residential leases.** A lessee desiring a waiver or modification of residential lease conditions, as authorized by RCW 79.01.242(5), may make a written request to the board and to the department setting forth the proposed change and its reasons. The department shall make recommendations to the board regarding any such proposal. [Statutory Authority: RCW 79.01.242. 84-19-007 (Resolution No. 464), § 332-22-130, filed 9/10/84; 81-03-059 (Order 350, Resolution No. 321), § 332-22-130, filed 1/20/81.]

**WAC 332-22-140 Expired leases--Occupancy.** (1) Extension of any lease may be authorized by the department for a maximum of one year from date of expiration if it is deemed to be in the best interest of the state. Such extension shall be issued upon such terms and conditions as the department may prescribe which may include an adjustment in rent.

(2) If a proposed use for the premises has not been determined, the department may issue a permit for an interim use to the last lessee for up to a maximum period of five years from date of expiration of the lease.

The permit may be issued in the same general form as a lease for a similar use of the premises under such terms and conditions as the department may prescribe. Upon expiration or termination of the permit, the premises can only be leased at public auction. [Statutory Authority: RCW 79.01.242. 84-19-007 (Resolution No. 464), § 332-22-140, filed 9/10/84; 81-03-059 (Order 350, Resolution No. 321), § 332-22-140, filed 1/20/81.]

## Chapter 332-30 WAC AQUATIC LAND MANAGEMENT

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- 332-30-160 Repealed.
- 332-30-161 Aquaculture.
- 332-30-166 Open water disposal sites.

**DISPOSITION OF SECTIONS FORMERLY CODIFIED IN THIS CHAPTER**

- 332-30-112 Establishment of new areas for navigation and commerce outside of harbor areas. [Statutory Authority: RCW 43.30.150. 80-09-005 (Order 343), § 332-30-112, filed 7/3/80.] Repealed by 85-22-066 (Resolution No. 500), filed 11/5/85. Statutory Authority: RCW 79.90.105, 79.90.300, 79.90.455, 79.90.460, 79.90.470, 79.90.475, 79.90.520, 79.68.010, 79.68.68 [79.68.080] and chapter 79.93 RCW.
- 332-30-121 Aquatic land use classes (excluding harbor areas). [Statutory Authority: RCW 43.30.150. 80-09-005 (Order 343), § 332-30-121, filed 7/3/80.] Repealed by 85-22-066 (Resolution No. 500), filed 11/5/85. Statutory Authority: RCW 79.90.105, 79.90.300, 79.90.455, 79.90.460, 79.90.470, 79.90.475, 79.90.520, 79.68.010, 79.68.68 [79.68.080] and chapter 79.93 RCW.
- 332-30-124 Aquatic land use authorization. [Statutory Authority: RCW 43.30.150. 80-09-005 (Order 343), § 332-30-124, filed 7/3/80.] Repealed by 84-23-014 (Resolution No. 470), filed 11/9/84. Statutory Authority: 1984 c 221 and RCW 79.90.540.
- 332-30-130 Public use. [Statutory Authority: RCW 43.30.150. 80-09-005 (Order 343), § 332-30-130, filed 7/3/80.] Repealed by 85-22-066 (Resolution No. 500), filed 11/5/85. Statutory Authority: RCW 79.90.105, 79.90.300, 79.90.455, 79.90.460, 79.90.470, 79.90.475, 79.90.520, 79.68.010, 79.68.68 [79.68.080] and chapter 79.93 RCW.
- 332-30-133 Environmental concerns. [Statutory Authority: RCW 43.30.150. 80-09-005 (Order 343), § 332-30-133, filed 7/3/80.] Repealed by 85-22-066 (Resolution No. 500), filed 11/5/85. Statutory Authority: RCW 79.90.105, 79.90.300, 79.90.455, 79.90.460, 79.90.470, 79.90.475, 79.90.520, 79.68.010, 79.68.68 [79.68.080] and chapter 79.93 RCW.
- 332-30-136 Houseboats. [Statutory Authority: RCW 43.30.150. 80-09-005 (Order 343), § 332-30-136, filed 7/3/80.] Repealed by 85-22-066 (Resolution No. 500), filed 11/5/85. Statutory Authority: RCW 79.90.105, 79.90.300, 79.90.455, 79.90.460, 79.90.470, 79.90.475, 79.90.520, 79.68.010, 79.68.68 [79.68.080] and chapter 79.93 RCW.
- 332-30-160 Renewable resources (RCW 79.68.080). [Statutory Authority: RCW 43.30.150. 80-09-005 (Order 343), § 332-30-160, filed 7/3/80.] Repealed by 85-22-066 (Resolution No. 500), filed 11/5/85. Statutory Authority: RCW 79.90.105, 79.90.300, 79.90.455, 79.90.460, 79.90.470, 79.90.475, 79.90.520, 79.68.010, 79.68.68 [79.68.080] and chapter 79.93 RCW.

**WAC 332-30-100 Introduction.** Subsection (2)(e) of this section shall not apply to port districts managing aquatic lands under a management agreement (WAC 332-30-114). State-owned aquatic lands include approximately 1,300 miles of tidelands, 6,700 acres of constitutionally established harbor areas and all of the submerged land below extreme low tide which amounts to some 2,000 square miles of marine beds of navigable waters and an undetermined amount of fresh water shoreland and bed. These lands are managed as a public trust and provide a rich land base for a variety of recreational, economic and natural process activities. Management concepts, philosophies, and programs for state-owned aquatic lands should be consistent with this responsibility to the public.

These lands are "a finite natural resource of great value and an irreplaceable public heritage" and will be managed to "provide a balance of public benefits for all citizens of the state." (RCW 79.90.450 and 79.90.455)

(1) **Management goals.** Management of state-owned aquatic lands will strive to:

- (a) Foster water-dependent uses;
- (b) Ensure environmental protection;
- (c) Encourage direct public use and access;
- (d) Promote production on a continuing basis of renewable resources;
- (e) Allow suitable state aquatic lands to be used for mineral and material production; and
- (f) Generate income from use of aquatic lands in a manner consistent with the above goals.

(2) **Management methods.** To achieve the above, state-owned aquatic lands will be managed particularly to promote uses and protect resources of state-wide value.

(a) Planning will be used to prevent conflicts and mitigate adverse effects of proposed activities involving resources and aquatic land uses of state-wide value. Mitigation shall be provided for as set forth in WAC 332-30-107(6).

(b) Areas having unique suitability for uses of state-wide value or containing resources of state-wide value may be managed for these special purposes. Harbor areas and scientific reserves are examples. Unique use requirements or priorities for these areas may supersede the need for mitigation.

(c) Special management programs may be developed for those resources and activities having state-wide value. Based on the needs of each case, programs may prescribe special management procedures or standards such as lease auctions, resource inventory, shorter lease terms, use preferences, operating requirements, bonding, or environmental protection standards.

(d) Water-dependent uses shall be given a preferential lease rate in accordance with RCW 79.90.480. Fees for nonwater-dependent aquatic land uses will be based on fair market value.

(e) Research and development may be conducted to enhance production of renewable resources. [Statutory Authority: RCW 79.90.105, 79.90.300, 79.90.455, 79.90.460, 79.90.470, 79.90.475, 79.90.520, 79.68.010, 79.68.68 [79.68.080], and chapter 79.93 RCW. 85-22-066 (Resolution No. 500), § 332-30-100, filed 11/5/85. Statutory Authority: RCW 43.30.150. 80-09-005 (Order 343), § 332-30-100, filed 7/3/80.]

**WAC 332-30-103 Purpose and applicability.** (1) This chapter applies to all state-owned aquatic lands. Except when specifically exempted, this chapter applies to aquatic lands covered under management agreements with port districts (WAC 332-30-114).

(2) These regulations do not supersede laws and regulations administered by other governmental agencies covering activities falling under their jurisdiction on these same lands.

(3) These regulations contain performance standards as well as operational procedures to be used in lease

management, land use planning and development actions by the department and port districts. These regulations shall apply each to the department and to the port districts, when such districts manage aquatic lands as the result of management agreements, and neither entity shall impose management control over the other under these regulations except as provided for in such management agreements. [Statutory Authority: RCW 79.90-.105, 79.90.300, 79.90.455, 79.90.460, 79.90.470, 79.90.475, 79.90.520, 79.68.010, 79.68.68 [79.68.080], and chapter 79.93 RCW. 85-22-066 (Resolution No. 500), § 332-30-103, filed 11/5/85. Statutory Authority: RCW 43.30.150. 80-09-005 (Order 343), § 332-30-103, filed 7/3/80.]

**WAC 332-30-106 Definitions.** All definitions in this section shall apply to the department and to port districts managing aquatic lands under a management agreement (WAC 332-30-114). For the purpose of this chapter:

- (1) "Accretion" means the natural buildup of shoreline through the gradual deposit of alluvium. The general principle of common law applicable is that a riparian or littoral owner gains by accretion and reliction, and loses by erosion. Boundary lines generally will change with accretion.
- (2) "Alluvium" means material deposited by water on the bed or shores.
- (3) "Anniversary date" means the month and day of the start date of an authorization instrument unless otherwise specified in the instrument.
- (4) "Aquaculture" means the culture and/or farming of food fish, shellfish, and other aquatic plants and animals in fresh water, brackish water or salt water areas. Aquaculture practices may include but are not limited to hatching, seeding or planting, cultivating, feeding, raising, harvesting of planted crops or of natural crops so as to maintain an optimum yield, and processing of aquatic plants or animals.
- (5) "Aquatic lands" means all state-owned tidelands, shorelands, harbor areas, and the beds of navigable waters (RCW 79.90.010). Aquatic lands are part of the public lands of the state of Washington (see subsection (49) of this section). Included in aquatic lands are public places subsection (51) of this section, waterways subsection (74) of this section, bar islands, avulsively abandoned beds and channels of navigable bodies of water, managed by the department of natural resources directly, or indirectly through management agreements with other governmental entities.
- (6) "Aquatic land use classes" means classes of uses of tideland, shorelands and beds of navigable waters that display varying degrees of water dependency. See WAC 332-30-121.
- (7) "Authorization instrument" means a lease, material purchase, easement, permit, or other document authorizing use of state-owned aquatic lands and/or materials.
- (8) "Avulsion" means a sudden and perceptible change in the shoreline of a body of water. Generally no change in boundary lines occurs.
- (9) "Beds of navigable waters" means those submerged lands lying waterward of the line of extreme low tide in navigable tidal waters and waterward of the line of navigability in navigable lakes, rivers and streams. The term, "bedlands" means beds of navigable waters.
- (10) "Commerce" means the exchange or buying and selling of goods and services. As it applies to aquatic land, commerce usually involves transport and a land/water interface.
- (11) "Covered moorage" means slips and mooring floats that are covered by a single roof with no dividing walls.
- (12) "Department" means the department of natural resources.
- (13) "Dredging" means enlarging or cleaning out a river channel, harbor, etc.
- (14) "Educational reserves" means accessible areas of aquatic lands typical of selected habitat types which are suitable for educational projects.
- (15) "Enclosed moorage" means moorage that has completely enclosed roof, side and end walls similar to a car garage i.e. boathouse.
- (16) "Environmental reserves" means areas of environmental importance, sites established for the continuance of environmental baseline monitoring, and/or areas of historical, geological or biological interest requiring special protective management.
- (17) "Erosion" means the gradual cutting away of a shore by natural processes. Title is generally lost by erosion, just as it is gained by accretion.
- (18) "Extreme low tide" means the line as estimated by the federal government below which it might reasonably be expected that the tide would not ebb. In Puget Sound area generally, this point is estimated by the federal government to be a point in elevation 4.50 feet below the datum plane of mean lower low water, (0.0). Along the Pacific Ocean and in the bays fronting thereon and the Strait of Juan de Fuca, the elevation ranges down to a minus 3.5 feet in several locations.
- (19) "Fair market value" means the amount of money which a purchaser willing, but not obligated, to buy the property would pay an owner willing, but not obligated, to sell it, taking into consideration all uses to which the property is adapted and might in reason be applied (Donaldson v. Greenwood, 40 Wash.2d [Wn.2d] 238, 1952). Such uses must be consistent with applicable federal, state and local laws and regulations affecting the property as of the date of valuation.
- (20) "First class shorelands" means the shores of a navigable lake or river belonging to the state not subject to tidal flow, lying between the line of ordinary high water and the line of navigability, or the inner harbor line where established and within or in front of the corporate limits of any city, or within two miles thereof upon either side (RCW 79.90.040). These boundary descriptions represent the general rule; however exceptions do exist. To determine if the shorelands are within two miles of the corporate limits of a city, the distance is measured along the shoreline from the intersection of the corporate limit with the shoreline.

(21) "First class tidelands" means the shores of navigable tidal waters belonging to the state lying within or in front of the corporate limits of any city, or within one mile thereof upon either side and between the line of ordinary high tide and the inner harbor line; and within two miles of the corporate limits on either side and between the line of ordinary high tide and the line of extreme low tide (RCW 79.90.030). In general, the line of ordinary high tide is the landward boundary. The line of extreme low tide, or the inner harbor line where established, is the waterward boundary. To determine if the tidelands are within two miles of the corporate limits of a city, the distance is measured along the shoreline from the intersection of the corporate limit with the shoreline.

(22) "Fiscal year" means a period of time commencing on the first day of July and ending on the thirtieth day of June of the succeeding year. A fiscal year is identified by the year in which it ends, e.g., fiscal year 1985 is the period July 1, 1984 through June 30, 1985.

(23) "Governmental entity" means the federal government, the state, county, city, port district, or other municipal corporation or political subdivision thereof.

(24) "Harbor area" means the area of navigable waters determined as provided in section 1 of Article XV of the state Constitution which shall be forever reserved for landings, wharves, streets, and other conveniences of navigation and commerce (RCW 79.90.020). Harbor areas exist between the inner and outer harbor lines as established by the state harbor line commission.

(25) "Harbor area use classes" means classes of uses of harbor areas that display varying degrees of conformance to the purpose for which harbor areas were established under the Constitution.

(26) "Harbor line" means either or both: (a) A line [outer harbor line] located and established in navigable waters as provided for in section 1 of Article XV of the state Constitution beyond which the state shall never sell or lease any rights whatever to private persons (RCW 79.90.015). (b) A line [inner harbor line] located and established in navigable waters between the line of ordinary high tide and the outer harbor line, constituting the inner boundary of the harbor area (RCW 79.90.025).

(27) "Houseboat" means a floating structure normally incapable of self propulsion and usually permanently moored that serves as a place of residence or business. Otherwise called a floating home.

(28) "Inflation rate" means, for a given year, the percentage rate of change in the previous calendar year's all commodity producer price index of the bureau of labor statistics of the United States department of commerce (RCW 79.90.465). The rate published by the bureau during May of each year for the previous calendar year shall be the rate for the previous calendar year.

(29) "Interest rate" means, for a given year, the average rate of return for the prior calendar year on conventional real property mortgages as reported by the federal home loan bank board (RCW 79.90.520).

(30) "Interim uses" means certain uses which may, under special circumstances, be allowed to locate in harbor areas (see WAC 332-30-115(5)).

(31) "Inventory" means both a compilation of existing data on man's uses, and the biology and geology of aquatic lands as well as the gathering of new information on aquatic lands through field and laboratory analysis. Such data is usually presented in map form such as the *Washington Marine Atlas*.

(32) "Island" means a body of land entirely and customarily surrounded by water. Land in navigable waters which is only surrounded by water in times of high water, is not an island within the rule that the state takes title to newly formed islands in navigable waters.

(33) "Line of navigability" means a measured line at that depth sufficient for ordinary navigation as determined by the board of natural resources for the body of water in question.

(34) "Log booming" means placing logs into and taking them out of the water, assembling and disassembling log rafts before or after their movement in water-borne commerce, related handling and sorting activities taking place in the water, and the temporary holding of logs to be taken directly into a processing facility (RCW 79.90.465).

(35) "Log storage" means the water storage of logs in rafts or otherwise prepared for shipment in water-borne commerce, but does not include the temporary holding of logs to be taken directly into a vessel or processing facility (RCW 79.90.465).

(36) "Marine land" means those lands from the mean high tide mark waterward in marine and estuarine waters, including intertidal and submerged lands. Marine lands represents a portion of aquatic lands.

(37) "Meander line" means fixed determinable lines run by the federal government along the banks of all navigable bodies of water and other important rivers and lakes for the purpose of defining the sinuosities of the shore or bank and as a means of ascertaining the areas of fractional subdivisions of the public lands bordering thereon.

(38) "Motorized vehicular travel" means movement by any type of motorized equipment over land surfaces.

(39) "Multiple use management" means a management philosophy which seeks to insure that several uses or activities can occur at the same place at the same time. The mechanism involves identification of the primary use of the land with provisions such as performance standards to permit compatible secondary uses to occur.

(40) "Navigability or navigable" means that a body of water is capable or susceptible of having been or being used for the transport of useful commerce. The state of Washington considers all bodies of water meandered by government surveyors as navigable unless otherwise declared by a court.

(41) "Navigation" means the movement of vessels to and from piers and wharves.

(42) "Nonwater-dependent use" means a use that can operate in a location other than on the waterfront. Examples include, but are not limited to, hotels, condominiums, apartments, restaurants, retail stores, and warehouses not part of a marine terminal or transfer facility (RCW 79.90.465).

(43) "Open moorage" means moorage slips and mooring floats that have completely open sides and tops.

(44) "Optimum yield" means the yield which provides the greatest benefit to the state with particular reference to food production and is prescribed on the basis of the maximum sustainable yield over the state-wide resource base as modified by any relevant economic, social or ecological factor.

(45) "Ordinary high tide" means the same as mean high tide or the average height of high tide. In Puget Sound, the mean high tide line varies from 10 to 13 feet above the datum plane of mean lower low water (0.0).

(46) "Ordinary high water" means, for the purpose of asserting state ownership, the line of permanent upland vegetation along the shores of nontidal navigable waters. In the absence of vegetation, it is the line of mean high water.

(47) "Port district" means a port district created under Title 53 RCW (RCW 79.90.465).

(48) "Public benefit" means that all of the citizens of the state may derive a direct benefit from departmental actions in the form of environmental protection; energy and mineral production; utilization of renewable resources; promotion of navigation and commerce by fostering water-dependent uses; and encouraging direct public use and access; and generating revenue in a manner consistent with RCW 79.90.455.

(49) "Public lands" means lands belonging to or held in trust by the state, which are not devoted to or reserved for a particular use by law, and include state lands, tidelands, shorelands and harbor areas as herein defined, and the beds of navigable waters belonging to the state (RCW 79.01.004).

(50) "Public interest" means ... [reserved]

(51) "Public place" means a part of aquatic lands set aside for public access through platted tidelands, shorelands, and/or harbor areas to the beds of navigable waters.

(52) "Public tidelands" means tidelands belonging to and held in public trust by the state for the citizens of the state, which are not devoted to or reserved for a particular use by law.

(53) "Public trust" means that certain state owned tidelands, shorelands and all beds of navigable waters are held in trust by the state for all citizens with each citizen having an equal and undivided interest in the land. The department has the responsibility to manage these lands in the best interest of the general public.

(54) "Public use" means to be made available daily to the general public on a first-come, first-served basis, and may not be leased to private parties on any more than a day use basis.

(55) "Public use beach" means a state-owned beach available for free public use but which may be leased for other compatible uses.

(56) "Public utility line" means pipes, conduits, and similar facilities for distribution of water, electricity, natural gas, telephone, other electronic communication, and sewers, including sewer outfall lines (RCW 79.90.465).

(57) "Real rate of return" means the average for the most recent ten calendar years of the average rate of return on conventional real property mortgages as reported by the federal home loan bank board or any successor agency, minus the average inflation rate for the most recent ten calendar years (RCW 79.90.465).

(58) "Reliction" means the gradual withdrawal of water from a shoreline leaving the land uncovered. Boundaries usually change with reliction.

(59) "Renewable resource" means a natural resource which through natural ecological processes is capable of renewing itself.

(60) "Riparian" means relating to or living or located on the bank of a natural water course, such as a stream, lake or tidewater.

(61) "Scientific reserves" means sites set aside for scientific research projects and/or areas of unusually rich plant and animal communities suitable for continuing scientific observation.

(62) "Second class shorelands" means the shores of a navigable lake or river belonging to the state, not subject to tidal flow, lying between the line of ordinary high water and the line of navigability, and more than two miles from the corporate limits of any city (RCW 79.90.045). These boundary definitions represent the general rule; however, exceptions do exist. To determine if shorelands are more than two miles from the corporate limits of a city, the distance is measured along the shoreline from the intersection of the corporate limit with the shoreline.

(63) "Second class tidelands" means the shores of navigable tidal waters belonging to the state, lying outside of and more than two miles from the corporate limits of any city and between the line of ordinary high tide and the line of extreme low tide (RCW 79.90.035). In general, the line of ordinary high tide is the landward boundary. The line of extreme low tide is the waterward boundary. To determine if the tidelands are more than two miles from the corporate limits of a city, the distance is measured along the shoreline from the intersection of the corporate limit with the shoreline.

(64) "Shore" means that space of land which is alternately covered and left dry by the rising and falling of the water level of a lake, river or tidal area.

(65) "State-owned aquatic lands" means those aquatic lands and waterways administered by the department of natural resources or managed under department agreement by a port district. "State-owned aquatic lands" does not include aquatic lands owned in fee by, or withdrawn for the use of, state agencies other than the department of natural resources (RCW 79.90.465).

(66) "State-wide value". The term state-wide value applies to aquatic land uses and natural resources whose use, management, or intrinsic nature have state-wide implications. Such uses and resources may be either localized or distributed state-wide. Aquatic land uses of state-wide value provide major state-wide public benefits. Public use and access, renewable resource use and water-dependent use have been cited by the legislature as examples of such uses. Aquatic land natural resources of state-wide value are those critical or uniquely suited

to aquatic land uses of state-wide value or to environmental quality. For example, wild and scenic rivers, high quality public use beaches and aquatic lands fronting state parks are of state-wide value for public use and access. Commercial clam and geoduck beds and sites uniquely suited to aquaculture are of state-wide value to renewable resource use. Harbor areas are of state-wide value to water-dependent navigation and commerce. Certain aquatic land habitats and plant and animal populations are of state-wide value to recreational and commercial fisheries, wildlife protection, and scientific study.

(67) "Streamway" means stream dependent corridor of single or multiple, wet or dry channel, or channels within which the usual seasonal or storm water run-off peaks are contained, and within which environment the flora, fauna, soil and topography is dependent on or influenced by the height and velocity of the fluctuating river currents.

(68) "Terminal" means a point of interchange between land and water carriers, such as a pier, wharf, or group of such, equipped with facilities for care and handling of cargo and/or passengers (RCW 79.90.465).

(69) "Thread of stream - thalweg" means the center of the main channel of the stream at the natural and ordinary stage of water.

(70) "Town" means a municipal corporation of the fourth class having not less than three hundred inhabitants and not more than fifteen hundred inhabitants at the time of its organization (RCW 35.01.040).

(71) "Water-dependent use" means use which cannot logically exist in any location but on the water. Examples include, but are not limited to, waterborne commerce; terminal and transfer facilities; ferry terminals; watercraft sales in conjunction with other water dependent uses; watercraft construction, repair, and maintenance; moorage and launching facilities; aquaculture; log booming; and public fishing piers and parks (RCW 79.90.465).

(72) "Waterfront" means a parcel of property with upland characteristics which includes within its boundary, a physical interface with the existing shoreline of a body of water.

(73) "Water oriented use" means use which historically has been dependent on a waterfront location, but with existing technology could be located away from the waterfront. Examples include, but are not limited to, wood products manufacturing, watercraft sales, fish processing, petroleum refining, sand and gravel processing, log storage, and house boats (RCW 79.90.465).

(74) "Waterway" means an area platted across aquatic lands or created by a waterway district providing for access between the uplands and open water, or between navigable bodies of water.

(75) "Wetted perimeter" means a fluctuating water line which separates submerged river beds from the dry shoreland areas at any given time. [Statutory Authority: RCW 79.90.105, 79.90.300, 79.90.455, 79.90.460, 79.90.470, 79.90.475, 79.90.520, 79.68.010, 79.68.68 [79.68.080], and chapter 79.93 RCW. 85-22-066

(Resolution No. 500), § 332-30-106, filed 11/5/85. Statutory Authority: 1984 c 221 and RCW 79.90.540. 84-23-014 (Resolution No. 470), § 332-30-106, filed 11/9/84. Statutory Authority: RCW 43.30.150. 80-09-005 (Order 343), § 332-30-106, filed 7/3/80.]

**Revisor's note:** The brackets and enclosed material in the text of the above section occurred in the copy filed by the agency and appear herein pursuant to the requirements of RCW 34.08.040.

**WAC 332-30-107 Aquatic land planning.** Subsection (4) of this section shall not apply to port districts managing aquatic lands under a management agreement (WAC 332-30-114). (1) **Multiple use.** The aquatic lands of Washington are a limited and finite resource. Management of these lands will allow for multiple use by compatible activities to the greatest extent feasible.

(2) **Planning objectives.** Aquatic land management will strive for the best combination of aquatic uses to achieve the goals in WAC 332-30-100. Planning should allow for a variety of uses and activities, such as navigation; public use; production of food; energy; minerals and chemicals; and improvement of aquatic plant and animal habitat, occurring simultaneously or seasonally on state-owned aquatic lands.

(3) **Shoreline management.** The Shoreline Management Act and shoreline master program planning, together with supplemental planning as described in subsection (5) of this section, will be the primary means for identifying and providing appropriate uses of state-wide value.

(4) **Coordination.** Coordination with shoreline management programs will be accomplished by:

(a) Identifying aquatic land areas of particular state-wide value for public access, habitat and water-dependent and renewable resource use.

(b) Informing appropriate shoreline planning bodies of the location and particular value of aquatic lands identified in (a) of this subsection.

(c) Participating in shoreline planning and suggesting ways to incorporate and balance state-wide values.

(d) Proposing to the appropriate local jurisdiction that shoreline plans be updated when new information concerning state-wide values becomes available or when existing plans do not adequately address state-wide values.

(5) **Supplemental planning.** The department (for aquatic lands not covered under port management agreements) or port districts (for aquatic lands managed under port management agreements) may supplement the shoreline master program planning process with management plans necessary to meet the constitutional and statutory proprietary responsibilities for state-owned aquatic lands. Plans developed and implemented under this subsection will involve aquatic lands, resources, and activities requiring intensive management, special protection, or conflict resolution and will be developed when these needs are not provided for by shoreline master program planning. Aquatic land uses and activities implemented through this supplemental planning process will be consistent with adopted shoreline master programs and the shoreline management act. Planning activities will be closely coordinated with local,

state, and federal agencies having jurisdiction and public participation will be encouraged.

(6) **Mitigation.** Shoreline master program planning and additional planning processes described in subsection (5) of this section will be the preferred means for identifying and mitigating adverse impacts on resources and uses of state-wide value. In the absence of such planning directed to these values and uses, the department (for aquatic lands not covered under port management agreements) or port districts (for aquatic lands managed under port management agreements) will mitigate unacceptable adverse impacts on a case-by-case basis by the following methods in order of preference:

(a) Alternatives will be sought which avoid all adverse impacts.

(b) When avoidance is not practical, alternatives shall be sought which cause insignificant adverse impacts.

(c) Replace, preferably on-site, impacted resources and uses of state-wide value. It must be demonstrated that these are capable of being replaced.

(d) Payment for lost value, in lieu of replacement, may be accepted from the aquatic land user in limited cases where an authorized user reduces the economic value of off-site resources, for example, bacterial pollution of nearby shellfish beds. [Statutory Authority: RCW 79.90.105, 79.90.300, 79.90.455, 79.90.460, 79.90.470, 79.90.475, 79.90.520, 79.68.010, 79.68.68 [79.68.080], and chapter 79.93 RCW. 85-22-066 (Resolution No. 500), § 332-30-107, filed 11/5/85. Statutory Authority: RCW 43.30.150. 80-09-005 (Order 343), § 332-30-107, filed 7/3/80.]

**WAC 332-30-108 Establishment of new harbor areas.** (1) The policies and standards in this section apply to establishment of new harbor areas by the Harbor Line Commission under Article XV of the Washington Constitution and to establishment of new harbor areas in Lake Washington by the commissioner of public lands under RCW 79.94.240.

(2) New harbor areas will only be established to serve the following purposes:

(a) Reserving adequate urban space for navigation and commerce facilities; and

(b) Preventing urban development from disrupting navigation.

(3) New harbor areas will only be established when a need is demonstrated by existing development or by plans, studies, project proposals or other evidence of development potential in, or waterward of, the proposed harbor area.

(4) Unless there is an overriding state-wide navigation and commerce need, new harbor areas will only be established when:

(a) Compatible with local land use and shoreline management plans;

(b) Supported by the city, county and port district;

(c) The area is physically and environmentally suitable for navigation and commerce purposes; and

(d) Necessary support facilities and services are likely to be available.

(5) The shoreline length of a new harbor area established along a city's waterfront will be determined by the need and purposes to be served and by conformance with subsection (4) of this section.

(6) Harbor line placement standards.

(a) Harbor lines will be placed to serve constitutional harbor area purposes as they relate to the individual site in question.

(b) Harbor lines will be placed to provide practical development guidance. Harbor lines will relate to navigation and commerce development which has occurred or can reasonably be expected to occur.

(c) Inner harbor lines will be placed at the boundary of public aquatic land ownership. Inner harbor lines may be placed waterward of the boundary of public ownership to avoid conflicts with other guidelines in this section.

(d) Outer harbor lines will generally be placed near the ends of existing conforming structures located on public aquatic lands. The lines shall provide adequate space for navigation and commerce and prevent development from interfering with navigation.

(e) Unless there is an overriding state-wide navigation and commerce need, harbor lines will be placed in accordance with:

(i) Local, state and federal land use plans and environmental regulations;

(ii) Maintenance of environmental quality;

(iii) Existing abutting harbor lines; and

(iv) Existing aquatic land development. [Statutory Authority: RCW 79.90.080, 79.92.010, 79.94.240 and 79.94.250. 84-23-008 (Resolution No. 469), § 332-30-108, filed 11/9/84.]

**WAC 332-30-112 Repealed.** See Disposition Table at beginning of this chapter.

**WAC 332-30-114 Management agreements with port districts.** By mutual, formal, written agreement the department may authorize a port district to manage some or all of those aquatic lands within the port district meeting the criteria stated in subsection (2) of this section. The port district shall adhere to the aquatic land management laws and policies of the state as specified in chapters 79.90 through 79.96 RCW. Port district management of state aquatic lands shall be consistent with all department regulations contained in chapter 332-30 WAC. These requirements shall govern the port's management of state aquatic lands. The administrative procedures used to carry out these responsibilities shall be those provided for port districts under Title 53 RCW.

(1) **Interpretations.** Phrases used in legislation (RCW 79.90.475) providing for management agreements with ports shall have the following interpretation:

(a) "Administrative procedures" means conducting business by the port district and its port commission.

(b) "Aquatic lands abutting or used in conjunction with and contiguous to" means state-owned aquatic lands which share a common or coincident boundary with an upland parcel or in the event the state aquatic land does not attach to an upland parcel (i.e., bedlands,

harbor areas, etc.), this term shall include the aquatic land adjacent to and waterward of the port owned or controlled aquatic parcel which has a common or coincident boundary to the upland parcel.

(c) "Diligently pursued" means such steady and earnest effort by the port district and the department which results in the resolution of any deficiencies preventing the issuance of a management agreement to the port.

(d) "Leasehold interest" means the benefits and obligations of both the lessor and lessee resulting from a lease agreement.

(e) "Model management agreement" means a document approved by the board of natural resources to be used for all individual management agreements with port districts.

(f) "Operating management" means the planning, organizing, staffing, coordinating, and controlling for all activities occurring on a property.

(g) "Otherwise managed" means having operating management for a property.

(h) "Revenue attributable" means all rentals, fees, royalties, and/or other payments generated from the use of a parcel; or the most likely amount of money due for the use of a parcel as determined by procedures in chapter 332-30 WAC, whichever is greater.

(2) **Criteria for inclusion.** State-owned parcels of aquatic lands, including those under lease or which may come under lease to a port, abutting port district uplands may be included in a management agreement if criteria set forth in RCW 79.90.475 are met and if there is documentation of ownership, a lease in good standing, or agreement for operating management, in the name of the port district for the upland parcel.

(3) A model management agreement and any amendments thereto shall be developed by the department and representatives of the port industry. The board of natural resources shall review and approve the model management agreement and any subsequent amendments.

(4) **Processing requests.** The following application requirements, review procedures, and time frame for responses involved in the issuance of a management agreement to a port district shall apply.

(a) Application requirements. The following items must be submitted to the department by the port district in order for its request to be an application for a management agreement:

(i) A copy of a resolution of the port commission that directs the port district to seek a management agreement;

(ii) An exhibit showing the location of and a description adequate to allow survey for each parcel of state-owned aquatic land to be included in the agreement, plus sufficient information on abutting port parcels to satisfy the requirements of subsection (2) of this section;

(iii) The name, address, and phone number of the person or persons that should be contacted if the department has any questions about the application.

(b) Time frames for responses:

(i) Within thirty days of receipt of an application, the department shall notify the port district if its application is complete or incomplete;

(ii) Within thirty days of receipt of notification by the department of any incompleteness in their application, the port district shall submit the necessary information;

(iii) Within ninety days of receipt of notification by the department that the application is complete, the port district and department shall take all steps necessary to enter into an agreement. [Statutory Authority: 1984 c 221 and RCW 79.90.540. 84-23-014 (Resolution No. 470), § 332-30-114, filed 11/9/84.]

**WAC 332-30-115 Harbor area use classes.** These classes are based on the degree to which the use conforms to the intent of the constitution that designated harbor areas be reserved for landings, wharves, streets and other conveniences of navigation and commerce.

(1) **Water-dependent commerce.** Water-dependent commerce are all uses that cannot logically exist in any other location but on the water and are aids to navigation and commerce. These are preferred harbor area uses. Leases may be granted up to the maximum period allowed by the Constitution and may be renewed. Typical uses are:

(a) Public or private vessel terminal and transfer facilities which handle general commerce including the cargo handling facilities necessary for water oriented uses.

(b) Public and private terminal facilities for passenger vessels.

(c) Watercraft construction, repair, maintenance, servicing and dismantling.

(d) Marinas and mooring areas.

(e) Tug and barge companies facilities.

(f) Log booming.

(2) **Water-oriented commerce.** Water oriented commerce are commercial uses which historically have been dependent on waterfront locations, but with existing technology could be located away from the waterfront. Existing water-oriented uses may be asked to yield to water dependent commercial uses when the lease expires. New water-oriented commercial uses will be considered as interim uses. Typical uses are:

(a) Wood products manufacturing.

(b) Watercraft sales.

(c) Fish processing.

(d) Sand and gravel companies.

(e) Petroleum handling and processing plants.

(f) Log storage.

(3) **Public access.** Facilities for public access are lower priority uses which do not make an important contribution to navigation and commerce for which harbor areas are reserved, but which can be permitted providing that the harbor area involved is not needed, or is not suitable for water-dependent commerce. Leases may be issued for periods up to thirty years with possible renewals. Typical uses are:

(a) Public fishing piers.

(b) Public waterfront parks.

(c) Public use beaches.

(d) Aquariums available to the public.

(e) Underwater parks and reefs.

(f) Public viewing areas and walkways.

(4) **Residential use.** Residential uses include apartments, condominiums, houseboats, single and multifamily housing, motels, boatels and hotels. Residential uses do not require harbor area locations and are frequently incompatible with water-dependent commerce. New residential uses will not be permitted to locate in harbor areas. This restriction on new leases differentiates residential uses from interim uses. Existing residential uses may be asked to yield to other uses when the lease expires. Proposed renewals of residential leases will require the same analysis as specified for interim uses.

(5) **Interim uses.** Interim uses are all uses other than water-dependent commerce, existing water-oriented commerce, public access facilities, and residential uses. Interim uses do not require waterfront locations in order to properly function. Leases may only be issued and re-issued for interim uses in exceptional circumstances and when compatible with water dependent commerce existing in or planned for the area. See WAC 332-30-137 Nonwater-dependent uses for evaluation standards.

(6) Areas withdrawn are harbor areas which are so located as to be currently unusable. These areas are temporarily withdrawn pending future demand for constitutional uses. No leases are issued. [Statutory Authority: RCW 79.90.105, 79.90.300, 79.90.455, 79.90.460, 79.90.470, 79.90.475, 79.90.520, 79.68.010, 79.68.68 [79.68.080], and chapter 79.93 RCW. 85-22-066 (Resolution No. 500), § 332-30-115, filed 11/5/85. Statutory Authority: Chapter 79.92 RCW. 83-21-004 (Order 404, Resolution No. 433), § 332-30-115, filed 10/6/83. Statutory Authority: RCW 43.30.150. 80-09-005 (Order 343), § 332-30-115, filed 7/3/80.]

**WAC 332-30-117 Waterways.** (1) **Purpose and applicability.** This section describes the requirements for authorizing use and occupation of waterways under the department's authority as proprietor of state-owned aquatic lands. This section applies to waterways established in accordance with RCW 79.93.010 and 79.93.020. This section does not apply to uses of Salmon Bay Waterway, or to the East and West Duwamish Waterways in Seattle authorized under RCW 79.93.040.

(2) **Priority use.** Providing public navigation routes between water and land for conveniences of navigation and commerce is the priority waterway use.

(3) **Permit requirement.** In order to assure availability of waterways for present and future conveniences of navigation and commerce, moorage (other than transient moorage for fewer than 30 days), and other waterway uses shall require prior authorization from the department. Permits may be issued for terms not exceeding one year if there will be no significant interference with the priority waterway use or short-term moorage. Permits may be issued for terms not exceeding five years for uses listed in subsection (4) of this section in instances in which existing development, land use, ownership, or other factors are such that the current and projected demand for priority waterway uses is reduced or absent.

(4) **Permit priority.** In cases of competing demands for waterways, the following order of priority will apply:

(a) Facilities which provide public access to adjacent properties for loading and unloading of watercraft;

(b) Water-dependent commerce, as defined in WAC 332-30-115(1), related to use of the adjacent properties;

(c) Other water-dependent uses;

(d) Facilities for nonnavigational public access;

(e) Other activities consistent with the requirements in WAC 332-30-131(4) for public use facilities.

(5) **Waterway permits.** All necessary federal, state, and local permits shall be acquired by those proposing to use waterways. Copies of permits must be furnished to the department prior to authorizing the use of waterways.

(6) **Obstructions.** Permanent obstruction of waterways, including filling is prohibited. Structures associated with authorized uses in waterways shall be capable of ready removal. Where feasible, anchors and floats shall be preferred over pilings.

(7) **Permit process.** Applications for waterway permits will be processed as follows:

(a) Local government review of permit applications will be requested.

(b) Public comment will be gathered through the shoreline permit process, if applicable. If no shoreline permit is required, public comment will be gathered through the methods described in WAC 332-41-510(3).

(c) Applications will be reviewed for consistency with the policy contained in this chapter.

(d) Evaluation will consider existing, planned, and foreseeable needs and demands for higher priority uses in the waterway and in the associated water body.

(8) The department will require waterway permittees to provide security in accordance with WAC 332-30-122(5) to insure the provisions of waterway permits are fulfilled.

(9) **Cancellation.** Permission to use waterways is subject to cancellation in order to satisfy the needs of higher priority waterway uses. Transient moorage may be required to move at any time. Waterway permits are cancellable upon ninety days' notice when the sites are needed for higher priority uses.

(10) **Monitoring.** Local governments will be encouraged to monitor waterway use and to report any uses not in compliance with this regulation.

(11) **Planning.** Planning for waterway use will be encouraged. The shoreline planning process should provide for the long range needs of preferred waterway uses and other state-wide values. Planning should also consider the availability of other public property, such as platted street ends, to serve anticipated needs.

(12) **Existing uses.** Existing waterway uses, structures, and obstructions will be reviewed for compliance with this section. Uses not in compliance shall be removed within one year from the date notification of noncompliance is mailed unless the public interest requires earlier removal. Unless early removal is required, removal may be postponed if the department receives a request for vacation of the waterway from the city or port district in accordance with RCW 79.93.060. If the request for waterway vacation is denied, the structure must be removed within six months of mailing of notice of denial or within



one year of the original date of notification of noncompliance, whichever is later.

(13) **Fees.** Waterway permit fees will be determined on the same basis as required for similar types of uses on other state-owned aquatic lands.

(14) **Filled areas.** Certain waterways contain unauthorized fill material. The filled areas have generally assumed the characteristics of the abutting upland. Nonwater-dependent uses may be allowed on existing fills when there will be no interference with priority or other permitted waterway uses and when permitted under applicable local, state, and federal regulations. [Statutory Authority: RCW 79.90.105, 79.90.300, 79.90.455, 79.90.460, 79.90.470, 79.90.475, 79.90.520, 79.68.010, 79.68.68 [79.68.080], and chapter 79.93 RCW. 85-22-066 (Resolution No. 500), § 332-30-117, filed 11/5/85.]

**WAC 332-30-121 Repealed.** See Disposition Table at beginning of this chapter.

**WAC 332-30-122 Aquatic land use authorization.** All requirements in this section shall apply to the department. Subsection (2) of this section (except subsection (2)(a)(iii) and (b)(iii) of this section), subsections (3)(a), and (4)(a) shall apply to port districts managing aquatic lands under a management agreement (WAC 332-30-114).

(1) **General requirements.**

(a) In addition to other requirements of law, aquatic land activities that interfere with the use by the general public of an area will require authorization from the department by way of agreement, lease, permit, or other instrument.

(i) Suitable instruments shall be required for all structures on aquatic lands except for those federal structures serving the needs of navigation.

(ii) The beds of navigable waters may be leased to the owner or lessee of the abutting tideland or shoreland. This preference lease right is limited to the area between the landward boundary of the beds and the -3 fathom contour, or 200 feet waterward, whichever is closer to shore. However, the distance from shore may be less in locations where it is necessary to protect the navigational rights of the public.

(iii) When proposing to lease aquatic lands to someone other than the abutting property owner, that owner shall be notified of the intention to lease the area. When not adverse to the public's ownership, the abutting owner's water access needs may be reasonably accommodated.

(b) Determination of the area encumbered by an authorization for use shall be made by the department based on the impact to public use and subsequent management of any remaining unencumbered public land.

(i) Operations involving fixed structures will include the area physically encumbered plus the open water area needed to operate the facility.

(ii) Areas for individual mooring buoys will be a circle with a radius equal to the expected swing of the vessel or

object moored. Only the area encumbered at any given point in time shall be used to calculate any rentals due.

(iii) Areas for utility line easements will normally be ten feet wider than the overall width of the structure(s) placed in the right of way.

(c) All necessary federal, state and local permits shall be acquired by those proposing to use aquatic lands. Copies of permits must be furnished to the department prior to authorizing the use of aquatic lands. When evidence of interest in aquatic land is necessary for application for a permit, an authorization instrument may be issued prior to permit approval but conditioned on receiving the permit.

(2) **Application review.** In addition to other management considerations, the following special analysis shall be given to specific proposed uses:

(a) **Environment.**

(i) Authorization instruments shall be written to insure that structures and activities on aquatic lands are properly designed, constructed, maintained and conducted in accordance with sound environmental practices.

(ii) Uses which cause adverse environmental impacts may be authorized on aquatic lands only upon compliance with applicable environmental laws and regulations and appropriate steps as may be directed are taken to mitigate substantial or irreversible damage to the environment.

(iii) Nonwater-dependent uses which have significant adverse environmental impacts shall not be authorized.

(b) **Public use and access.**

(i) Wherever practical, authorization instruments for use of aquatic lands shall be written to provide for public access to the water.

(ii) Areas allocated for first-come, first-served public use shall not be managed to produce a profit for a concessionaire or other operator without a fee being charged.

(iii) Notice will be served to lessees of tidelands and shorelands allocated for future public use that prior to renewal of current leases, such leases will be modified to permit public use or will be terminated.

(c) Authorization to use aquatic lands shall not be granted to any person or organization which discriminates on the basis of race, color, creed, religion, sex, age, or physical or mental handicap.

(d) Authorization instruments for the installation of underwater pipelines, outfalls and cables may be granted when proper provisions are included to insure against substantial or irreversible damage to the environment and there is no practical upland alternative.

(3) **Rents and fees.**

(a) When proposed uses of aquatic lands requiring an authorization instrument (other than in harbor areas) have an identifiable and quantifiable but acceptable adverse impact on state-owned aquatic land, both within and without the authorized area, the value of that loss or impact shall be paid by the one so authorized in addition to normal rental to the department or port as is appropriate.

(b) Normal rentals shall be calculated based on the classification of the aquatic land use(s) occurring on the property. Methods for each class of use are described in specific WAC sections.

(c) Advance payments for two or more years may be collected in those situations where annual payments are less than document preparation and administration costs.

(d) Rentals for leases will normally be billed annually, in advance. If requested by a lessee in good standing, billings will be made:

(i) Quarterly on a prorated basis when annual rental exceeds four thousand dollars; or

(ii) Monthly on a prorated basis when annual rental exceeds twelve thousand dollars.

(e) A one percent per month charge shall be made on any amounts which are more than thirty days past due, unless those amounts are appealed. Users of aquatic properties shall not be considered in good standing when they have amounts more than thirty days past due.

**(4) Structures and improvements on aquatic lands.**

(a) Authorization for placing structures and improvements on public aquatic lands shall be based on the intended use, other uses in the immediate area, and the effect on navigational rights of public and private aquatic land owners. Structures and improvements shall:

(i) Conform to the laws and regulations of any public authority;

(ii) Be kept in good condition and repair by the authorized user of the aquatic lands;

(iii) Not be, nor become, a hazard to navigation;

(iv) Be removed by the authorized user as stipulated in the authorization instrument.

(b) In addition to aquatic land rentals and fees, rent shall be charged for use of those structures and improvements:

(i) Owned by the department, under contract to the department for management; or that become state property under RCW 79.94.320;

(ii) As may be agreed upon as part of the authorization document;

(iii) Installed on an authorized area without written concurrence of the department; or

(iv) Not covered by an application for use of aquatic lands, or a lawsuit challenging such requirements, within ninety days after the date of mailing of the department's written notification of unauthorized occupancy of public aquatic lands.

(c) Only land rental and fees shall be charged for public aquatic lands occupied by those structures and improvements that are:

(i) Authorized in writing by the department;

(ii) Installed prior to June 1, 1971 (effective date of the Shoreline Management Act) on an area authorized for use from the department; or

(iii) Covered by an application for use of aquatic lands within ninety days after the date of mailing of the department's written notification of unauthorized occupancy of public aquatic lands.

**(5) Insurance, bonds, and other security.**

(a) The department may require authorized users of aquatic lands to carry insurance, bonding, or provide

other forms of security as may be appropriate for the use or uses occurring on public property, in order to ensure its sustained utility and future value.

(b) Proof of coverage shall be acceptable to the department if provided by any of the following:

(i) Insurance and/or bonding companies licensed by the state;

(ii) Recognized insurance or bonding agent for the authorized user;

(iii) Savings account assignment from authorized user to department; or

(iv) Cash deposit.

(c) The amount of security required of each user shall be determined by the department and adjusted periodically as needed.

(i) Any portion of the required security relating to payment of rent or fees shall be limited to an amount not exceeding two year's rental or fees.

(ii) Required security related to other terms of the agreement shall be based on the estimated cost to the department of enforcing compliance with those terms.

(iii) Cash deposits shall not be required in an amount exceeding one-twelfth of the annual rental or fees. If this amount is less than the total required security, the remainder shall be provided through other forms listed in (b) of this subsection.

(d) Security must be provided on a continual basis for the life of the agreement. Security arrangements for less than the life of the agreement shall be accepted as long as those arrangements are kept in force through a series of renewals or extensions. [Statutory Authority: 1984 c 221 and RCW 79.90.540, 84-23-014 (Resolution No. 470), § 332-30-122, filed 11/9/84.]

**WAC 332-30-123 Aquatic land use rentals for water-dependent uses.** All requirements in this section shall apply to the department and to port districts managing aquatic lands under a management agreement (WAC 332-30-114). The annual rental for water-dependent use leases of state-owned aquatic land shall be: The per unit assessed value of the upland tax parcel, exclusive of improvements, multiplied by the units of lease area multiplied by thirty percent multiplied by the real rate of return. Expressed as a formula, it is:  $UV \times LA \times .30 \times r = AR$ . Each of the letter variables in this formula have specific criteria for their use as described below. This step by step presentation covers the typical situations within each section first, followed by alternatives for more unique situations.

**(1) Overall considerations.**

(a) Criteria for use of formula. The formula:

(i) Shall be applied to all leases having structural uses that require a physical interface with upland property when a water-dependent use occurs on such uplands (in conjunction with the water-dependent use on the aquatic lands);

(ii) Shall be used for remote moorage leases by selecting an upland parcel as detailed in subsection (2) of this section;

(iii) Shall not be used for areas of filled state-owned aquatic lands having upland characteristics where the

department can charge rent for such fills (see WAC 332-30-125), renewable and nonrenewable resource uses, or areas meeting criteria for public use (see WAC 332-30-130); and

(iv) Shall cease being used for leases intended for water-dependent uses when the lease area is not actively developed for such purposes as specified in the lease contract. Rental in such situations shall be determined under the appropriate section of this chapter.

(b) Criteria for applicability to leases. The formula shall be used to calculate rentals for:

(i) All new leases and all pending applications to lease or re-lease as of October 1, 1984;

(ii) All existing leases, where the lease allows calculation of total rent by the appropriate department methods in effect at the time of rental adjustment. Leases in this category previously affected by legislated rental increase limits, shall have the formula applied on the first lease anniversary date after September 30, 1984. Other conditions of these leases not related to rent shall continue until termination or amendment as specified by the lease contract. Leases in this category not previously affected by legislated rental increase limits and scheduled for a rent adjustment after October 1, 1985, shall have the option of retaining the current rent or electing to pay the formula rent under the same conditions as specified in (iii) of this subsection.

(iii) Leases containing specific rent adjustment procedures or schedules shall have the rent determined by the formula when requested by the lessee. Holders of such leases shall be notified prior to their lease anniversary date of both the lease contract rent and formula rent. A selection of the formula rent by the lessee shall require an amendment to the lease which shall include all applicable aquatic land laws and implementing regulations.

**(2) Physical criteria of upland tax parcels.**

(a) Leases used in conjunction with and supportive of activities on the uplands. The upland tax parcel used shall be waterfront and have some portion with upland characteristics. If no upland tax parcel meets these criteria, then an alternative shall be selected under the criteria of subsection (4) of this section.

(b) Remote moorage leases. The upland tax parcel used shall be waterfront, have some portion with upland characteristics; and

(i) If the remote moorage is associated with a local upland facility, be an appropriate parcel at the facility; or

(ii) If the remote moorage is similar in nature of use to moorages in the area associated with a local upland facility, be an appropriate parcel at the facility; or

(iii) If the remote moorage is not associated with a local upland facility, be the parcel closest in distance to the moorage area.

(c) Priority of selection. If more than one upland tax parcel meets the physical criteria, the priority of selection shall be:

(i) The parcel that is structurally connected to the lease area;

(ii) The parcel that abuts the lease area;

(iii) The parcel closest in distance to the lease area.

If more than one upland tax parcel remains after this selection priority, then each upland tax parcel will be used for its portion of the lease area. If there is mutual agreement with the lessee, a single upland tax parcel may be used for the entire lease area. When the unit value of the upland tax parcels are equal, only one upland tax parcel shall be used for the lease area.

(d) The unit value of the upland tax parcel shall be expressed in terms of dollars per square foot or dollars per acre, by dividing the assessed value of the upland tax parcel by the number of square feet or acres in the upland tax parcel. This procedure shall be used in all cases even if the value attributable to the upland tax parcel was assessed using some other unit of value, e.g., front footage, or lot value. Only the "land value" category of the assessment record shall be used; not any assessment record category related to improvements.

(3) **Consistent assessment.** In addition to the criteria in subsection (2) of this section, the upland tax parcel's assessed value must be consistent with the purposes of the lease and method of rental establishment. On this basis, the following situations will be considered inconsistent and shall either require adjustment as specified, or selection of an alternative upland tax parcel under subsection (4) of this section:

(a) The upland tax parcel is not assessed. (See chapter 84.36 RCW Exemptions);

(b) Official date of assessment is more than four years old. (See RCW 84.41.030);

(c) The "assessment" results from a special tax classification not reflecting fair market value. Examples include classifications under: State-regulated utilities (chapter 84.12 RCW), Reforestation lands (chapter 84.28 RCW), Timber and forest lands (chapter 84.33 RCW), and Open space (chapter 84.34 RCW). This inconsistency may be corrected by substituting the full value for the parcel if such value is part of the assessment records;

(d) If the assessed valuation of the upland tax parcel to be used is under appeal as a matter of record before any county or state agency, the valuation on the assessor's records shall be used, however, any changes in valuation resulting from such appeal will result in an equitable adjustment of future rental;

(e) The majority of the upland tax parcel area is not used for a water-dependent purpose. This inconsistency may be corrected by using the value and area of the portion of the upland tax parcel that is used for water-dependent purposes if this portion can be segregated from the assessment records; and

(f) The size of the upland tax parcel in acres or square feet is not known or its small size results in a nominal valuation, e.g., unbuildable lot.

(4) **Selection of the nearest comparable upland tax parcel.** When the upland tax parcel does not meet the physical criteria or has an inconsistent assessment that can't be corrected from the assessment records, an alternative upland tax parcel shall be selected which meets the criteria. The nearest upland tax parcel shall be determined by measurement along the shoreline from the inconsistent upland tax parcel.

(a) The alternative upland tax parcel shall be located by order of selection priority:

(i) Within the same city as the lease area, and if not applicable or found;

(ii) Within the same county and water body as the lease area, and if not found;

(iii) Within the same county on similar bodies of water, and if not found;

(iv) Within the state.

(b) Within each locational priority of (a) of this subsection, the priority for a comparable upland tax parcel shall be:

(i) The same use class within the water-dependent category as the lease area use;

(ii) Any water-dependent use within the same upland zoning;

(iii) Any water-dependent use; and

(iv) Any water-oriented use.

(5) **Aquatic land lease area.** The area under lease shall be expressed in square feet or acres.

(a) Where more than one use class separately exist on a lease area, the formula shall only be applied to the water-dependent use area. Other use areas of the lease shall be treated according to the regulations for the specific use.

(b) If a water-dependent and a nonwater-dependent use exist on the same portion of the lease, the rent for such portion shall be negotiated taking into account the proportion of the improvements each use occupies.

**(6) Real rate of return.**

(a) Until July 1, 1989, the real rate of return to be used in the formula shall be five percent.

(b) On July 1, 1989, and on each July 1 thereafter the department shall calculate the real rate of return for that fiscal year under the following limitations:

(i) It shall not change by more than one percentage point from the rate in effect for the previous fiscal year; and

(ii) It shall not be greater than seven percent nor less than three percent.

(7) **Annual inflation adjustment of rent.** The department shall use the inflation rate on a fiscal year basis e.g., the inflation rate for calendar year 1984 shall be used during the period July 1, 1985 through June 30, 1986. The rate will be published in a newspaper of record. Adjustment to the annual rent of a lease shall occur on the anniversary date of the lease except when the rent is redetermined under subsection (9) of this section. The inflation adjustment each year is the inflation rate times the previous year's rent except in cases of stairstepping.

**(8) Stairstepping rental changes.**

(a) Initial increases for leases in effect on October 1, 1984. If the application of the formula results in an increase of more than one hundred dollars and more than thirty-three percent, stairstepping to the formula rent shall occur over the first three years in amounts equal to thirty-three percent of the difference between each year's inflation adjusted formula rent and the previous rent.

Example

Previous rent= \$100.00 Formula rent= \$403.00 Inflation= 5%/yr.

Yr.	Formula Rent	Previous Rent	Difference	33%	Stairstep Rent
1	\$403.00	\$100.00	\$303.00	\$100.00	\$200.00
2	423.15	100.00	323.15	106.64	306.64
3	444.31	100.00	344.31	113.62	420.26
4	466.52	-	-	-	466.52

(b) Initial decreases for leases in effect on October 1, 1984. If the application of the formula results in a decrease of more than thirty-three percent, stairstepping to the formula rent shall occur over the first three years in amounts equal to thirty-three percent of the difference between the previous rent and each year's inflation adjusted formula rent.

Example

Previous rent= \$403.00 Formula rent= \$100.00 Inflation= 5%/yr.

Yr.	Previous Rent	Formula Rent	Difference	33%	Stairstep Rent
1	\$403.00	\$100.00	\$303.00	\$100.00	\$303.00
2	403.00	105.00	298.00	98.34	204.66
3	403.00	110.25	292.75	96.61	108.05
4	-	115.76	-	-	115.76

(c) If a lease in effect on October 1, 1984, contains more than one water-dependent or water-oriented use and the rental calculations for each such use (e.g., log booming and log storage) result in different rentals per unit of lease area, the total of the rents for those portions of the lease area shall be used to determine if the stairstepping provisions of (a) or (b) of this subsection apply to the lease.

(d) If a lease in effect on October 1, 1984, contains a nonwater-dependent use in addition to a water-dependent or oriented use, the stairstepping provisions of (a) or (b) of this subsection:

(i) Shall apply to the water-dependent use area if it exists separately (see subsection (5)(a) of this section);

(ii) Shall not apply to any portion of the lease area jointly occupied by a water-dependent and nonwater-dependent use (see subsection (5)(b) of this section).

(e) Subsequent increases. After completion of any initial stairstepping under (a) and (b) of this subsection due to the first application of the formula, the rent for any lease or portion thereof calculated by the formula shall not increase by more than fifty percent per unit area from the previous year's per unit area rent.

(f) All initial stairstepping of rentals shall only occur during the term of existing leases.

(9) The annual rental shall be redetermined by the formula every four years or as provided by the existing lease language. If an existing lease calls for redetermination of rental during an initial stairstepping period, it shall be determined on the scheduled date and applied (with inflation adjustments) at the end of the initial stairstep period. [Statutory Authority: 1984 c 221 and RCW 79.90.540. 84-23-014 (Resolution No. 470), § 332-30-123, filed 11/9/84.]

**WAC 332-30-124 Repealed.** See Disposition Table at beginning of this chapter.

**WAC 332-30-125 Aquatic land use rental rates for nonwater-dependent uses.** All requirements in this section shall apply to the department and to port districts managing aquatic lands under a management agreement (WAC 332-30-114).

(1) The value of state-owned aquatic lands withdrawn from general public use for private nonwater-dependent use shall be recognized by charging lessees the full fair market rental. No rent shall be charged for improvements, including fills, on aquatic lands unless owned by the state. The fair market rental is based on: (a) Comparable non-DNR market rents, whether based on land value exclusive of improvements, a percent of gross revenues, or other appropriate basis, or if not available (b) the full market value (same as true and fair value) multiplied by the use rate percentage as determined under subsection (2) of this section and published in the Washington State Register.

(2) Use rate percentage.

(a) The percentage rate will be based on nondepartmental market rental rates of return for comparable properties leased on comparable terms in the locality, or when such do not exist;

(b) The percentage rate of return shall be based on the average rate charged by lending institutions in the area for long term (or term equivalent to the length of the lease) mortgages for comparable uses of real property.

(3) Appraisals: The determination of fair market value shall be based on the indications of value resulting from the application of as many of the following techniques as are appropriate for the use to be authorized:

(a) Shore contribution; utilizing differences in value between waterfront properties and comparable nonwaterfront properties. Generally best for related land-water uses which are independent of each other or not needed for the upland use to exist.

(b) Comparable upland use (substitution); utilizing capacity, development, operation, and maintenance ratios between a use on upland and similar use on aquatic land with such ratios being applied to upland value to provide indication of aquatic land value for such use. Generally best for aquatic land uses which are totally independent of adjacent upland yet may also occur on upland totally independent of direct contact with water.

(c) Extension; utilizing adjacent upland value necessary for total use as the value of aquatic lands needed for use on a unit for unit basis. Generally best for aquatic land uses which are integrated with and inseparable from adjacent upland use.

(d) Market data; utilizing verified transactions between knowledgeable buyers and sellers of comparable properties. Generally best for tidelands or shorelands where sufficient data exists between knowledgeable buyers and sellers.

(e) Income; utilizing residual net income of a commercial venture as the indication of investment return to the aquatic land. This can be expressed either as a land rent per acre or as a percent of gross revenues. Generally best for income producing uses where it can be shown that an owner or manager of the operation is motivated

to produce a profit while recognizing the need to obtain returns on all factors of production.

(4) Negotiation of rental amounts may occur when necessary to address the uniqueness of a particular site or use.

(5) Rental shall always be more than the amount that would be charged if the aquatic land parcel was used for water-dependent purposes. [Statutory Authority: 1984 c 221 and RCW 79.90.540. 84-23-014 (Resolution No. 470), § 332-30-125, filed 11/9/84. Statutory Authority: RCW 43.30.150. 80-09-005 (Order 343), § 332-30-125, filed 7/3/80.]

**WAC 332-30-126 Sand and gravel extraction fees.** This section shall not apply to port districts managing aquatic lands under a management agreement (WAC 332-30-114).

(1) **Public auction or negotiation.** The royalty for sand, gravel, stone or other aggregate removed from state-owned aquatic lands shall be determined through public auction or negotiation.

(2) **Royalty rate.** A negotiated royalty shall reflect the current fair market value of the material in place.

The "income approach" appraisal technique will normally be used to determine fair market value. Factors considered include, but are not limited to:

(a) The wholesale value of similar material, based on a survey of aggregate producers in the region or market area;

(b) Site specific cost factors including, but not limited to:

(i) Homogeneity of material;

(ii) Access;

(iii) Regulatory permits;

(iv) Production costs.

(3) **Adjustments to initial royalty rate.**

(a) Inflation. Annual inflation adjustments to the initial royalty rate shall be based on changes in the Producer Price Index (PPI) for the commodities of sand, gravel, and stone, as published by the United States Department of Commerce, Bureau of Labor Statistics. Annual PPI adjustments to the initial royalty rate shall begin one year after the effective date of establishment of each contract's royalty rate pursuant to subsection (1) of this section.

(b) Flood control. Initial negotiated royalty rates may be adjusted downward, depending on the degree to which removal of the material will enhance flood control.

(i) Any adjustment shall be based on hydrologic benefit identified in an approved comprehensive flood control management plan adopted by a general purpose local government and any state or federal agency with jurisdiction.

(ii) The department, prior to approving any proposed royalty rate adjustment for flood control benefits, may review the flood control plan to determine whether the material removal actually reduces the potential for flooding.

(4) **Payments.** Royalty payments may be paid monthly or quarterly based on the volume of material

sold, transferred from control of the contract holder, or otherwise utilized for purposes of the contract.

(5) **Stockpiling.** Stockpiling of removed material may be permitted.

(a) Material will be stockpiled separately from other material owned or controlled by the contract holder.

(b) Bonding or other satisfactory security will be required to cover the value of stockpiled material.

(6) **Appeals.** The state's determination of royalty rates set under subsections (2) and (3) of this section, are appealable through WAC 332-30-128. [Statutory Authority: RCW 79.90.105, 79.90.300, 79.90.455, 79.90.460, 79.90.470, 79.90.475, 79.90.520, 79.68.010, 79.68.68 [79.68.080], and chapter 79.93 RCW. 85-22-066 (Resolution No. 500), § 332-30-126, filed 11/5/85.]

**WAC 332-30-128 Rent review.** This section shall not apply to port districts managing aquatic lands under a management agreement (WAC 332-30-114).

(1) **Eligibility to request review.** Any lessee or applicant to lease or release state-owned aquatic lands may request review of any rent proposed to be charged by the department.

(2) **Dispute officers.** The manager of the marine lands division will be the rental dispute officer (RDO). The supervisor of the department, or his designee, will be the rental dispute appeals officer (RDAO).

(3) **Submittals.** A request for review of the rent (an original and two copies) shall be submitted within thirty days of notification by the department of the rent due from the lessee/applicant. The request for review shall contain sufficient information for the officers to make a decision on the appropriateness of the rent initially determined by the department. The burden of proof for showing that the rent is incorrect shall rest with the lessee/applicant.

(4) **Rental due.** The request for review shall be accompanied by one year's rent payment based on the preceding year's rate, or a portion thereof as determined by RCW 79.90.530; or based on the rate proposed by the department, or a portion thereof as determined by RCW 79.90.530, whichever is less. The applicant shall pay any additional rent or be entitled to a refund, with interest, within thirty days after completion of the review process provided in this section.

(5) **Contents of request.** The request for review shall state what the lessee/applicant believes the rent should be and shall contain, at the minimum, all necessary documentation to justify the lessee/applicant's position. This information shall include but not be limited to:

(a) **Rationale.** Why the rent established by the department is inappropriate. The supporting documentation for nonwater-dependent leases may include appraisals by professionally accredited appraisers.

(b) **Lease information.** A description of state-owned aquatic land under lease which shall include, but not be limited to:

- (i) Lease or application number;
- (ii) Map showing location of lease or proposed lease;

(iii) Legal description of lease area including area of lease;

(iv) The permitted or intended use on the leasehold; and

(v) The actual or current use on the leasehold premises.

(c) **Substitute upland parcel.** A lessee/applicant whose lease rent is determined according to RCW 79.90.480 (water-dependent leases) and who disputes the choice of the upland parcel as provided by WAC 332-30-123, shall indicate the upland parcel that should be substituted in the rental determination and shall provide the following information on the parcel:

- (i) The county parcel number;
- (ii) Its assessed value;
- (iii) Its area in square feet or acres;
- (iv) A map showing the location of the parcel; and
- (v) A statement indicating the land use on the parcel and justifying why the parcel should be substituted.

(6) **RDO review.**

(a) The RDO shall evaluate the request for review within fifteen days of filing to determine if any further support materials are needed from the lessee/applicant or the department.

(b) The lessee/applicant or the department shall provide any needed materials to the RDO within thirty days of receiving a request from the RDO.

(c) The RDO may, at any time during the review, order a conference between the lessee/applicant and department staff to try to settle the rent dispute.

(d) The RDO shall issue a decision within sixty days of filing of the request. Such decision shall contain findings of fact for the decision. If a decision cannot be issued within that time, the lessee/applicant's request will automatically be granted and the rent proposed by the lessee/applicant will be the rent for the lease until the next rent revaluation; provided that, the RDO may extend the review period for one sixty-day period.

(7) **RDAO review.**

(a) The RDAO may, within fifteen days of the final decision by the RDO, be petitioned to review that decision.

(b) If the RDAO declines to review the petition on the decision of the RDO, the RDO's decision shall be the final decision of the RDAO.

(c) If the RDAO consents to review the decision, the review may only consider the factual record before the RDO and the written findings and decision of the RDO. The RDAO shall issue a decision on the petition containing written findings within thirty days of the filing of the petition. This decision shall be the RDAO's final decision.

(8) **Board review.**

(a) The board of natural resources (board) may, within fifteen days of the final RDAO decision, be petitioned to review that decision.

(b) If the board declines to review the petition, the RDAO decision shall be the final decision of the board.

(c) If the board decides to review the petition, the department and the lessee/applicant shall present written statements on the final decision of the RDAO within

fifteen days of the decision to review. The board may request oral statements from the lessee/applicant or the department if the board decides a decision cannot be made solely on the written statements.

(d) The board shall issue a decision on the petition within sixty days of the filing of the written statements by the lessee/applicant and the department. [Statutory Authority: RCW 79.90.105, 79.90.300, 79.90.455, 79.90.460, 79.90.470, 79.90.475, 79.90.520, 79.68.010, 79.68.68 [79.68.080], and chapter 79.93 RCW. 85-22-066 (Resolution No. 500), § 332-30-128, filed 11/5/85.]

**WAC 332-30-130 Repealed.** See Disposition Table at beginning of this chapter.

**WAC 332-30-131 Public use and access.** This section shall not apply to private recreational docks. Subsections (2) and (3) of this section shall not apply to port districts managing aquatic lands under a management agreement (WAC 332-30-114). Public use and access are aquatic land uses of state-wide value. Public access and recreational use of state-owned aquatic land will be actively promoted and protected.

(1) **Access encouraged.** Other agencies will be encouraged to provide, in their planning, for adequate public use and access and for protection of public use and access resources.

(2) **Access grants.** Aquatic Land Enhancement Account funds will be distributed to state and local agencies to encourage provision of public access to state-owned aquatic lands.

(3) **Access advertised.** State-owned aquatic lands particularly suitable for public use and access will be advertised through appropriate publications.

(4) **No-fee access agreements.** No-fee agreements may be made with other parties for provision of public use and access to state-owned aquatic lands provided the other party meets the following conditions:

(a) The land must be available daily to the public on a first-come, first-served basis and may not be leased to private parties on any more than a day-use basis.

(b) Availability of free public use must be prominently advertised by appropriate means as required. For example, signs may be required on the premises and/or on a nearby public road if the facility is not visible from the road.

(c) When the use is dependent on the abutting uplands, the managing entity must own, lease or control the abutting uplands.

(d) User fees shall not be charged unless specifically authorized by the department and shall not exceed the direct operating cost of the facility.

(e) Necessary nonwater-dependent accessory uses will be allowed in the no-fee agreement area only under exceptional circumstances when they contribute directly to the public's use and enjoyment of the aquatic lands and comply with WAC 332-30-137. Such nonwater-dependent uses shall be required to pay a fair-market rent for use of aquatic lands.

(f) Auditable records must be maintained and made available to the state.

(5) **Rent reduction for access.** Leased developments on state-owned aquatic lands which also provide a degree of public use and access may be eligible for a rent reduction. Rental reduction shall apply only to the actual area within the lease that meets public access and use requirements of subsection (4) of this section. [Statutory Authority: RCW 79.90.105, 79.90.300, 79.90.455, 79.90.460, 79.90.470, 79.90.475, 79.90.520, 79.68.010, 79.68.68 [79.68.080], and chapter 79.93 RCW. 85-22-066 (Resolution No. 500), § 332-30-131, filed 11/5/85.]

**WAC 332-30-133 Repealed.** See Disposition Table at beginning of this chapter.

**WAC 332-30-134 Aquatic land environmental protection.** (1) **Planning.** Coordinated, interagency planning will be encouraged to identify and protect natural resources of state-wide value.

(2) **Reliance on other agencies.** Aquatic land natural resources of state-wide value are protected by a number of special state and federal environmental protection programs including: State Shorelines Management Act, Environmental Policy Act, Hydraulics Project Approval, National Environmental Policy Act, Federal Clean Water Act, Fish and Wildlife Coordination Act and section 10 of the Rivers and Harbors Act. Governmental agencies with appropriate jurisdiction and expertise will normally be depended on to evaluate environmental impacts of individual projects and to incorporate appropriate protective measures in their respective project authorizations.

(3) **Method.** Leases and other proprietary aquatic land conveyances may include environmental protection requirements when: (a) Regulatory agencies' approvals are not required; (b) unique circumstances require long-term monitoring or project performance; or (c) substantial evidence is present to warrant special protection. [Statutory Authority: RCW 79.90.105, 79.90.300, 79.90.455, 79.90.460, 79.90.470, 79.90.475, 79.90.520, 79.68.010, 79.68.68 [79.68.080], and chapter 79.93 RCW. 85-22-066 (Resolution No. 500), § 332-30-134, filed 11/5/85.]

**WAC 332-30-136 Repealed.** See Disposition Table at beginning of this chapter.

**WAC 332-30-137 Nonwater-dependent uses. Policy.** Nonwater-dependent use of state-owned aquatic lands is a low priority use providing minimal public benefits. Nonwater-dependent uses shall not be permitted to expand or be established in new areas except in exceptional circumstances and when compatible with water-dependent uses existing in or planned for the area. Analysis under this section will be used to determine the terms and conditions of allowable nonwater-dependent use leases. The department will give public notice of sites proposed for nonwater-dependent use leases.

(1) **Exceptional circumstances.** The following are exceptional circumstances when nonwater-dependent uses may be allowed:

(a) Nonwater-dependent accessory uses to water-dependent uses such as delivery and service parking, lunch rooms, and plant offices.

(b) Mixed water-dependent and nonwater-dependent development. The water-dependent component shall be a major project element. The nonwater-dependent use shall significantly enhance water-dependent uses and/or resources of state-wide value.

(c) Nonwater-dependent uses in structures constructed, or on sites filled, prior to June 30, 1985.

(d) Expansion or realignment of essential public nonwater-dependent facilities such as airports, highways and sewage treatment plants where upland topography, economics, or other factors preclude alternative locations.

(e) When acceptable sites and circumstances are identified in adopted local shoreline management master programs which provide for the present and future needs of all uses and resources of state-wide value, identify specific areas or situations in which nonwater-dependent uses will be allowed, and justify the exceptional nature of those areas or situations.

(2) **Compatibility with water-dependent uses.** Nonwater-dependent uses will only be allowed when they are compatible with water-dependent uses existing in or planned for the area. Evaluation of compatibility will consider the following:

(a) Current and future demands for the site by water-dependent uses.

(b) The effect on the usefulness of adjacent areas for water-dependent uses.

(c) The probability of attracting additional water-dependent or nonwater-dependent uses.

(d) Subsidies offered to water-dependent uses.

(3) **Evaluation.** Proposed nonwater-dependent uses will be evaluated individually. Applicants must demonstrate the proposed nonwater-dependent uses are consistent with subsections (1) and (2) of this section and any other applicable provisions of this chapter.

(4) **Re-leases.** Re-leases of nonwater-dependent uses will be evaluated as new uses. If continuance of the nonwater-dependent use substantially conflicts with uses or resources of state-wide value or with shoreline master program planning or supplemental planning developed under WAC 332-30-107(5), or if the site is needed by a use of state-wide value, the re-lease will not be approved. [Statutory Authority: RCW 79.90.105, 79.90.300, 79.90.455, 79.90.460, 79.90.470, 79.90.475, 79.90.520, 79.68.010, 79.68.68 [79.68.080], and chapter 79.93 RCW. 85-22-066 (Resolution No. 500), § 332-30-137, filed 11/5/85.]

**WAC 332-30-144 Private recreational docks.** (1) **Applicability.** This section implements the permission created by RCW 79.90.105, Private recreational docks, which allows abutting residential owners, under certain circumstances, to install private recreational docks without charge. The limitations set forth in this section apply

only to use of state-owned aquatic lands for private recreational docks under RCW 79.90.105. No restriction or regulation of other types of uses on aquatic lands is provided. This section shall not apply to port districts managing aquatic lands under a management agreement (WAC 332-30-114).

(2) **Eligibility.** The permission shall apply only to the following:

(a) An "abutting residential owner," being the owner of record of property physically bordering on public aquatic land and either used for single family housing or for a multi-family residence not exceeding four units per lot.

(b) A "dock," being a securely anchored or fixed, open walkway structure visible to boaters and kept in good repair extending from the upland property, primarily used as an aid to boating by the abutting residential owner(s), and accommodating moorage by not more than four pleasure boats typical to the body of water on which the dock is located. Two or more abutting residential owners may install and maintain a single joint-use dock provided it meets all other design requirements of this section; is the only dock used by those owners; and that the dock fronts one of the owners' property.

(c) A "private recreational purpose," being a nonincome-producing, leisure-time, and discretionary use by the abutting residential owner(s).

(d) State-owned aquatic lands outside harbor areas designated by the harbor line commission.

(3) **Uses not qualifying.** Examples of situations not qualifying for the permission include:

(a) Yacht and boat club facilities;

(b) Houseboats;

(c) Resorts;

(d) Multi-family dwellings, including condominium ownerships, with more than four units;

(e) Uses other than docks such as launches and railways not part of the dock, bulkheads, landfills, dredging, breakwaters, mooring buoys, swim floats, and swimming areas.

(4) **Limitations.**

(a) The permission does not apply to areas where the state has issued a reversionary use deed such as for shellfish culture, hunting and fishing, or park purposes; published an allocation of a special use and the dock is inconsistent with the allocation; or granted an authorization for use such as a lease, easement, or material purchase.

(b) Each dock owner using the permission is responsible for determining the availability of the public aquatic lands. Records of the department are open for public review. The department will research the availability of the public aquatic lands upon written request. A fee sufficient to cover costs shall be charged for this research.

(c) The permission is limited to docks that conform to adopted shoreline master programs and other local ordinances.

(d) The permission is not a grant of exclusive use of public aquatic lands to the dock owner. It does not prohibit public use of any aquatic lands around or under the



dock. Owners of docks located on state-owned tidelands or shorelands must provide a safe, convenient, and clearly available means of pedestrian access over, around, or under the dock at all tide levels. However, dock owners are not required to allow public use of their docks or access across private lands to state-owned aquatic lands.

(e) The permission is not transferable or assignable to anyone other than a subsequent owner of the abutting upland property and is continuously dependent on the nature of ownership and use of the properties involved.

(5) **Revocation.** The permission may be revoked or canceled if:

(a) The dock or abutting residential owner has not met the criteria listed in subsection (2) or (4) of this section; or

(b) The dock significantly interferes with navigation or with navigational access to and from other upland properties. This degree of interference shall be determined from the character of the shoreline and waterbody, the character of other in-water development in the vicinity, and the degree of navigational use by the public and adjacent property owners;

(c) The dock interferes with preferred water-dependent uses established by law; or

(d) The dock is a public health or safety hazard.

(6) **Appeal of revocation.** Upon receiving written notice of revocation or cancellation, the abutting residential owner shall have thirty days from the date of notice to file for an administrative hearing under the contested case proceedings of chapter 34.04 RCW. If the action to revoke the permission is upheld, the owner shall correct the cited conditions and shall be liable to the state for any compensation due to the state from the use of the aquatic lands from the date of notice until permission requirements are met or until such permission is no longer needed. If the abutting residential owner disclaims ownership of the dock, the department may take actions to have it removed.

(7) **Current leases.** Current lessees of docks meeting the criteria in this section will be notified of their option to cancel the lease. They will be provided a reasonable time to respond. Lack of response will result in cancellation of the lease by the department.

(8) **Property rights.** No property rights in, or boundaries of, public aquatic lands are established by this section.

(9) **Lines of navigability.** The department will not initiate establishment of lines of navigability on any shorelands unless requested to do so by the shoreland owners or their representatives.

(10) Nothing in this section is intended to address statutes relating to sales of second class shorelands. [Statutory Authority: RCW 79.90.105, 79.90.300, 79.90.455, 79.90.460, 79.90.470, 79.90.475, 79.90.520, 79.68.010, 79.68.68 [79.68.080], and chapter 79.93 RCW. 85-22-066 (Resolution No. 500), § 332-30-144, filed 11/5/85.]

**WAC 332-30-145 Booming, rafting and storage of logs.** All requirements in this section shall apply to the

department and to port districts managing aquatic lands under a management agreement (WAC 332-30-114).

(1) Unless specifically exempted in writing, all log dumps located on aquatic lands, or operated in direct association with booming grounds on aquatic land, must provide facilities for lowering logs into the water without tumbling, which loosens the bark. Free rolling of logs is not permitted.

(2) Provision must be made to securely retain all logs, chunks, and trimmings and other wood or bark particles of significant size within the leased area. Lessee will be responsible for regular cleanup and upland disposal sufficient to prevent excessive accumulation of any debris on the leased area.

(3) Unless permitted in writing, aquatic land leased for booming and rafting shall not be used for holding flat rafts except:

(a) Loads of logs averaging over 24" diameter.

(b) Raft assembly, disassembly and log sort areas.

(4) Unless permitted in writing, grounding of logs or rafts is not allowed on tidelands leased for booming and rafting. However, tidelands which were leased for booming and rafting prior to January 1, 1980, are exempt from this provision.

(5) No log raft shall remain on aquatic land for more than one year, unless specifically authorized in writing.

(6) For leases granted to serve the general needs of an area such as an island, the leased area shall be made available to others for booming and rafting and at a reasonable charge.

(7) Areas within a lease boundary meeting the definition of log booming are water-dependent uses. The rent for these areas will be calculated according to WAC 332-30-123.

(8) Areas leased for log storage shall have the rent calculated by applying a state-wide base unit rent per acre. Temporary holding of logs alongside a vessel for the purpose of loading onto the vessel is neither booming nor storage.

(9) The base unit rent, application to existing leases, and subsequent annual rents will be determined as provided for water-dependent uses under WAC 332-30-123 except for the following modifications:

(a) A formula rental calculation will be made for each such area leased as of July 1, 1984, as though the formula applied on July 1, 1984.

(b) The assessment for an upland parcel shall not be used when the following situations exist:

(i) The parcel is not assessed.

(ii) The size of the parcel in acres or square feet is not known.

(c) When necessary to select an alternative upland parcel, the nearest assessed waterfront parcel shall be used if not excluded by the criteria under (b) of this subsection.

(d) Because of the large size and shape of many log storage areas, there may be more than one upland parcel that could be used in the formula. The department shall treat such multiple parcel situations by using:

(i) The per unit value of each upland parcel applied to its portion of the lease area. If it is not possible or feasible to delineate all portions of the lease area by extending the boundaries of the upland parcel, then;

(ii) The total of the assessed value of all the upland parcels divided by the total acres of all the upland parcels shall be the per unit value applied in the formula.

(e) The total formula rents divided by the total acres under lease for log storage equals the annual base unit rent for fiscal years 1985-1989. That figure is \$171.00 per acre.

(f) For purposes of calculating stairstepping of rentals allowed under WAC 332-30-123, the base unit rent multiplied by the number of acres shall be the formula rent. In cases of mixed uses, the log storage formula rent shall be added to the formula rent determinations for the other uses under leases before applying the criteria for stairstepping.

(g) Inflation adjustments to the base rent shall begin on July 1, 1990.

(10) On July 1, 1989, and each four years thereafter, the department shall establish a new base unit rent.

(a) The new base rent will be the previous base rent multiplied by the result of dividing the average water-dependent lease rate per acre for the prior fiscal year by the average water-dependent lease rate per acre for the fiscal year in which the base unit rent was last established. For example, the formula for the base unit rent for fiscal year 1990 would be:

$$\text{FY90 BUR} = \text{FY85 BUR} \times \frac{(\text{FY89 AWLR})}{(\text{FY85 AWLR})}$$

(b) When necessary to calculate the average water-dependent lease rate per acre for a fiscal year, it shall be done on or near July 1. The total formula rent plus inflation adjustments divided by the total acres of water-dependent uses affected by the formula during the prior fiscal year shall be the prior fiscal year's average.

(11) If portions of a log storage lease area are open and accessible to the general public, no rent shall be charged for such areas provided that:

(a) The area meets the public use requirements under WAC 332-30-130(9);

(b) Such areas are in a public use status for a continuous period of three months or longer during each year;

(c) The lease includes language addressing public use availability or is amended to include such language;

(d) The department approves the lessee's operations plan for public use, including safety precautions;

(e) Changes in the amount of area and/or length of time for public use availability shall only be made at the time of rental adjustment to the lease; and

(f) Annual rental for such areas will be prorated by month and charged for each month or part of a month not available to the general public. [Statutory Authority: 1984 c 221 and RCW 79.90.540, 84-23-014 (Resolution No. 470), § 332-30-145, filed 11/9/84. Statutory Authority: RCW 43.30.150, 80-09-005 (Order 343), § 332-30-145, filed 7/3/80.]

**WAC 332-30-160 Repealed.** See Disposition Table at beginning of this chapter.

**WAC 332-30-161 Aquaculture.** This section shall not apply to port districts managing aquatic lands under a management agreement (WAC 332-30-114). Aquaculture is an aquatic land use of state-wide value. Aquaculture will be fostered through research, flexible lease fees, and assistance in permitting and planning.

(1) **Research.** The department will conduct or sponsor research and development work on aquaculture species and techniques suitable for culture on state-owned aquatic lands. Research will be coordinated with, and not duplicate, research undertaken by other agencies.

(2) **Fees.** Lease fees for aquaculture operations are subject to negotiation. Negotiations will consider the operational risks, maturity of the industry, and ability to further research.

(a) Fees may be reduced during the initial start-up period of the lease.

(b) Fees over the life of the lease will not exceed rents paid by other water-dependent uses.

(3) **Permit acquisition.** The department may obtain local, state, and/or federal permits for aquacultural use of state-owned aquatic lands having high aquaculture potential and lease these areas to aquaculturists.

(4) **Site protection.** The department will identify areas of state-owned aquatic land of state-wide value for aquaculture. Local governments will be encouraged to reserve and protect these lands from incompatible uses. [Statutory Authority: RCW 79.90.105, 79.90.300, 79.90.455, 79.90.460, 79.90.470, 79.90.475, 79.90.520, 79.68.010, 79.68.68 [79.68.080], and chapter 79.93 RCW. 85-22-066 (Resolution No. 500), § 332-30-161, filed 11/5/85.]

**WAC 332-30-166 Open water disposal sites.** (1) Open water disposal sites are established primarily for the disposal of dredged material obtained from marine or fresh waters. These sites are generally not available for disposal of material derived from upland or dryland excavation except when such materials would enhance the aquatic habitat.

(2) Material may be disposed of on state-owned aquatic land only at approved open water disposal sites and only after authorization has been obtained from the department. Applications for use of any area other than an established site shall be rejected. However, the applicant may appeal to the interagency open water disposal site evaluation committee for establishment of a new site.

(3) Application for use of an established site must be for dredged material that meets the approval of federal and state agencies and for which there is no practical alternative upland disposal site or beneficial use such as beach enhancement.

(4) The department will only issue authorization for use of the site after:

(a) The environmental protection agency and department of ecology notify the department that, in accordance with Sections 404 and 401, respectively, of the

Federal Clean Water Act, the dredged materials are suitable for in-water disposal and do not appear to create a threat to human health, welfare, or the environment; and

(b) All necessary federal, state, and local permits are acquired.

(5) Any use authorization granted by the department shall be subject to the terms and conditions of any required federal, state, or local permits.

(6) The department shall suspend or terminate any authorization to use a site upon the expiration of any required permit.

(7) All leases for use of a designated site must require notification to DNR in Olympia twenty-four hours prior to each use. DNR Olympia must be notified five working days prior to the first use to permit an on-site visit to confirm with dump operator the site location.

(8) Pipeline disposal of material to an established disposal site will require special consideration.

(9) An application and a lease fee will be charged at a rate sufficient to cover all departmental costs associated with management of the sites. Fees will be reviewed and adjusted annually or more often as needed. A penalty fee may be charged for unauthorized dumping or dumping beyond the lease site. Army Corps of Engineers navigation channel maintenance projects are exempt from this fee schedule.

#### FEES

(a) Application fee

(i) Puget Sound and Strait of Juan De Fuca: \$.15 per cubic yard (c.y.) for the first 200,000 c.y.; Negotiated fee for project volumes exceeding 200,000 c.y.; Minimum fee \$2,000.00

(ii) Grays Harbor/Willapa Harbor: Minimum fee \$300.00

(b) Lease fee - \$100.00 all sites

(c) Penalty fee - \$5.00/cubic yard

(10) Open water disposal site selection. Sites are selected and managed by the department with the advice of the interagency open water disposal site evaluation committee (a technical committee of the aquatic resources advisory committee). The committee is composed of representatives of the state departments of ecology, fisheries, game, and natural resources as well as the Federal Army Corps of Engineers, National Marine Fisheries Service, Environmental Protection Agency, and Fish and Wildlife Service. The department chairs the committee. Meetings are irregular. The committee has developed a series of guidelines to be used in selecting disposal sites. The objectives of the site selection guidelines are to reduce damage to living resources known to utilize the area, and to minimize the disruption of normal human activity that is known to occur in the area. The guidelines are as follows:

(a) Select areas of common or usual natural characteristics. Avoid areas with uncommon or unusual characteristics.

(b) Select areas, where possible, of minimal dispersal of material rather than maximum widespread dispersal.

(c) Sites subject to high velocity currents will be limited to sandy or coarse material whenever feasible.

(d) When possible, use disposal sites that have substrate similar to the material being dumped.

(e) Select areas close to dredge sources to insure use of the sites.

(f) Protect known fish nursery, fishery harvest areas, fish migration routes, and aquaculture installations.

(g) Areas proposed for dredged material disposal may require an investigation of the biological and physical systems which exist in the area.

(h) Current velocity, particle size, bottom slope and method of disposal must be considered.

(i) Projects transporting dredged material by pipeline will require individual review.

(j) Placement of temporary site marking buoys may be required.

(k) The department will assure disposal occurs in accordance with permit conditions. Compliance measures may include, but are not limited to, visual or electronic surveillance, marking of sites with buoys, requiring submittal of operator reports and bottom sampling or inspection.

(l) Special consideration should be given to placing material at a site where it will enhance the habitat for living resources.

(m) Locate sites where surveillance is effective and can easily be found by tugboat operators.

(11) The department shall conduct such subtidal surveys as are necessary for siting and managing the disposal sites. [Statutory Authority: RCW 79.90.100 and 43.30.150. 85-15-050 (Order 451, Resolution No. 492), § 332-30-166, filed 7/16/85. Statutory Authority: RCW 43.30.150. 80-09-005 (Order 343), § 332-30-166, filed 7/3/80.]

#### Chapter 332-40 WAC

#### GUIDELINES INTERPRETING AND IMPLEMENTING THE STATE ENVIRONMENTAL POLICY ACT

WAC

332-40-010 through 332-40-910 Repealed.

#### DISPOSITION OF SECTIONS FORMERLY CODIFIED IN THIS CHAPTER

332-40-010 Authority. [Order 259, § 332-40-010, filed 6/10/76; Order 257, § 332-40-010, filed 5/21/76.] Repealed by 84-18-052 (Order 432), filed 9/5/84. Statutory Authority: Chapter 43.21C RCW and RCW 43.30-150. Later promulgation, see WAC 332-41-010.

332-40-020 Purpose. [Statutory Authority: RCW 43.21C.120, WAC 197-10-800 and 197-10-810. 78-05-015 (Order 292), § 332-40-020, filed 4/11/78; Order 259, § 332-40-020, filed 6/10/76; Order 257, § 332-40-020, filed 5/21/76.] Repealed by 84-18-052 (Order 432), filed 9/5/84. Statutory Authority: Chapter 43-21C RCW and RCW 43.30.150. Later promulgation, see WAC 332-41-030.

332-40-025 Scope and coverage of this chapter. [Order 259, § 332-40-025, filed 6/10/76; Order 257, § 332-40-025, filed 5/21/76.] Repealed by 84-18-052 (Order 432), filed 9/5/84. Statutory Authority: Chapter 43-21C RCW and RCW 43.30.150.

- 332-40-030 Integration of SEPA procedures with other department operations. [Order 259, § 332-40-030, filed 6/10/76; Order 257, § 332-40-030, filed 5/21/76.] Repealed by 84-18-052 (Order 432), filed 9/5/84. Statutory Authority: Chapter 43.21C RCW and RCW 43.30.150.
- 332-40-035 Statute of limitations. [Order 259, § 332-40-035, filed 6/10/76; Order 257, § 332-40-035, filed 5/21/76.] Repealed by 84-18-052 (Order 432), filed 9/5/84. Statutory Authority: Chapter 43.21C RCW and RCW 43.30.150.
- 332-40-037 SEPA public information center. [Statutory Authority: RCW 43.21C.120, WAC 197-10-800 and 197-10-810. 78-05-015 (Order 292), § 332-40-037, filed 4/11/78; Order 259, § 332-40-037, filed 6/10/76; Order 257, § 332-40-037, filed 5/21/76.] Repealed by 84-18-052 (Order 432), filed 9/5/84. Statutory Authority: Chapter 43.21C RCW and RCW 43.30.150.
- 332-40-040 Definitions. [Statutory Authority: RCW 43.21C.120, WAC 197-10-800 and 197-10-810. 78-05-015 (Order 292), § 332-40-040, filed 4/11/78; Order 259, § 332-40-040, filed 6/10/76; Order 257, § 332-40-040, filed 5/21/76.] Repealed by 84-18-052 (Order 432), filed 9/5/84. Statutory Authority: Chapter 43.21C RCW and RCW 43.30.150. Later promulgation, see WAC 332-41-040.
- 332-40-045 Responsible official. [Order 259, § 332-40-045, filed 6/10/76; Order 257, § 332-40-045, filed 5/21/76.] Repealed by 84-18-052 (Order 432), filed 9/5/84. Statutory Authority: Chapter 43.21C RCW and RCW 43.30.150.
- 332-40-050 Use of the environmental checklist form. [Statutory Authority: RCW 43.21C.120, WAC 197-10-800 and 197-10-810. 78-05-015 (Order 292), § 332-40-050, filed 4/11/78; Order 259, § 332-40-050, filed 6/10/76; Order 257, § 332-40-050, filed 5/21/76.] Repealed by 84-18-052 (Order 432), filed 9/5/84. Statutory Authority: Chapter 43.21C RCW and RCW 43.30.150.
- 332-40-055 Timing of the EIS process. [Statutory Authority: RCW 43.21C.120, WAC 197-10-800 and 197-10-810. 78-05-015 (Order 292), § 332-40-055, filed 4/11/78; Order 259, § 332-40-055, filed 6/10/76; Order 257, § 332-40-055, filed 5/21/76.] Repealed by 84-18-052 (Order 432), filed 9/5/84. Statutory Authority: Chapter 43.21C RCW and RCW 43.30.150. Later promulgation, see WAC 332-41-055.
- 332-40-060 Scope of a proposal and its impacts for the purposes of lead agency determination, threshold determination, and EIS preparation. [Statutory Authority: RCW 43.21C.120, WAC 197-10-800 and 197-10-810. 78-05-015 (Order 292), § 332-40-060, filed 4/11/78; Order 259, § 332-40-060, filed 6/10/76; Order 257, § 332-40-060, filed 5/21/76.] Repealed by 84-18-052 (Order 432), filed 9/5/84. Statutory Authority: Chapter 43.21C RCW and RCW 43.30.150.
- 332-40-100 Summary of information which may be required of a private applicant. [Statutory Authority: RCW 43.21C.120, WAC 197-10-800 and 197-10-810. 78-05-015 (Order 292), § 332-40-100, filed 4/11/78; Order 259, § 332-40-100, filed 6/10/76; Order 257, § 332-40-100, filed 5/21/76.] Repealed by 84-18-052 (Order 432), filed 9/5/84. Statutory Authority: Chapter 43.21C RCW and RCW 43.30.150.
- 332-40-160 No presumption of significance for nonexempt actions. [Order 259, § 332-40-160, filed 6/10/76; Order 257, § 332-40-160, filed 5/21/76.] Repealed by 84-18-052 (Order 432), filed 9/5/84. Statutory Authority: Chapter 43.21C RCW and RCW 43.30.150.
- 332-40-170 Categorical exemptions. [Statutory Authority: RCW 43.21C.120, WAC 197-10-800 and 197-10-810. 78-05-015 (Order 292), § 332-40-170, filed 4/11/78; Order 259, § 332-40-170, filed 6/10/76; Order 257, § 332-40-170, filed 5/21/76.] Repealed by 84-18-052 (Order 432), filed 9/5/84. Statutory Authority: Chapter 43.21C RCW and RCW 43.30.150.
- 332-40-175 Exemptions and nonexemptions applicable to specific state agencies. [Statutory Authority: RCW 43.21C.120, WAC 197-10-800 and 197-10-810. 78-05-015 (Order 292), § 332-40-175, filed 4/11/78; Order 268, § 332-40-175, filed 7/21/76; Order 259, § 332-40-175, filed 6/10/76; Order 257, § 332-40-175, filed 5/21/76.] Repealed by 84-18-052 (Order 432), filed 9/5/84. Statutory Authority: Chapter 43.21C RCW and RCW 43.30.150.
- 332-40-177 Environmentally sensitive areas. [Statutory Authority: RCW 43.21C.120, WAC 197-10-800 and 197-10-810. 78-05-015 (Order 292), § 332-40-177, filed 4/11/78; Order 259, § 332-40-177, filed 6/10/76; Order 257, § 332-40-177, filed 5/21/76.] Repealed by 84-18-052 (Order 432), filed 9/5/84. Statutory Authority: Chapter 43.21C RCW and RCW 43.30.150.
- 332-40-180 Exemption for emergency actions. [Statutory Authority: RCW 43.21C.120, WAC 197-10-800 and 197-10-810. 78-05-015 (Order 292), § 332-40-180, filed 4/11/78; Order 259, § 332-40-180, filed 6/10/76; Order 257, § 332-40-180, filed 5/21/76.] Repealed by 84-18-052 (Order 432), filed 9/5/84. Statutory Authority: Chapter 43.21C RCW and RCW 43.30.150.
- 332-40-190 Use and effect of categorical exemptions. [Statutory Authority: RCW 43.21C.120, WAC 197-10-800 and 197-10-810. 78-05-015 (Order 292), § 332-40-190, filed 4/11/78; Order 259, § 332-40-190, filed 6/10/76; Order 257, § 332-40-190, filed 5/21/76.] Repealed by 84-18-052 (Order 432), filed 9/5/84. Statutory Authority: Chapter 43.21C RCW and RCW 43.30.150.
- 332-40-200 Lead agency—Responsibilities. [Order 259, § 332-40-200, filed 6/10/76; Order 257, § 332-40-200, filed 5/21/76.] Repealed by 84-18-052 (Order 432), filed 9/5/84. Statutory Authority: Chapter 43.21C RCW and RCW 43.30.150.
- 332-40-203 Determination of lead agency—Procedures. [Statutory Authority: RCW 43.21C.120, WAC 197-10-800 and 197-10-810. 78-05-015 (Order 292), § 332-40-203, filed 4/11/78; Order 259, § 332-40-203, filed 6/10/76; Order 257, § 332-40-203, filed 5/21/76.] Repealed by 84-18-052 (Order 432), filed 9/5/84. Statutory Authority: Chapter 43.21C RCW and RCW 43.30.150.
- 332-40-205 Lead agency designation—Department proposals. [Statutory Authority: RCW 43.21C.120, WAC 197-10-800 and 197-10-810. 78-05-015 (Order 292), § 332-40-205, filed 4/11/78; Order 259, § 332-40-205, filed 6/10/76; Order 257, § 332-40-205, filed 5/21/76.] Repealed by 84-18-052 (Order 432), filed 9/5/84. Statutory Authority: Chapter 43.21C RCW and RCW 43.30.150.
- 332-40-210 Lead agency designation—Proposals involving both private and public construction activity. [Order 259, § 332-40-210, filed 6/10/76; Order 257, § 332-40-210, filed 5/21/76.] Repealed by 84-18-052 (Order 432), filed 9/5/84. Statutory Authority: Chapter 43.21C RCW and RCW 43.30.150.
- 332-40-215 Lead agency designation—Private projects for which the department is the only agency with jurisdiction. [Order 259, § 332-40-215, filed 6/10/76; Order 257, § 332-40-215, filed 5/21/76.] Repealed by 84-18-052 (Order 432), filed 9/5/84. Statutory Authority: Chapter 43.21C RCW and RCW 43.30.150.
- 332-40-220 Lead agency designation—Private projects requiring licenses from more than one agency, when one of the agencies is a county/city. [Statutory Authority: RCW 43.21C.120, WAC 197-10-800 and 197-10-810. 78-05-015 (Order 292), § 332-40-220, filed 4/11/78; Order 259, § 332-40-220, filed 6/10/76; Order 257, § 332-40-220, filed 5/21/76.] Repealed by 84-18-

- 052 (Order 432), filed 9/5/84. Statutory Authority: Chapter 43.21C RCW and RCW 43.30.150.
- 332-40-225 Lead agency designation—Private projects requiring licenses from more than one state agency. [Order 259, § 332-40-225, filed 6/10/76; Order 257, § 332-40-225, filed 5/21/76.] Repealed by 84-18-052 (Order 432), filed 9/5/84. Statutory Authority: Chapter 43.21C RCW and RCW 43.30.150.
- 332-40-230 Lead agency designation—Specific proposals. [Order 259, § 332-40-230, filed 6/10/76; Order 257, § 332-40-230, filed 5/21/76.] Repealed by 84-18-052 (Order 432), filed 9/5/84. Statutory Authority: Chapter 43.21C RCW and RCW 43.30.150.
- 332-40-240 Agreements as to lead agency status. [Statutory Authority: RCW 43.21C.120, WAC 197-10-800 and 197-10-810. 78-05-015 (Order 292), § 332-40-240, filed 4/11/78; Order 259, § 332-40-240, filed 6/10/76; Order 257, § 332-40-240, filed 5/21/76.] Repealed by 84-18-052 (Order 432), filed 9/5/84. Statutory Authority: Chapter 43.21C RCW and RCW 43.30.150.
- 332-40-245 Agreements between agencies as to division of lead agency duties. [Order 259, § 332-40-245, filed 6/10/76; Order 257, § 332-40-245, filed 5/21/76.] Repealed by 84-18-052 (Order 432), filed 9/5/84. Statutory Authority: Chapter 43.21C RCW and RCW 43.30.150.
- 332-40-260 Dispute as to lead agency determination—Resolution by CEP. [Statutory Authority: RCW 43.21C.120, WAC 197-10-800 and 197-10-810. 78-05-015 (Order 292), § 332-40-260, filed 4/11/78; Order 259, § 332-40-260, filed 6/10/76; Order 257, § 332-40-260, filed 5/21/76.] Repealed by 84-18-052 (Order 432), filed 9/5/84. Statutory Authority: Chapter 43.21C RCW and RCW 43.30.150.
- 332-40-300 Threshold determination requirement. [Statutory Authority: RCW 43.21C.120, WAC 197-10-800 and 197-10-810. 78-05-015 (Order 292), § 332-40-300, filed 4/11/78; Order 259, § 332-40-300, filed 6/10/76; Order 257, § 332-40-300, filed 5/21/76.] Repealed by 84-18-052 (Order 432), filed 9/5/84. Statutory Authority: Chapter 43.21C RCW and RCW 43.30.150.
- 332-40-305 Designation of responsible official. [Order 259, § 332-40-305, filed 6/10/76; Order 257, § 332-40-305, filed 5/21/76.] Repealed by 84-18-052 (Order 432), filed 9/5/84. Statutory Authority: Chapter 43.21C RCW and RCW 43.30.150.
- 332-40-310 Threshold determination procedures—Environmental checklist. [Statutory Authority: RCW 43.21C.120, WAC 197-10-800 and 197-10-810. 78-05-015 (Order 292), § 332-40-310, filed 4/11/78; Order 259, § 332-40-310, filed 6/10/76; Order 257, § 332-40-310, filed 5/21/76.] Repealed by 84-18-052 (Order 432), filed 9/5/84. Statutory Authority: Chapter 43.21C RCW and RCW 43.30.150.
- 332-40-315 Actions requiring a threshold determination. [Statutory Authority: RCW 43.21C.120, WAC 197-10-800 and 197-10-810. 78-05-015 (Order 292), § 332-40-315, filed 4/11/78; Order 259, § 332-40-315, filed 6/10/76; Order 257, § 332-40-315, filed 5/21/76.] Repealed by 84-18-052 (Order 432), filed 9/5/84. Statutory Authority: Chapter 43.21C RCW and RCW 43.30.150. Later promulgation, see WAC 332-41-310.
- 332-40-320 Threshold determination procedures—Initial review of environmental checklist. [Statutory Authority: RCW 43.21C.120, WAC 197-10-800 and 197-10-810. 78-05-015 (Order 292), § 332-40-320, filed 4/11/78; Order 259, § 332-40-320, filed 6/10/76; Order 257, § 332-40-320, filed 5/21/76.] Repealed by 84-18-052 (Order 432), filed 9/5/84. Statutory Authority: Chapter 43.21C RCW and RCW 43.30.150.
- 332-40-330 Threshold determination procedures—Information in addition to checklist. [Statutory Authority: RCW 43.21C.120, WAC 197-10-800 and 197-10-810. 78-05-015 (Order 292), § 332-40-330, filed 4/11/78; Order 259, § 332-40-330, filed 6/10/76; Order 257, § 332-40-330, filed 5/21/76.] Repealed by 84-18-052 (Order 432), filed 9/5/84. Statutory Authority: Chapter 43.21C RCW and RCW 43.30.150.
- 332-40-340 Threshold determination procedures—Negative declarations. [Statutory Authority: RCW 43.21C.120, WAC 197-10-800 and 197-10-810. 78-05-015 (Order 292), § 332-40-340, filed 4/11/78; Order 259, § 332-40-340, filed 6/10/76; Order 257, § 332-40-340, filed 5/21/76.] Repealed by 84-18-052 (Order 432), filed 9/5/84. Statutory Authority: Chapter 43.21C RCW and RCW 43.30.150.
- 332-40-345 Assumption of lead agency status by the department when it is an agency with jurisdiction over a proposal—Prerequisites, effect and form of notice. [Statutory Authority: RCW 43.21C.120, WAC 197-10-800 and 197-10-810. 78-05-015 (Order 292), § 332-40-345, filed 4/11/78; Order 259, § 332-40-345, filed 6/10/76; Order 257, § 332-40-345, filed 5/21/76.] Repealed by 84-18-052 (Order 432), filed 9/5/84. Statutory Authority: Chapter 43.21C RCW and RCW 43.30.150.
- 332-40-350 Affirmative threshold determination. [Statutory Authority: RCW 43.21C.120, WAC 197-10-800 and 197-10-810. 78-05-015 (Order 292), § 332-40-350, filed 4/11/78; Order 259, § 332-40-350, filed 6/10/76; Order 257, § 332-40-350, filed 5/21/76.] Repealed by 84-18-052 (Order 432), filed 9/5/84. Statutory Authority: Chapter 43.21C RCW and RCW 43.30.150.
- 332-40-355 Form of declaration of significance/nonsignificance. [Statutory Authority: RCW 43.21C.120, WAC 197-10-800 and 197-10-810. 78-05-015 (Order 292), § 332-40-355, filed 4/11/78; Order 259, § 332-40-355, filed 6/10/76; Order 257, § 332-40-355, filed 5/21/76.] Repealed by 84-18-052 (Order 432), filed 9/5/84. Statutory Authority: Chapter 43.21C RCW and RCW 43.30.150.
- 332-40-360 Threshold determination criteria—Application of environmental checklist. [Statutory Authority: RCW 43.21C.120, WAC 197-10-800 and 197-10-810. 78-05-015 (Order 292), § 332-40-360, filed 4/11/78; Order 259, § 332-40-360, filed 6/10/76; Order 257, § 332-40-360, filed 5/21/76.] Repealed by 84-18-052 (Order 432), filed 9/5/84. Statutory Authority: Chapter 43.21C RCW and RCW 43.30.150.
- 332-40-365 Environmental checklist. [Statutory Authority: RCW 43.21C.120, WAC 197-10-800 and 197-10-810. 78-05-015 (Order 292), § 332-40-365, filed 4/11/78; Order 259, § 332-40-365, filed 6/10/76; Order 257, § 332-40-365, filed 5/21/76.] Repealed by 84-18-052 (Order 432), filed 9/5/84. Statutory Authority: Chapter 43.21C RCW and RCW 43.30.150.
- 332-40-370 Withdrawal of affirmative threshold determination. [Statutory Authority: RCW 43.21C.120, WAC 197-10-800 and 197-10-810. 78-05-015 (Order 292), § 332-40-370, filed 4/11/78; Order 259, § 332-40-370, filed 6/10/76; Order 257, § 332-40-370, filed 5/21/76.] Repealed by 84-18-052 (Order 432), filed 9/5/84. Statutory Authority: Chapter 43.21C RCW and RCW 43.30.150.
- 332-40-375 Withdrawal of negative threshold determination. [Order 259, § 332-40-375, filed 6/10/76; Order 257, § 332-40-375, filed 5/21/76.] Repealed by 84-18-052 (Order 432), filed 9/5/84. Statutory Authority: Chapter 43.21C RCW and RCW 43.30.150.
- 332-40-400 Duty to begin preparation of a draft EIS. [Order 259, § 332-40-400, filed 6/10/76; Order 257, § 332-40-400, filed 5/21/76.] Repealed by 84-18-052 (Order 432), filed 9/5/84. Statutory Authority: Chapter 43.21C RCW and RCW 43.30.150.
- 332-40-405 Purpose and function of a draft EIS. [Statutory Authority: RCW 43.21C.120, WAC 197-10-800 and 197-10-810. 78-05-015 (Order 292), § 332-40-405, filed 4/11/78; Order 259, § 332-40-405, filed

- 6/10/76; Order 257, § 332-40-405, filed 5/21/76.] Repealed by 84-18-052 (Order 432), filed 9/5/84. Statutory Authority: Chapter 43.21C RCW and RCW 43.30.150.
- 332-40-410 Predraft consultation procedures. [Statutory Authority: RCW 43.21C.120, WAC 197-10-800 and 197-10-810. 78-05-015 (Order 292), § 332-40-410, filed 4/11/78; Order 259, § 332-40-410, filed 6/10/76; Order 257, § 332-40-410, filed 5/21/76.] Repealed by 84-18-052 (Order 432), filed 9/5/84. Statutory Authority: Chapter 43.21C RCW and RCW 43.30.150.
- 332-40-420 Preparation of EIS by persons outside the department. [Statutory Authority: RCW 43.21C.120, WAC 197-10-800 and 197-10-810. 78-05-015 (Order 292), § 332-40-420, filed 4/11/78; Order 259, § 332-40-420, filed 6/10/76; Order 257, § 332-40-420, filed 5/21/76.] Repealed by 84-18-052 (Order 432), filed 9/5/84. Statutory Authority: Chapter 43.21C RCW and RCW 43.30.150. Later promulgation, see WAC 332-41-420.
- 332-40-425 Organization and style of a draft EIS. [Order 259, § 332-40-425, filed 6/10/76; Order 257, § 332-40-425, filed 5/21/76.] Repealed by 84-18-052 (Order 432), filed 9/5/84. Statutory Authority: Chapter 43.21C RCW and RCW 43.30.150.
- 332-40-440 Contents of a draft EIS. [Statutory Authority: RCW 43.21C.120, WAC 197-10-800 and 197-10-810. 78-05-015 (Order 292), § 332-40-440, filed 4/11/78; Order 259, § 332-40-440, filed 6/10/76; Order 257, § 332-40-440, filed 5/21/76.] Repealed by 84-18-052 (Order 432), filed 9/5/84. Statutory Authority: Chapter 43.21C RCW and RCW 43.30.150.
- 332-40-442 Special considerations regarding contents of an EIS on a nonproject action. [Statutory Authority: RCW 43.21C.120, WAC 197-10-800 and 197-10-810. 78-05-015 (Order 292), § 332-40-442, filed 4/11/78; Order 259, § 332-40-442, filed 6/10/76; Order 257, § 332-40-442, filed 5/21/76.] Repealed by 84-18-052 (Order 432), filed 9/5/84. Statutory Authority: Chapter 43.21C RCW and RCW 43.30.150.
- 332-40-444 List of elements of the environment. [Statutory Authority: RCW 43.21C.120, WAC 197-10-800 and 197-10-810. 78-05-015 (Order 292), § 332-40-444, filed 4/11/78; Order 259, § 332-40-444, filed 6/10/76; Order 257, § 332-40-444, filed 5/21/76.] Repealed by 84-18-052 (Order 432), filed 9/5/84. Statutory Authority: Chapter 43.21C RCW and RCW 43.30.150.
- 332-40-446 Draft EIS—Optional additional elements—Limitation. [Order 259, § 332-40-446, filed 6/10/76; Order 257, § 332-40-446, filed 5/21/76.] Repealed by 84-18-052 (Order 432), filed 9/5/84. Statutory Authority: Chapter 43.21C RCW and RCW 43.30.150.
- 332-40-450 Public awareness of availability of draft EIS. [Statutory Authority: RCW 43.21C.120, WAC 197-10-800 and 197-10-810. 78-05-015 (Order 292), § 332-40-450, filed 4/11/78; Order 259, § 332-40-450, filed 6/10/76; Order 257, § 332-40-450, filed 5/21/76.] Repealed by 84-18-052 (Order 432), filed 9/5/84. Statutory Authority: Chapter 43.21C RCW and RCW 43.30.150.
- 332-40-455 Circulation of the draft EIS—Review period. [Statutory Authority: RCW 43.21C.120, WAC 197-10-800 and 197-10-810. 78-05-015 (Order 292), § 332-40-455, filed 4/11/78.] Repealed by 84-18-052 (Order 432), filed 9/5/84. Statutory Authority: Chapter 43.21C RCW and RCW 43.30.150.
- 332-40-460 Specific agencies to which draft EIS shall be sent. [Statutory Authority: RCW 43.21C.120, WAC 197-10-800 and 197-10-810. 78-05-015 (Order 292), § 332-40-460, filed 4/11/78; Order 259, § 332-40-460, filed 6/10/76; Order 257, § 332-40-460, filed 5/21/76.] Repealed by 84-18-052 (Order 432), filed 9/5/84. Statutory Authority: Chapter 43.21C RCW and RCW 43.30.150.
- 332-40-465 Agencies possessing environmental expertise. [Statutory Authority: RCW 43.21C.120, WAC 197-10-800 and 197-10-810. 78-05-015 (Order 292), § 332-40-465, filed 4/11/78; Order 259, § 332-40-465, filed 6/10/76; Order 257, § 332-40-465, filed 5/21/76.] Repealed by 84-18-052 (Order 432), filed 9/5/84. Statutory Authority: Chapter 43.21C RCW and RCW 43.30.150.
- 332-40-470 Cost to the public for reproduction of environmental documents. [Statutory Authority: RCW 43.21C.120, WAC 197-10-800 and 197-10-810. 78-05-015 (Order 292), § 332-40-470, filed 4/11/78; Order 259, § 332-40-470, filed 6/10/76; Order 257, § 332-40-470, filed 5/21/76.] Repealed by 84-18-052 (Order 432), filed 9/5/84. Statutory Authority: Chapter 43.21C RCW and RCW 43.30.150.
- 332-40-480 Public hearing on a proposal—When required. [Statutory Authority: RCW 43.21C.120, WAC 197-10-800 and 197-10-810. 78-05-015 (Order 292), § 332-40-480, filed 4/11/78; Order 259, § 332-40-480, filed 6/10/76; Order 257, § 332-40-480, filed 5/21/76.] Repealed by 84-18-052 (Order 432), filed 9/5/84. Statutory Authority: Chapter 43.21C RCW and RCW 43.30.150.
- 332-40-485 Notice of public hearing on environmental impact of the proposal. [Order 259, § 332-40-485, filed 6/10/76; Order 257, § 332-40-485, filed 5/21/76.] Repealed by 84-18-052 (Order 432), filed 9/5/84. Statutory Authority: Chapter 43.21C RCW and RCW 43.30.150.
- 332-40-490 Public hearing on the proposal—Use of environmental documents. [Order 259, § 332-40-490, filed 6/10/76; Order 257, § 332-40-490, filed 5/21/76.] Repealed by 84-18-052 (Order 432), filed 9/5/84. Statutory Authority: Chapter 43.21C RCW and RCW 43.30.150.
- 332-40-495 Preparation of amended or new draft EIS. [Order 259, § 332-40-495, filed 6/10/76; Order 257, § 332-40-495, filed 5/21/76.] Repealed by 84-18-052 (Order 432), filed 9/5/84. Statutory Authority: Chapter 43.21C RCW and RCW 43.30.150.
- 332-40-500 Department responsibilities when consulted as an agency with jurisdiction. [Statutory Authority: RCW 43.21C.120, WAC 197-10-800 and 197-10-810. 78-05-015 (Order 292), § 332-40-500, filed 4/11/78; Order 259, § 332-40-500, filed 6/10/76; Order 257, § 332-40-500, filed 5/21/76.] Repealed by 84-18-052 (Order 432), filed 9/5/84. Statutory Authority: Chapter 43.21C RCW and RCW 43.30.150.
- 332-40-520 Department responsibilities when consulted as an agency with environmental expertise. [Order 259, § 332-40-520, filed 6/10/76; Order 257, § 332-40-520, filed 5/21/76.] Repealed by 84-18-052 (Order 432), filed 9/5/84. Statutory Authority: Chapter 43.21C RCW and RCW 43.30.150.
- 332-40-530 Responsibilities of the department—When predraft consultation has occurred. [Order 259, § 332-40-530, filed 6/10/76; Order 257, § 332-40-530, filed 5/21/76.] Repealed by 84-18-052 (Order 432), filed 9/5/84. Statutory Authority: Chapter 43.21C RCW and RCW 43.30.150.
- 332-40-535 Cost of performance of consulted agency responsibilities. [Statutory Authority: RCW 43.21C.120, WAC 197-10-800 and 197-10-810. 78-05-015 (Order 292), § 332-40-535, filed 4/11/78; Order 259, § 332-40-535, filed 6/10/76; Order 257, § 332-40-535, filed 5/21/76.] Repealed by 84-18-052 (Order 432), filed 9/5/84. Statutory Authority: Chapter 43.21C RCW and RCW 43.30.150.
- 332-40-540 Limitations on responses to consultation. [Statutory Authority: RCW 43.21C.120, WAC 197-10-800 and 197-10-810. 78-05-015 (Order 292), § 332-40-540, filed 4/11/78; Order 259, § 332-40-540, filed 6/10/76; Order 257, § 332-40-540, filed 5/21/76.] Repealed by 84-18-052 (Order 432), filed 9/5/84.

- Statutory Authority: Chapter 43.21C RCW and RCW 43.30.150.
- 332-40-545 Effect of no written comment. [Statutory Authority: RCW 43.21C.120, WAC 197-10-800 and 197-10-810. 78-05-015 (Order 292), § 332-40-545, filed 4/11/78; Order 259, § 332-40-545, filed 6/10/76; Order 257, § 332-40-545, filed 5/21/76.] Repealed by 84-18-052 (Order 432), filed 9/5/84. Statutory Authority: Chapter 43.21C RCW and RCW 43.30.150.
- 332-40-570 Preparation of the final EIS—Contents—When no critical comments received on the draft EIS. [Statutory Authority: RCW 43.21C.120, WAC 197-10-800 and 197-10-810. 78-05-015 (Order 292), § 332-40-570, filed 4/11/78; Order 259, § 332-40-570, filed 6/10/76; Order 257, § 332-40-570, filed 5/21/76.] Repealed by 84-18-052 (Order 432), filed 9/5/84. Statutory Authority: Chapter 43.21C RCW and RCW 43.30.150.
- 332-40-580 Preparation of the final EIS—Contents—When critical comments received on the draft EIS. [Statutory Authority: RCW 43.21C.120, WAC 197-10-800 and 197-10-810. 78-05-015 (Order 292), § 332-40-580, filed 4/11/78; Order 259, § 332-40-580, filed 6/10/76; Order 257, § 332-40-580, filed 5/21/76.] Repealed by 84-18-052 (Order 432), filed 9/5/84. Statutory Authority: Chapter 43.21C RCW and RCW 43.30.150.
- 332-40-600 Circulation of the final EIS. [Statutory Authority: RCW 43.21C.120, WAC 197-10-800 and 197-10-810. 78-05-015 (Order 292), § 332-40-600, filed 4/11/78; Order 259, § 332-40-600, filed 6/10/76; Order 257, § 332-40-600, filed 5/21/76.] Repealed by 84-18-052 (Order 432), filed 9/5/84. Statutory Authority: Chapter 43.21C RCW and RCW 43.30.150.
- 332-40-650 Effect of an adequate final EIS prepared pursuant to NEPA. [Statutory Authority: RCW 43.21C.120, WAC 197-10-800 and 197-10-810. 78-05-015 (Order 292), § 332-40-650, filed 4/11/78; Order 259, § 332-40-650, filed 6/10/76; Order 257, § 332-40-650, filed 5/21/76.] Repealed by 84-18-052 (Order 432), filed 9/5/84. Statutory Authority: Chapter 43.21C RCW and RCW 43.30.150.
- 332-40-652 Supplementation by the department of an inadequate final NEPA EIS. [Order 259, § 332-40-652, filed 6/10/76; Order 257, § 332-40-652, filed 5/21/76.] Repealed by 84-18-052 (Order 432), filed 9/5/84. Statutory Authority: Chapter 43.21C RCW and RCW 43.30.150.
- 332-40-660 Use of previously prepared EIS for a different proposed action. [Statutory Authority: RCW 43.21C.120, WAC 197-10-800 and 197-10-810. 78-05-015 (Order 292), § 332-40-660, filed 4/11/78; Order 259, § 332-40-660, filed 6/10/76; Order 257, § 332-40-660, filed 5/21/76.] Repealed by 84-18-052 (Order 432), filed 9/5/84. Statutory Authority: Chapter 43.21C RCW and RCW 43.30.150.
- 332-40-690 Use of another lead agency's EIS by the department for the same proposal. [Statutory Authority: RCW 43.21C.120, WAC 197-10-800 and 197-10-810. 78-05-015 (Order 292), § 332-40-690, filed 4/11/78; Order 259, § 332-40-690, filed 6/10/76; Order 257, § 332-40-690, filed 5/21/76.] Repealed by 84-18-052 (Order 432), filed 9/5/84. Statutory Authority: Chapter 43.21C RCW and RCW 43.30.150.
- 332-40-695 Draft and final supplements to a revised EIS. [Statutory Authority: RCW 43.21C.120, WAC 197-10-800 and 197-10-810. 78-05-015 (Order 292), § 332-40-695, filed 4/11/78; Order 259, § 332-40-695, filed 6/10/76; Order 257, § 332-40-695, filed 5/21/76.] Repealed by 84-18-052 (Order 432), filed 9/5/84.
- 332-40-700 EIS combined with existing planning and review processes. [Order 259, § 332-40-700, filed 6/10/76; Order 257, § 332-40-700, filed 5/21/76.] Repealed by 84-18-052 (Order 432), filed 9/5/84. Statutory Authority: Chapter 43.21C RCW and RCW 43.30.150.
- 332-40-710 No action for seven days after publication of the final EIS. [Statutory Authority: RCW 43.21C.120, WAC 197-10-800 and 197-10-810. 78-05-015 (Order 292), § 332-40-710, filed 4/11/78.] Repealed by 84-18-052 (Order 432), filed 9/5/84. Statutory Authority: Chapter 43.21C RCW and RCW 43.30.150.
- 332-40-800 Amendments to this chapter. [Statutory Authority: RCW 43.21C.120, WAC 197-10-800 and 197-10-810. 78-05-015 (Order 292), § 332-40-800, filed 4/11/78; Order 259, § 332-40-800, filed 6/10/76; Order 257, § 332-40-800, filed 5/21/76.] Repealed by 84-18-052 (Order 432), filed 9/5/84. Statutory Authority: Chapter 43.21C RCW and RCW 43.30.150.
- 332-40-830 SEPA public information center. [Order 259, § 332-40-830, filed 6/10/76; Order 257, § 332-40-830, filed 5/21/76.] Repealed by 84-18-052 (Order 432), filed 9/5/84. Statutory Authority: Chapter 43.21C RCW and RCW 43.30.150.
- 332-40-840 Application of agency guidelines to ongoing actions. [Order 259, § 332-40-840, filed 6/10/76; Order 257, § 332-40-840, filed 5/21/76.] Repealed by 84-18-052 (Order 432), filed 9/5/84. Statutory Authority: Chapter 43.21C RCW and RCW 43.30.150.
- 332-40-910 Severability. [Order 259, § 332-40-910, filed 6/10/76; Order 257, § 332-40-910, filed 5/21/76.] Repealed by 84-18-052 (Order 432), filed 9/5/84. Statutory Authority: Chapter 43.21C RCW and RCW 43.30.150.

**WAC 332-40-010 through 332-40-910 Repealed.**  
See Disposition Table at beginning of this chapter.

### Chapter 332-41 WAC

#### SEPA POLICIES AND PROCEDURES

##### WAC

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**WAC 332-41-010 Authority.** These rules are promulgated under RCW 43.21C.120 (the State Environmental Policy Act) and chapter 197-11 WAC (SEPA rules). [Statutory Authority: Chapter 43.21C RCW and RCW 43.30.150. 84-18-052 (Order 432), § 332-41-010, filed 9/5/84. Formerly WAC 332-40-010.]

**WAC 332-41-020 Adoption by reference.** The department of natural resources adopts the following sections or subsections of chapter 197-11 WAC by reference.

## WAC

- 197-11-040 Definitions.
- 197-11-050 Lead agency.
- 197-11-055 Timing of the SEPA process.
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- 197-11-090 Supporting documents.
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- 197-11-300 Purpose of this part.
- 197-11-305 Categorical exemptions.
- 197-11-315 Environmental checklist.
- 197-11-330 Threshold determination process.
- 197-11-335 Additional information.
- 197-11-340 Determination of nonsignificance (DNS).
- 197-11-350 Mitigated DNS.
- 197-11-360 Determination of significance (DS)/initiation of scoping.
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- 197-11-402 General requirements.
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- 197-11-640 Combining documents.
- 197-11-650 Purpose of this part.
- 197-11-655 Implementation.
- 197-11-660 Substantive authority and mitigation.
- 197-11-680 Appeals.
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- 197-11-716 Applicant.
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- 197-11-728 County/city.
- 197-11-730 Decision maker.
- 197-11-734 Determination of nonsignificance (DNS).
- 197-11-736 Determination of significance (DS).
- 197-11-738 EIS.
- 197-11-740 Environment.
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- 197-11-748 Environmentally sensitive area.
- 197-11-750 Expanded scoping.
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- 197-11-754 Incorporation by reference.
- 197-11-756 Lands covered by water.
- 197-11-758 Lead agency.
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[Statutory Authority: Chapter 43.21C RCW and RCW 43.30.150. 84-18-052 (Order 432), § 332-41-020, filed 9/5/84.]

**WAC 332-41-030 Purpose.** This chapter implements the state-wide rules in chapter 197-11 WAC as they apply to the department of natural resources. [Statutory Authority: Chapter 43.21C RCW and RCW 43.30.150. 84-18-052 (Order 432), § 332-41-030, filed 9/5/84. Formerly WAC 332-40-020.]

**WAC 332-41-040 Additional definitions.** In addition to the definitions contained in WAC 197-11-700 through 197-11-799, the following terms shall have the listed meanings:

(1) Assistant area manager means a principal assistant to an area manager with responsibility for either area governmental or proprietary programs.

(2) Area manager means the person responsible for the administration of a geographic field unit, as designated by the organization plan of the department.

(3) Commissioner means the commissioner of public lands who is the administrator of the department of natural resources as established by chapter 43.30 RCW.

(4) Department means the Washington state department of natural resources.

(5) Division means any one of the eleven principal units of the department's headquarters staff administering a program.

(6) Division manager means the person with overall responsibility for the functioning of one of the eleven divisions.

(7) Environmental coordinator means the person who coordinates SEPA compliance procedures for the department.

(8) Public lands mean state forest lands as described in chapter 76.12 RCW, and lands belonging to or held in trust by the state of Washington as described in RCW 79.01.004. [Statutory Authority: Chapter 43.21C RCW and RCW 43.30.150. 84-18-052 (Order 432), § 332-41-040, filed 9/5/84. Formerly WAC 332-40-040.]

**WAC 332-41-055 Timing of the SEPA process.** (1) Distribution to planning commissions and advisory bodies. Environmental documents required to be submitted to the department of ecology under provisions of WAC 332-41-508 will also be submitted to affected planning commissions and similar advisory bodies within the respective time frames as established by these rules and chapter 197-11 WAC.

(2) Timing of review of proposals. Environmental reviews will be made upon receipt of a completed permit application and environmental checklist.

(3) Additional timing considerations.

(a) Department staff receiving a completed permit application and environmental checklist should determine whether DNR or another agency is SEPA lead agency (see WAC 197-11-050 and 197-11-922 through 197-11-940) within five working days. If DNR is not the lead agency, the staff person shall notify the environmental coordinator, who will send the completed environmental checklist, and a copy of the permit application, to the lead agency, and an explanation of the determination to the identified lead agency.

(b) Department staff receiving a permit application will determine whether the proposal is an "action" and, if so, whether it is "categorically exempt" from SEPA. If the proposal is an action and is not exempt, the staff person will ask the applicant to complete an environmental checklist. A checklist is not needed if the department and applicant agree an EIS is required, SEPA compliance has been completed, SEPA compliance has been initiated by another agency, or a checklist is included with the application.

(c) If the department's action is a decision on a permit that requires detailed project plans and specifications, the department shall provide, upon request by the applicant, preliminary environmental review prior to submittal of detailed plans and specifications. This preliminary review will be advisory only and not binding on the department. Final review and determination will be made only upon receipt of detailed project plans and specifications if these are essential to a meaningful environmental analysis. [Statutory Authority: Chapter 43.21C RCW

and RCW 43.30.150. 84-18-052 (Order 432), § 332-41-055, filed 9/5/84. Formerly WAC 332-40-055.]

**WAC 332-41-310 Threshold determination required.** (1) A threshold determination is required for any proposal which meets the definition of action and is not categorically exempt.

(2) The responsible official of the department shall make the threshold determination, which shall be made as close as possible to the time an agency has developed or is presented with a proposal (WAC 197-11-784).

(3) In most cases, the time to complete a threshold determination should not exceed fifteen days, except for Class IV - special forest practices, in which case the threshold determination will be made within ten days. Complex proposals, those where additional information is needed, and/or those accompanied by an inaccurate checklist may require additional time. Upon request by an applicant, the responsible official shall select a date for making the threshold determination and notify the applicant of such date in writing.

(4) All threshold determinations shall be documented in:

(a) A determination of nonsignificance (DNS) (WAC 197-11-340); or

(b) A determination of significance (DS) (WAC 197-11-360). [Statutory Authority: Chapter 43.21C RCW and RCW 43.30.150. 84-18-052 (Order 432), § 332-41-310, filed 9/5/84. Formerly chapter 332-40 WAC.]

**WAC 332-41-350 Mitigated DNS.** (1) An applicant may ask the department whether issuance of a DS is likely for a proposal. This request for early notice must:

(a) Be written;

(b) Follow submission of a permit application and environmental checklist for a nonexempt proposal for which the department is lead agency; and

(c) Precede the department's actual threshold determination for the proposal.

(2) The responsible official or designee shall respond to the request within ten working days of receipt of the letter; the response shall:

(a) Be written;

(b) State whether the department is considering issuance of a DS;

(c) Indicate the general or specific area(s) of concern that led the department to consider a DS; and

(d) State that the applicant may change or clarify the proposal to mitigate the impacts indicated in the letter, revising the environmental checklist as necessary to reflect the changes or clarifications.

(3) The department shall not continue with the threshold determination until receiving a written response from the applicant changing or clarifying the proposal or asking that the threshold determination be based on the original proposal.

(4) If the applicant submits a changed or clarified proposal, along with a revised environmental checklist, the department will make its threshold determination based on the changed or clarified proposal.

(a) If the department's response to the request for early notice indicated specific mitigation measures that would remove all probable significant adverse environmental impacts, and the applicant changes or clarifies the proposal to include all of those specific mitigation measures, the department shall issue a determination of nonsignificance and circulate the DNS for comments as in WAC 197-11-350(2).

(b) If the department indicated general or specific areas of concern, but did not indicate specific mitigation measures that would allow it to issue a DNS, the department shall determine if the changed or clarified proposal may have a probable significant environmental impact, issuing a DNS or DS as appropriate.

(5) The department may specify mitigation measures that would allow it to issue a DNS without a request for early notice from an applicant. If it does so, and the applicant changes or clarifies the proposal to include those measures, the department shall issue a DNS and circulate it for review under WAC 197-11-350(2).

(6) When an applicant changes or clarifies the proposal, the clarifications or changes may be included in written attachments to the documents already submitted. If the environmental checklist and supporting documents would be difficult to read and/or understand because of the need to read them in conjunction with the attachment(s), the department may require the applicant to submit a new checklist.

(7) The department may change or clarify features of its own proposals before making the threshold determination.

(8) The department's written response under subsection (2) of this section shall not be construed as a determination of significance. In addition, preliminary discussion of clarification of or changes to a proposal, as opposed to a written request for early notice, shall not bind the department to consider the clarification or changes in its threshold determination.

(9) When an applicant submits a changed or clarified proposal pursuant to this section, it shall be considered part of the applicant's application for a permit or other approval for all purposes, including enforcement of the permit or other approval. Unless the department's decision expressly states otherwise, when a mitigated DNS is issued for a proposal, any decision approving the proposal shall be based on the proposal as changed or clarified pursuant to this section. [Statutory Authority: Chapter 43.21C RCW and RCW 43.30.150. 84-18-052 (Order 432), § 332-41-350, filed 9/5/84. Formerly chapter 332-40 WAC.]

**WAC 332-41-420 EIS preparation.** For draft and final EISs and SEISs:

(1) Preparation of the EIS is the responsibility of the department, by or under the direction of its responsible official, as specified by the department's procedures. No matter who participates in the preparation of the EIS, it is the EIS of the department. The responsible official, prior to distributing an EIS, shall be satisfied that it complies with these rules and chapter 197-11 WAC.

(2) The department may have an EIS prepared by department staff, an applicant or its agent, or by an outside consultant retained by either an applicant or the department. The department shall assure that the EIS is prepared in a professional manner and with appropriate interdisciplinary methodology. The responsible official shall direct the areas of research and examination to be undertaken as a result of the scoping process, as well as the organization of the resulting document.

(3) If a person other than the department is preparing the EIS, the department shall:

(a) Coordinate any scoping procedures so that the individual preparing the EIS receives all substantive information submitted by any agency and the public that is needed by the person;

(b) Assist in obtaining any information on file with another agency that is needed by the person preparing the EIS;

(c) Allow any party preparing an EIS access to all public records of the department that relate to the subject of the EIS, under chapter 42.17 RCW (public disclosure and public records law).

(4) Normally, the department will prepare EISs for its own proposals.

(5) For applicant proposals, the department normally will require the applicant to prepare or help prepare the EIS at the applicant's expense, under provisions of these rules and chapter 197-11 WAC.

(6) The department may require an applicant to provide information that the department does not possess, including specific investigations. The applicant is not required to supply information that is not required under these rules. [Statutory Authority: Chapter 43.21C RCW and RCW 43.30.150. 84-18-052 (Order 432), § 332-41-420, filed 9/5/84. Formerly WAC 332-40-420.]

**WAC 332-41-504 Availability and costs of environmental documents.** (1) SEPA documents required by these rules shall be retained by the department at the SEPA public information center, and made available in accordance with chapter 42.17 RCW.

(2) The department shall make copies of environmental documents available in accordance with chapter 42.17 RCW, charging only those costs allowed plus mailing costs. Allowable costs for environmental documents may be indicated in the documents and made payable to the department. However, no charge shall be levied for circulation of documents to other agencies as required by these rules. If requested, the department will normally waive the charge for an environmental document provided to a public interest organization. [Statutory Authority: Chapter 43.21C RCW and RCW 43.30.150. 84-18-052 (Order 432), § 332-41-504, filed 9/5/84. Formerly chapter 332-40 WAC.]

**WAC 332-41-508 Notice of environmental documents.** (1) The department shall submit environmental documents required to be sent to the department of ecology for weekly publication in the SEPA register under these rules, specifically:

(a) DNSs under WAC 197-11-340(2);

(b) DSs (scoping notices) under WAC 197-11-408;

(c) EISs under WAC 197-11-455, 197-11-460, 197-11-620, and 197-11-630; and

(d) Notices of action under RCW 43.21C.080 and 43.21C.087.

(2) The department shall submit the environmental documents listed in subsection (1) of this section promptly and in accordance with procedures established by the department of ecology. [Statutory Authority: Chapter 43.21C RCW and RCW 43.30.150. 84-18-052 (Order 432), § 332-41-508, filed 9/5/84. Formerly chapter 332-40 WAC.]

**WAC 332-41-510 Public notice requirements.** (1) The department shall give public notice when issuing a DNS under WAC 197-11-340(2), a mitigated DNS under WAC 332-41-350, a scoping notice under WAC 332-41-360, or a draft EIS under WAC 197-11-455.

(2) Whenever possible, the department shall integrate the public notice required under this section (WAC 197-11-340, 197-11-360, 197-11-455, 197-11-502, and 197-11-535) with existing notice procedures for the department's permit or approval required for the proposal.

(3) The department shall use one or more of the following reasonable methods of public notice, taking into consideration the geographic area affected by the proposal, the size and complexity of the proposal, the public notice requirements for the permit or approval required from the department, public interest expressed in the proposal, and whether the proposal is a project or regulation:

(a) Notifying persons or groups who have expressed interest in the proposal, that type of proposal, or proposals in the geographic area in which the proposal will be implemented if approved;

(b) Publication in a newspaper of general circulation in the area in which the proposal will be implemented; and/or

(c) Posting the property.

(4) The department may require an applicant to perform the public notice requirement at his or her expense. [Statutory Authority: Chapter 43.21C RCW and RCW 43.30.150. 84-18-052 (Order 432), § 332-41-510, filed 9/5/84. Formerly chapter 332-40 WAC.]

**WAC 332-41-665 Policies and procedures for conditioning or denying permits or other approvals.** (1) Policies - specific. The department adopts the following SEPA policies:

(a) Geothermal resources. The department recognizes the need to protect the public from geothermal drilling effects such as the contamination of the ground water, the surface water, the possibility of a blowout, fire hazards, drilling fluids, and surface disturbance. The department may, when necessary, condition the following actions to mitigate specific adverse environmental impacts:

(i) Location of the well;

(ii) Casing program;

(iii) Makeup of drilling fluids.

(b) Surface mining. To provide that the usefulness, productivity, and scenic values of all lands and waters involved in surface mining within the state will receive the greatest practical degree of protection and restoration, the following aspects of surface mining may be conditioned:

(i) Proposed practices to protect adjacent surface resources;

(ii) Specifications for surface gradient restoration to a surface suitable for the proposed subsequent use of the land after reclamation is completed, and proposed method of accomplishment;

(iii) Matter and type of revegetation or other surface treatment of disturbed areas;

(iv) Method of prevention or elimination of conditions that will create a public nuisance, endanger public safety, damage property, or be hazardous to vegetative, animal, fish, or human life in or adjacent to the area;

(v) Method of control of contaminants and disposal of surface mining refuse;

(vi) Method of diverting surface waters around the disturbed areas;

(vii) Method of restoration of stream channels and stream banks to a condition minimizing erosion and siltation and other pollution.

(c) Upland right of way grants. Recognizing that construction and/or reconstruction under upland right of way grants can create adverse impacts to the elements of the environment, it is the policy of the department to condition grants where necessary:

(i) To protect all surface resources including but not limited to soil and water, through authorized right of way operations on public lands, and to cause rehabilitation or reestablishment on a continuing basis the vegetative cover, soil stability and water condition appropriate to intended subsequent use of the area;

(ii) To meet air quality standards; and

(iii) To protect recreational and special use areas under lease by requiring mitigating action.

(d) Marine lands. In managing state-owned aquatic lands, the department shall consider the natural values of state-owned aquatic land such as wildlife habitat, natural area preserves, representative ecosystems, or spawning area prior to issuing any initial lease or authorizing any change in use. The department may withhold from leasing lands which it finds to have significant natural values or may provide within any lease for the protection of such values.

(e) Public lands leases and contracts. Under authority granted by chapters 76.12, 79.01, 79.08, 79.12, 79.14, and 79.28 RCW, the department has authority to set terms and conditions in granting a lease or contract as long as such terms and conditions are not inconsistent with state law. For public lands, the department may condition or withhold a lease or contract where significant adverse environmental impacts associated with a lease proposal or contract proposal will occur.

(f) Timber sales. Department policies for the sale of timber from public lands are found in the Forest Land Management Program, 1984-1993.

(g) Forest practices. A Class IV-Special forest practice approval will be conditioned when necessary to mitigate specific adverse impacts which are identified in the environmental documents prepared under SEPA. An application for a Class IV-Special forest practice will be denied when the proposal would result in significant adverse impacts identified in a final or supplemental environmental impact statement prepared under SEPA, and reasonable mitigation measures are insufficient to mitigate the identified impacts and denial is consistent with chapters 43.21C and 76.09 RCW and chapter 197-11 WAC.

(h) Fire control.

(i) Burning permits. The department may condition or deny the issuance of a burning permit for the protection of life, property, or air quality standards.

(ii) Dumping permits. The department may condition or deny the issuance of a dumping permit for the protection of forest lands from fire.

(2) Policies - general. The policies set out in subsection (1) of this section do not anticipate all situations which may result in placing conditions on a permit or denial of a proposal, following environmental review. The department therefore adopts the policies set forth in the State Environmental Policy Act, RCW 43.21C.020, as further basis for conditioning or denying a public or private proposal under SEPA. Those policies are to:

(a) Fulfill the responsibilities of each generation as trustee of the environment for succeeding generations;

(b) Assure for all people of Washington safe, healthful, productive, and esthetically and culturally pleasing surroundings;

(c) Attain the widest range of beneficial uses of the environment without degradation, risk to health or safety, or other undesirable and unintended consequences;

(d) Preserve important historic, cultural, and natural aspects of our national heritage;

(e) Maintain, wherever possible, an environment which supports diversity and variety of individual choice;

(f) Achieve a balance between population and resource use which will permit high standards of living and a wide sharing of life's amenities; and

(g) Enhance the quality of renewable resources and approach the maximum attainable recycling of depletable resources.

(3) Decisions to condition or deny.

(a) When the environmental document for a proposal shows it will cause adverse impacts that the proponent does not plan to mitigate the decision maker shall consider whether:

(i) The environmental document identifies mitigation measures that are reasonable and capable of being accomplished;

(ii) Other local, state, or federal requirements and enforcement would mitigate the significant adverse environmental impacts; and

(iii) Reasonable mitigation measures are sufficient to mitigate the adverse impacts.

(b) The decision maker may:

(i) Condition the approval for a proposal if mitigation measures are reasonable and capable of being accomplished and the proposal, without such mitigation measures, is inconsistent with the policies in subsections (1) and (2) of this section;

(ii) Deny the permit or approval for a proposal if reasonable mitigation measures are insufficient to mitigate significant adverse environmental impacts and the proposal is inconsistent with the policies in subsections (1) and (2) of this section.

(iii) The procedures in WAC 197-11-660 must be followed when conditioning or denying permits or other approvals. [Statutory Authority: Chapter 43.21C RCW and RCW 43.30.150. 84-18-052 (Order 432), § 332-41-665, filed 9/5/84. Formerly chapter 332-40 WAC.]

**WAC 332-41-833 Timber sales categories.** (1) Under the provisions of WAC 197-11-830(7) the department may determine which decisions to sell timber from public lands do not have potential for significant impact on the environment. Such decisions are categorically exempt from the threshold determination and EIS requirements of SEPA under WAC 197-11-830(7). This determination applies only to public lands.

(2) The department determines that such decisions to sell timber from public lands do not have potential for a significant impact on the environment if they are sales appraised by the department at an amount not exceeding the amount specified in RCW 79.01.200 as the upper limit for sale under terms and conditions prescribed by the department, and if such sales, other than thinning or salvage sales, do not involve harvest units larger than twenty acres. These sales are small sales not requiring approval by the board of natural resources and have low volume and low acreage. The department has not extended this determination to sales requiring approval by the board because of the public values associated with public lands. However, this determination is not intended to alter the department's SEPA compliance responsibility for regulatory decisions concerning forest practice applications for state and private lands under RCW 76.09.050 and WAC 222-16-050. [Statutory Authority: Chapter 43.21C RCW and RCW 43.30.150. 84-18-052 (Order 432), § 332-41-833, filed 9/5/84. Formerly chapter 332-40 WAC.]

**WAC 332-41-910 Designation of responsible official.** The responsible official for a specific proposal shall be a division manager or designated area manager or assistant area manager. The responsible official for the harbor line commission shall be the manager of the marine land management division.

(1) Each division manager or designee shall review the environmental checklists under the division's authority and determine if the department is the lead agency. When the department is not the lead agency, the environmental checklists shall be forwarded to the environmental coordinator for processing under procedures set forth in WAC 197-11-924.

(2) When the department is the lead agency, the responsible division manager or designee will review the

environmental checklists and make the threshold determinations under the provisions of WAC 197-11-330.

(3) The division manager or designee shall carry out further SEPA compliance under WAC 197-11-340, 197-11-350, or 197-11-360, as appropriate.

(4) When an environmental impact statement is required based on the threshold determination, scoping and EIS preparation under chapter 197-11 WAC shall begin under direction of the responsible official. [Statutory Authority: Chapter 43.21C RCW and RCW 43.30.150. 84-18-052 (Order 432), § 332-41-910, filed 9/5/84. Formerly chapter 332-40 WAC.]

**WAC 332-41-920 Agencies with environmental expertise.** In addition to those agencies listed under WAC 197-11-920(7), the oil and gas conservation committee shall be regarded as possessing special expertise relating to oil and gas. [Statutory Authority: Chapter 43.21C RCW and RCW 43.30.150. 84-18-052 (Order 432), § 332-41-920, filed 9/5/84. Formerly chapter 332-40 WAC.]

**WAC 332-41-950 Severability.** If any provision of this chapter or its application to any person or circumstance is held invalid, the remainder of this chapter, or the application of the provision to other persons or circumstances, shall not be affected. [Statutory Authority: Chapter 43.21C RCW and RCW 43.30.150. 84-18-052 (Order 432), § 332-41-950, filed 9/5/84. Formerly chapter 332-40 WAC.]

**Chapter 332-52 WAC**

**MANAGED LANDS AND ROADS--USE OF**

WAC	
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332-52-020	Applicability and scope.
332-52-060	Use of fire.
332-52-065	Milwaukee Railroad right of way--Recreational use.
332-52-066	Milwaukee Railroad right of way--Permits.
332-52-067	Milwaukee Railroad right of way--Restrictions on use.
332-52-068	Milwaukee Railroad right of way--Protection of adjoining property.
332-52-069	Milwaukee Railroad right of way--Penalties.

**WAC 332-52-010 Definitions.** The following definitions shall apply to all of the listed regulations[:] [.]

(1) The term "developed recreation sites" means all improved observation, swimming, boating, camping and picnic sites.

(2) The term "camping equipment" includes tent or vehicle used to accommodate the camper, the vehicles used for transport, and the associated camping paraphernalia.

(3) The term "department" shall mean the department of natural resources.

(4) The term "vehicle" shall mean any motorized device capable of being moved upon a road and in, upon, or by which any persons or property is or may be transported or drawn upon a road. It shall include, but not be limited to automobiles, trucks, motorcycles, motor bikes,

motor-scooters and snowmobiles, whether or not they can legally be operated on the public highways.

(5) The term "organized event" shall mean any event involving more than fifty participants which is advertised in advance, sponsored by any recognized club(s), and conducted at a predetermined time and place.

(6) The term "corridor" shall mean that portion of the Milwaukee Railroad right of way under the jurisdiction of the department of natural resources. [Statutory Authority: RCW 79.08.277 and 79.08.279. 84-21-038 (Order 435), § 332-52-010, filed 10/11/84. Statutory Authority: RCW 46.09.180 and chapter 77.68 RCW. 79-06-039 (Order 313), § 332-52-010, filed 5/18/79; Order 29, § 332-52-010, filed 4/17/70, effective 5/20/70.]

**Reviser's note:** RCW 34.04.058 requires the use of underlining and deletion marks to indicate amendments to existing rules, and deems ineffectual changes not filed by the agency in this manner. The bracketed material in the above section does not appear to conform to the statutory requirement.

**WAC 332-52-020 Applicability and scope.** The following public use rules are aimed at protecting recreational, economic and industrial activities on land and roads under the jurisdiction of the department of natural resources of the state of Washington. These rules are designed to allow Washington's trust lands to fulfill their historic roles of revenue production. The rules cover public use activities on developed recreation sites and all other lands under the jurisdiction of the department of natural resources. They cover the public use of roads and trails under the jurisdiction of the department of natural resources and the recreational use of fire. These public use rules are not applicable to persons, or their assignees or representatives, engaged in industrial harvest, commercial leases or agriculture or grazing activities carried on under sale, lease or permit from the department on lands under its jurisdiction if such application is incompatible with state contracts or agreements. Nor shall these rules, except the provisions of WAC 332-52-060, apply on lands under [the] department's jurisdiction that are withdrawn or leased by a public agency having rules governing public use on the lands withdrawn or leased, provided that these rules may apply upon request of the applicable public agency. Public notices of these rules shall be posted by the department of natural resources in such locations as will reasonably bring them to the attention of the public. The department will also set forth conditions with respect to any areas on which special restrictions are imposed and post in same manner. A copy of the rules shall be made available to the public in the office of the commissioner of public lands, Olympia, and in area offices. [Statutory Authority: RCW 79.08.277 and 79.08.279. 84-21-038 (Order 435), § 332-52-020, filed 10/11/84; Order 29, § 332-52-020, filed 4/17/70, effective 5/20/70.]

**Reviser's note:** RCW 34.04.058 requires the use of underlining and deletion marks to indicate amendments to existing rules, and deems ineffectual changes not filed by the agency in this manner. The bracketed material in the above section does not appear to conform to the statutory requirement.

**WAC 332-52-060 Use of fire.** Chapter 76.04 RCW and all rules and regulations duly promulgated thereunder apply to recreational fires on lands under the jurisdiction of the department of natural resources other than developed recreation sites. The written permission required under WAC 332-24-080 may be waived for recreational fires by the area manager in designated areas within his jurisdiction. [Statutory Authority: RCW 79.08.277 and 79.08.279. 84-21-038 (Order 435), § 332-52-060, filed 10/11/84; Order 29, § 332-52-060, filed 4/17/70, effective 5/20/70.]

**WAC 332-52-065 Milwaukee Railroad right of way--Recreational use.** Motorized vehicles including snowmobiles are prohibited at all times, except for motorized use for authorized administrative purposes or motorized use approved by the department for reasons of health and safety. Through December 31, 1986 the corridor will be open for non-motorized use, by permit only, from April 15 through May 31 and during the month of October. The remainder of the year the corridor will be closed to all recreational use. The department may close portions of the corridor, at any time of the year, to reduce fire danger or protect public safety in consultation with local legislative authorities or fire districts. After December 31, 1986 the department may, if determined necessary to better carry out the purposes of chapter 174, Laws of 1984, adjust the designated periods of the year during which permits will be issued, after first giving public notice and holding at least one public hearing each in eastern and western Washington. [Statutory Authority: RCW 79.08.277 and 79.08.279. 84-21-038 (Order 435), § 332-52-065, filed 10/11/84.]

**WAC 332-52-066 Milwaukee Railroad right of way--Permits.** (1) Any individual, group or organization wishing to use the corridor shall make written application at least thirty days in advance of such intended use to the department's southeast area office in Ellensburg on a form designated by the department for this purpose. The department, on request of an applicant, may provide for a shorter period of advance notice for good cause.

(2) Upon request of abutting landowners, the department shall notify the landowners of permits issued for use of the corridor adjacent to their property.

(3) For portions of the corridor where no abutting landowner has requested notification of permits issued and no gates have been constructed by lessees of the corridor, the department may issue permits without advance application to parties of five or fewer individuals, for day use only, confined to such portion of the corridor. In this case, one permit may be issued which covers such use on any number of days within the use period specified in WAC 332-52-065.

(4) All requests for use of the corridor shall include the following information:

- (a) The name and address of the applicant.
- (b) The name, title, address, and telephone number of the group leader.
- (c) A brief description of the planned use of the corridor.

- (d) The size of the group.
  - (e) The period of use, including the starting and ending dates.
  - (f) The locations of the starting point and destination of the proposed trip.
  - (g) The portions of the corridor planned to be covered each day of the proposed trip.
  - (h) The mode of travel to be used while on the corridor.
  - (i) Whether there is to be overnight use of the corridor and if so the location of the overnight use.
- (5) The department's southeast area office shall make a determination regarding the application within ten calendar days of receiving the application, and shall notify the applicant in writing of its determination to approve or disapprove the application. All permits shall include appropriate conditions on use including appropriate indemnity and waiver of liability clauses. The department's determination and the conditions included in the permit will be based on providing for the orderly and safe use of the corridor, the protection of adjoining landowners, the nature of the proposed use, environmental conditions, other known uses, and other requests for use.
- (6) The permit will be valid for not more than one trip in each direction over the route identified on the application, except as specified in subsection (3) of this section.

(7) A permit fee will be charged, the amount of the fee to be based on the cost of processing the permit application plus the cost of notifying adjacent landowners under subsection (2) of this section. The permit fee shall be no greater than one hundred dollars and not less than ten dollars. The permit fee for one person using the corridor for fewer than two nights shall be ten dollars. No fee will be charged for use permitted under subsection (3) of this section.

(8) While traveling the corridor, the permit must be in the possession of the permit holder at all times. For groups, the permit holder is the person designated on the application as the group leader, or the group leader's designee. The permit holder is required to show the permit, if requested by an authorized department representative. [Statutory Authority: RCW 79.08.277 and 79.08.279. 84-21-038 (Order 435), § 332-52-066, filed 10/11/84.]

**WAC 332-52-067 Milwaukee Railroad right of way--Restrictions on use.** The following acts are prohibited on the corridor:

- (1) Sanitation
  - (a) Disposal of all garbage or refuse of any kind whatsoever.
  - (b) Depositing any human waste in a manner which could cause pollution of any surface or ground water or threat to human health. No human waste shall be deposited within one-quarter mile of any building, water source, lake, pond, or stream whether running or dry. In all other cases human waste shall be buried. Permit conditions for groups may include a requirement to remove human waste from the corridor.

(2) Public behavior

- (a) Destroying, injuring, defacing, removing, or disturbing in any manner any public or private building, sign, equipment, marker or other structure or property.
- (b) Erecting unauthorized shelters, entering any structure without permission, or camping in locations not designated on the permit.
- (c) Destroying, defacing, or removing any natural feature or vegetation or the surface of the corridor.
- (d) Hunting or discharging of firearms, or having in possession shotguns or rifles. Other firearms will be unloaded and stored. No person shall discharge on any portion of the corridor a firearm, bow and arrow, or air or gas device or any device capable of injuring or killing any animal or person or damaging or destroying any public or private property. However, the department may allow hunting on portions of the corridor leased by or covered by an agreement with another public agency which owns or controls adjoining property.
- (e) Exploding or igniting firecrackers, rockets or fireworks of any kind.
- (f) Operating or using any audible devices, including radio, television, and musical instrument and other noise producing devices, such as electrical generating plants and equipment driven by motors or engines, in such a manner and at such times so as to unreasonably disturb other persons.

(g) Operating or using portable public address system, whether fixed or portable.

(h) Building of open fires, without a written burning permit from the department.

(i) Having animals on the corridor which are not under physical restrictive control at all times. [Statutory Authority: RCW 79.08.277 and 79.08.279. 84-21-038 (Order 435), § 332-52-067, filed 10/11/84.]

**WAC 332-52-068 Milwaukee Railroad right of way--Protection of adjoining property.** The following acts are prohibited:

- (1) Entering onto adjoining property from the corridor by any person or animal.
- (2) Destroying, injuring, defacing, removing, or disturbing in any manner any public or private building, sign, equipment, marker, or other structure or property on adjoining property.

(3) Discharging of firearms. No person shall discharge at or onto any adjoining property a firearm, bow and arrow, or air or gas device or any device capable of injuring or killing any animal or person or damaging or destroying any public or private property.

(4) Leaving gates in a condition other than the condition in which they are found. [Statutory Authority: RCW 79.08.277 and 79.08.279. 84-21-038 (Order 435), § 332-52-068, filed 10/11/84.]

**WAC 332-52-069 Milwaukee Railroad right of way--Penalties.** Any violations of WAC 332-52-065 through 332-52-068, chapter 174, Laws of 1984 or the terms or conditions of the permit shall subject the permittee to the revocation of the permit and the penalties under WAC 332-52-070. [Statutory Authority: RCW

79.08.277 and 79.08.279. 84-21-038 (Order 435), § 332-52-069, filed 10/11/84.]

### Chapter 332-140 WAC

#### FOREST PRODUCTS INDUSTRY RECOVERY ACT OF 1982

WAC

332-140-300 Initial deposit rate.

**WAC 332-140-300 Initial deposit rate.** (1) The rate for the initial deposit specified in RCW 79.01.132 and 79.01.204 shall be ten percent of the actual purchase price for lump sum sales and ten percent of the projected purchase price for scale sales, except as follows:

(a) In the case of lump sum sales over five thousand dollars, the initial deposit shall not be less than five thousand dollars.

(b) When the purchaser is a defaulter, the initial deposit shall be twenty-five percent of the purchase price for lump sum sales and twenty-five percent of the projected purchase price for scale sales, subject to subsection (1)(a).

(c) When a sale is assigned to a defaulter, the initial deposit shall be increased to twenty-five percent of the purchase price for lump sum sales and twenty-five percent of the projected purchase price for scale sales, subject to subsection (1)(a).

(2)(a) The purchaser shall certify to the department on the day of the sale in the form prescribed by the department whether the purchaser is a defaulter.

(b) When a sale is assigned, the assignee shall certify to the department in the form prescribed by the department whether the assignee is a defaulter. If the assignee is a defaulter, the assignee shall deposit the additional amount before the assignment is approved by the department.

(3)(a) The increased initial deposit for a defaulter shall remain in effect throughout the term of the sale, except as provided in subsections (3)(b) and (c).

(b) The initial deposit for a defaulter may be reduced to ten percent only if the defaulter has resolved all sales which were offered for bid after January 1, 1982, and were defaulted after September 19, 1984.

(c) The initial deposit may be reduced to ten percent if the defaulter assigns the sale to an assignee who is not a defaulter, but only if the condition in (3)(b) is met by the original purchaser.

(d) If the initial deposit is reduced pursuant to subsection (3)(b) or (c), the excess deposit shall be credited to stumpage or installment payments under the timber sales contract on which the increased deposit was required.

(4) The following definitions apply to this section.

(a) "Assign" means to transfer the rights and duties of a purchaser of a sale to another pursuant to the provisions of the timber sale contract.

(b) "Default" means, in reference to a sale, that the purchaser's operating authority on such sale has expired

without completion of performance or full payment of amounts due, or the department has terminated the sale prior to expiration of the operating period for a breach of contract.

(c) "Defaulter" means a purchaser who (i) defaults on a sale after September 19, 1984, which sale was offered for bid after January 1, 1982, and (ii) has not resolved the defaulted sale.

(d) "Department" means the department of natural resources of state of Washington.

(e) The "operating authority" on a sale refers to the dates stated in the contract during which the purchaser is required to remove the forest products which are the subject of the sale.

(f) "Purchaser" means the purchaser of a sale and any affiliate, subsidiary or parent company thereof. "Affiliate" means a person, corporation or other business entity which is allied with or closely connected to another in a practical business sense, or is controlled or has the power to control the other or where both are controlled directly or indirectly by a third person, corporation or other business entity. "Affiliate" includes a joint venture. "Parent company" shall mean a corporation which owns a controlling interest in another corporation. The corporation whose shares are so owned is a "subsidiary" of the parent company.

Purchasers shall be required, upon request of the department, to produce satisfactory written documentation of the relationship between any two or more persons, corporations or other business entities which they or the department claim should be treated as one purchaser.

(g) "Resolved" in reference to a sale in default means full compliance with the terms of (i) an agreement by the department and the defaulter of all disputed matters arising from the sale or (ii) final disposition by a court including termination of judicial review.

(h) "Timber sale contract," "sale contract," "contract," "timber sale," "sale of timber," and "sale" all mean the sale of and the contract to remove and pay for forest products which have been or are being sold by the department at auction by voice or sealed bid and which had, at time of auction, a minimum appraised value of over twenty thousand dollars. All of the foregoing terms are considered to be synonymous as referred to in these regulations.

(5) The provisions of WAC 332-140-300 shall be deemed to be incorporated into the terms of all timber sales purchased after the effective date of these rules. A violation of these rules shall be deemed a breach of the provisions of the applicable timber sale. [Statutory Authority: RCW 43.30.150 (2) and (6) and 43.30.070. 85-01-066 (Order 438), § 332-140-300, filed 12/18/84.]

### Title 335 WAC

#### NUCLEAR WASTE BOARD

Chapter  
335-06

Public records.