



## Application for Use of State-owned Aquatic Lands

<b>Applicant Name:</b>	City of Port Angeles
<b>County:</b>	Clallam County
<b>Water Body:</b>	Port Angeles Harbor
<b>Type of Authorization - Use:</b>	Lease – Boat Launch
<b>Authorization Number:</b>	20 - 087677
<b>Term:</b>	12 years
<b>Description:</b>	This agreement will allow the use of State-owned aquatic lands for the sole purpose of a boat launch. It is located in Port Angeles Harbor, in Clallam County, Washington.



WASHINGTON STATE DEPARTMENT OF  
**Natural Resources**  
Peter Goldmark - Commissioner of Public Lands

REGION FILE

OLYMPIA FILE  
20-087677  
FIELD FILE

## APPLICATION FOR AUTHORIZATION TO USE STATE-OWNED AQUATIC LANDS

The Applicant may not begin work on the project area until the State Department of Natural Resources (DNR) grants a Use Authorization.

### I. SUBMISSION OF APPLICATION

DNR will review your application and post it on the DNR Leasing and Land Transactions website as public information. **Instructions:**

- Fill out the application by computer or by hand in blue or black ink.
- Send the completed form to the appropriate district office in the table below.
- **Enclose a \$25.00 non-refundable application processing fee with the application.** This fee is not required for local, state, and other government agencies.
- DNR will notify applicants in writing if the application is accepted for further review, and may reject the application at any time prior to the signed execution of a use authorization.
- **Your project may require regulatory permits. Please do not apply for regulatory permits until you have discussed your proposal with your designated land manager.**

**For additional information, contact the office that serves your county:**

Aquatic Lands Offices	Counties Served
<b>Rivers District</b> 601 Bond Road PO Box 280 Castle Rock, WA 98611-0280 (360) 577-2025	All of Eastern Washington, Grays Harbor, and Pacific counties Thurston (fresh water only), Lewis, Wahkiakum, Cowlitz, Clark, and Skamania counties
<b>Orca Straits District</b> 919 N Township Street Sedro Woolley, WA 98284-9384 (360) 856-3500	Island, Skagit, Snohomish, San Juan, and Whatcom counties
<b>Orca Straits District</b> 5310 Eaglemount Rd Chimacum, WA 98325-9720 (360) 732-0934	Jefferson and Clallam counties
<b>Shoreline District</b> 950 Farman Avenue N Enumclaw, WA 98022-9282 (360) 825-1631	King, Pierce, Kitsap, Thurston (marine waters), and Mason counties

**FOR OFFICIAL USE ONLY** Support staff: Application Fee Received ☒

Date: 8/5/11

Land Manager: ☒ New Application ☐ Renewal Application

Land Manager Initials: Budget for Jeff

Land Manager: Type (20, 21, 22, 23, 31, 51)

Nature Use Code: JSCH490

Land Records: New Application Number \_\_\_\_\_; Trust \_\_\_\_\_; County \_\_\_\_\_; AQR Plate No. \_\_\_\_\_

**II. APPLICANT INFORMATION** - person or entity responsible for the project

Date of Application: 6/30/11

Name of the person or entity that the Use Authorization should be issued to:

City of Port Angeles

Applicant's Address:

P.O. Box 1150  
321 East 5th Street

City: Port Angeles

State: WA

Zip Code: 98362

Telephone: 360.417.4500

Fax: 360.417.4509

E-mail: ddickson@cityofpa.us

Department of Revenue Tax Registration Number (Unified Business Identifier) **Required:**

054003838

Which of the following applies to Applicant? Check one and attach the written authority - bylaws, power of attorney, etc.

Corporation ☐

State of Registration:

Limited Partnership ☐

State of Registration:

General Partnership ☐

State of Registration:

Sole Proprietorship ☐Marital Community ☐

Spouse:

Government Agency ☒Other ☐ (Please Explain)

Has DNR previously authorized this site or is it currently under an agreement with DNR?

Yes ☐ Agreement Number:No ☐Don't Know ☐**III. AGENT INFORMATION** - Person authorized to represent the applicant about the project, if applicable

Agent's Name and Organization: Kent Myers, City Manager, City of Port Angeles

Agent's Relationship to Applicant: Chief Administrative Officer

Address: P.O. Box 1150

321 East 5th Street

City: Port Angeles

State: WA

Zip Code: 98362

Telephone: 360.417.4501

Fax: 360.417.4509

E-Mail: kmymers@cityofpa.us

Department of Revenue Tax Registration Number (Unified Business Identifier) is **Required:**

054003838

Which of the following applies to Agent?

Check one and attach written authority to sign - bylaws, power of attorney, etc.

Corporation ☐

State of Registration:

Limited Partnership ☐

State of Registration:

General Partnership ☐

State of Registration:

Sole Proprietorship ☐Marital Community ☐Government Agency ☒

		Spouse:		
Other <input type="checkbox"/> (Please Explain)				
<b>IV. LOCATION</b>				
On what body of water is the state property?  Strait of Juan de Fuca	County Clallam		Government Lot: 9	
	Section: 3		Township: 31	
	Range: 6		East <input type="checkbox"/> or West <input checked="" type="checkbox"/>	
<b>Note:</b> DNR requires a legal property survey before they approve a use authorization. You do not need to furnish a survey now. The DNR survey requirements are included on this form.				
Physical description of Project Area (For example, marsh, tideland adjacent to the Chehalis River, etc.):  Tidelands adjacent to the south of Ediz Hook, and Lot 7. See Attached.				
Name of owner(s) of uplands, shorelands, and/or tidelands shoreward and adjacent to the Property:  United States, leased to City of Port Angeles.				
Address:		City:	State:	Zip Code:
Phone Number:		Fax Number		E-mail:
<b>Note:</b> DNR may require proof of ownership, or authorization to use the adjacent tideland, shoreland, or upland property, except for established Harbor Areas.				
Attach a copy of the deed if you own the adjacent upland property. County parcel numbers for adjacent upland, and/or tideland properties:				
<b>IV. USE OF PROPERTY</b>				
Describe the proposed use of the Property in detail:  Public Recreational Boat Launch.				
Do you plan to sublease the Property? Yes <input type="checkbox"/> No <input type="checkbox"/> If yes, submit a copy of the sublease.				
Do you know the current and past uses of the site? Please describe them here.				

Do you know of any toxic or hazardous substances on the site or past situations that could have caused contamination? Yes ☐ No ☒ If yes, please explain:

**V. IMPROVEMENTS** - additions within, on, or attached to the land, or anything considered a fixture (RCW 79.105.060(6)). Examples include: pilings, dolphins, piers, wharves, buildings, pipelines and cables, and structures for bridges

What improvements currently exist on the site? DNR may require photos.

Pavement for boat launch ramp, floats and pilings.

If there are improvements currently on the site, describe their condition.

Good

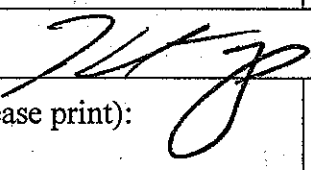
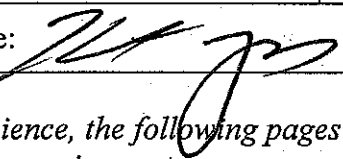
Will you remove or remodel any of the existing improvements? Yes ☐ No ☒

Do you plan to construct any improvements? If yes, please describe: No

Is there any fill material on the site? Yes ☐ No ☒ If yes, please describe:

Describe any habitat mitigation any permitting agency requires of you and where on this project it will occur: N/A

**All answers and statements are true and correct to the best of my knowledge.**

Applicant name (please print): Kent Myers		Title: Chief Administrative Officer City Manager, City of Port Angeles	
Applicant Signature: 		Date: 6/30/11	
Authorized Agent name (please print): Kent Myers		Title: Chief Administrative Officer City Manager, City of Port Angeles	
Authorized Agent signature: 		Date: 6/30/11	

*For the Applicant's convenience, the following pages 5 through 8 contain some information on potential permit and survey requirements.*

## **LOCAL, STATE, AND FEDERAL REGULATORY PERMITS**

- Do not apply for regulatory permits until you discuss your proposal with your DNR land manager. DNR may require terms or conditions that could affect your project and the permits.
- DNR must have copies of all government regulatory permits or waivers before they issue a Use Authorization.
- For permit assistance, contact the Office of Regulatory Assistance (ORA) at 1-800-917-0043 or via e-mail at [help@ora.wa.gov](mailto:help@ora.wa.gov).

### **DNR may require all or some of the following:**

**Joint Aquatic Resource Permit Application (JARPA)** - This one form is used to apply for all of the following individual permits. It is on the website of the Office of Regulatory Assistance at [www.ora.wa.gov](http://www.ora.wa.gov):

1. **Section 10 Permit** - The US Army Corps of Engineers requires this for any work in or affecting navigable waters, e.g., floats, docks, piers, dredging, pilings, bridges, overhead power lines.
2. **Shoreline Substantial Development, Conditional Use, Variance Permit or Exemption** - Local governments issue these, and they are required for work or activity in the 100-year flood plain, or within 200 feet of the Ordinary High Water mark (OHW) of certain waters.
3. **Hydraulic Project Approval - Required by the Department of Fish and Wildlife** for projects that include work to use, divert, obstruct, or change the natural flow or bed of any fresh or salt water.
4. **Section 404 Permit** - The US Army Corps of Engineers requires this if your project discharges or excavates any dredged or fill material waterward of the Ordinary High Water mark or the Mean Higher High Tide Line in tidal areas.
5. **Section 401 Water Quality Certification** - Required by the Department of Ecology if they require a Section 404 permit.

**NPDES (National Pollutant Discharge Elimination System Permit)** - Required by the Department of Ecology by authority from the Federal Environmental Protection Agency for projects that include the discharge of fluid on or into surface water.

**SEPA (State Environmental Policy Act) Checklist and Environmental Assessments** - When you submit a permit application to any agency, if the project is not exempt, the lead agency requires you to fill out an environmental checklist to determine the environmental impacts of the project.



WASHINGTON STATE DEPARTMENT OF  
**Natural Resources**  
Peter Goldmark - Commissioner of Public Lands

## REQUIREMENTS FOR RECORDS OF SURVEY FOR LEASES AND EASEMENTS

Records of Survey are required for easements and leases granted by the department for:

- County roads
- Highways
- Easements across high value lands
- Easements across transition lands
- Drainage or irrigation easements
- **Aquatic land uses:** exemptions are provided for recreational docks and mooring buoys per RCW 79.105.430 and for those permits issued as a Right of Entry
- Other grants as determined by the department based upon site specific considerations
- Upland leases
- Utilities
- Communication sites
- Railroads

### The applicant is responsible for:

- All costs and work associated with creating, submitting, revising and recording the Record of Survey
- Submitting a preliminary Record of Survey for review and approval by the department prior to approval of the agreement.
- Recording the final Record of Survey with the county auditor's office.
- Submitting a digital copy in AutoCAD.DWG or DXF (drawing exchange format) of the final survey.
- Submitting two full size copies and one 8 1/2 X 11" copy and of the recorded survey including the auditor's recording information to the department.

### A Record of Survey must:

1. Be produced by a licensed surveyor.
2. Meet the requirements of Title 58 RCW and Chapter 332-130 WAC.
3. Include the name of the applicant, the purpose of the easement or lease and the DNR easement or lease number.
4. Clearly show easement or lease boundaries with distances and directions of all boundary lines.
5. Show the easement or lease area to an accuracy of ( $\pm$ ) 0.5% of the total area or ( $\pm$ ) 10 square feet, whichever is greater.
6. (Not required for aquatic lands lease across the bed of Puget Sound or the Pacific Ocean) Indicate the acreage encompassed by the lease or easement within each quarter-quarter section or government lot.
7. Show distances and directions from two or more controlling corners of a recorded subdivision, recorded survey or government survey (GLO) corners.
8. Be related by meridian and coordinate to the Washington Coordinate System NAD'83(1991) by closed ties to NGS Control monuments, or the extension thereof. The designation of the control stations used shall appear on the plat.
9. Include a narrative legal description describing the servient estate (grantor's parcel) on the Record of Survey.
10. Show a detailed plan of improvements to be constructed or already existing on the easement or lease area. All improvements must be shown in sufficient detail to determine what they are used for and to ensure they are entirely within the easement area.
11. Show the location of any proposed utility.
12. (linear lease or easement) Show the lineal footage along the centerline.
13. (linear lease or easement) Show the complete alignment information and width including any necessary curve data.

## **A Record of Survey must (continued):**

14. **(Easements or leases crossing a section line or state ownership boundary, not required for aquatic lands lease across the bed of Puget Sound or the Pacific Ocean)** Provide ties to the centerline of an easement along the section or subdivision line from the nearest appropriate Public Land Survey System (PLSS) section corner, quarter section or subdivision corner, where the easement enters and leaves the section or state ownership.
15. **(Easements or leases falling entirely within one section and not crossing a section line or state ownership boundary)** Provide ties from both end points of the linear easement to PLSS corners or other subdivision corners shall be provided.
16. **(A lease which encroaches on a previously leased site)** Show the boundary for the senior lease in the vicinity of the proposed lease shall also be shown, together with ties between the two leases sufficient to determine the full extent of the encroachments.

## **Additional Requirements for Communication Site Leases**

17. Show ties to the corners of previously monumented communication sites adjacent to, or in the immediate vicinity of the proposed communication site.
18. Show access to the site.
19. Mark the corners of the communication site, as described and granted, with substantial permanent magnetically locatable monuments. The monuments shall be in place and obviously marked on the ground after the construction of installations and improvements.
20. Show the center of any communication site tower by Washington Plane Coordinates, NAD83 (1991), or latitude and longitude. NAD83 datum must be used to determine global location coordinates and must be in decimal degrees. Coordinates must have at least five decimal places to the right of the decimal point and include a negative longitude.
21. On all communication sites where towers or beam paths are shown, an elevation is required at the base of the tower.
22. Show the tower height, and the height of the antenna or microwave dish and any beam path used shall have the diameter and tilt thereof shown.
23. The elevation shall be derived from an established benchmark in the vicinity of the site, or an elevation designated by the state Department of Natural Resources.

## **Additional Requirements for Aquatic Land Uses**

24. The lease of aquatic lands is often subject to preference rights. Applicants and surveyors should carefully determine the direction, and show details of the proration of coves and irregular shoreline.
25. **(lease sites which contain existing or proposed structures and improvements that are classified as a non water-dependent or a water oriented use as described within RCW 79.105.060 and WAC 332-30-106)** Provide the square footage of each structure and improvement.
26. Where applicable, the survey of aquatic lands must show the location of the following lines for:
  - a. Tidal areas – Government meander line, the original and current locations of line of mean high tide, line of mean low tide, and line of extreme low tide. The survey must include the name of tidal bench mark(s) used or describe the alternate method employed for determining a Tidal Datum. **Lease areas which contain tidelands and bedlands at a minimum must show the location of the line of extreme low tide crossing the lease area. Lease areas containing bedlands exclusively may be required to show the relationship to the line of extreme low tide and the -18 foot contour line only.**
  - b. Lakes – Government meander line, line of ordinary high water (original ordinary high water if the lake has experienced artificial raising or lowering of the water level), and line of ordinary low water (include source of data) and line of navigability if established.
  - c. Rivers - Line of ordinary high water and line of ordinary low water (include source of data) and line of navigability if established.



- d. Lots and blocks of platted tide lands or shore lands, inner and outer harbor lines, waterway lines, street boundaries, any local construction limit lines, any dredge or fill areas, and easements of record within the lease site.
- e. All lines must be shown in sufficient detail to compute and show the area of each area of State-owned bedlands, tidelands, shore lands, harbor area, or waterways included within the proposed lease site.

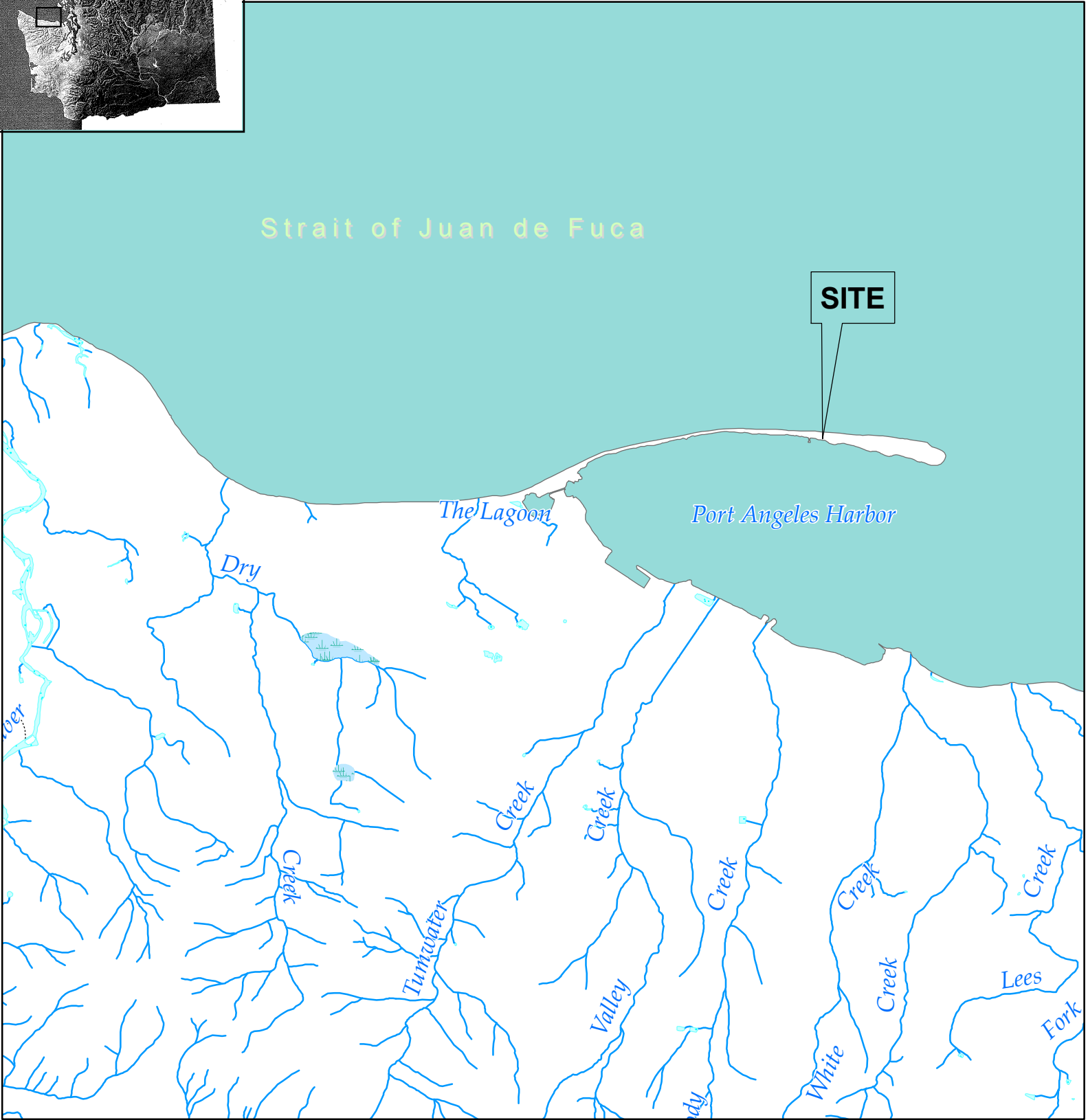
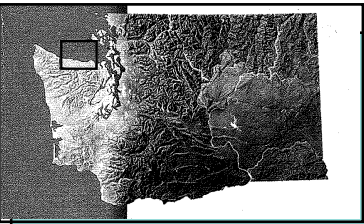
**Include any other data necessary for the complete understanding of the information shown on the survey. If, in the opinion of the department, such information is lacking, the survey may be rejected.**

### **Record of Survey Revisions:**

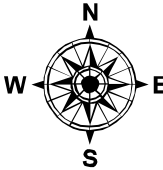
- 27. Any differences between the as-built road and the regulation plat must be reflected in a revised Record of Survey and recorded with the county by the applicant.
- 28. When any portion of the completed improvements are located outside of the granted lease site, the as-built locations must be reflected in a revised Record of Survey and legal description. In this instance, a new application for an amended lease site may be required if the as-built location creates adverse impacts. In the case of linear leases across the bed lands of the sound or the ocean, an as-built Record of Survey and a revised legal description of the linear lease must be provided.

***Survey Information updated July 2002***

Vicinity Map  
20-087677



Vicinity Map  
Port Angeles Harbor  
Clallam County  
City of Port Angeles  
S03, T31, R06W



0 0.2 0.4 0.8 1.2 1.6  
Miles

# Survey

## City of Port Angeles Boat Launch Aquatic Lands Lease of a portion of Block 34, 1935 Supplemental Map of Port Angeles Tidelands, Port Angeles Harbor, Clallam County, Washington

REGION FILE

OLYMPIA FILE  
20-087-677  
FIELD FILE

Ediz Hook

OUT LOT  
NO. 7

WITNESS CORNER TO AMENDED MEANDER CORNER 2M  
11/03/10 FOUND 3.5-INCH 1988 GLO BRASS CAP, 0.8  
BELOW PAVEMENT, PER VOL. 32 OF SURVEYS, PG. 32

WITNESS CORNER TO AMENDED MEANDER CORNER 2M  
LOCUS PER VOL. 32 OF SURVEYS, PG. 32, SEARCHED  
FOR AND NOT FOUND.

MEANDER LINE PER VOL.  
32 OF SURVEYS, PG. 32

EXISTING GRABHEAD

EDGE OF PAVEMENT

WEST LINE OF DNR LEASE NO. 20-012162  
PER VOL. 42 OF SURVEYS, PG. 64

11/3/10, FOUND CITY OF PORT ANGELES BRASS CAP  
STAMPED "C12-4-1" PER VOL. 34 OF SURVEYS, PG. 22  
N 426.807.0283  
E 1.001.025.1307  
Z 13.82

N88°55'45"E  
5285.25

S79°05'33"W  
94.91

Port Angeles Harbor

TIDELAND  
BLOCK 34

LINE	LENGTH	BEARING
L1	20.69	N88°13'34"E
L2	22.86	N67°38'57"E
L3	38.42	N89°19'42"E
L4	6.23	N87°07'10"E
L5	6.78	N84°03'47"E

### SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO ILLUSTRATE AND DESCRIBE AN AQUATIC LANDS LEASE IN PORT ANGELES HARBOR BETWEEN THE CITY OF PORT ANGELES AND THE STATE OF WASHINGTON.

### NOTES

1. THIS SURVEY IS BASED ON THE WASHINGTON COORDINATE SYSTEM, NORTH ZONE, NAD 83(11) AND THE NORTH AMERICAN VERTICAL DATUM OF 1988 PER TIES TO CITY OF PORT ANGELES CONTROL POINT NUMBERS C11-3-1, C12-4-1 AND C13-1-1 PER VOLUME 34 OF SURVEYS, PAGE 22. ALL BEARINGS ARE RELATIVE TO GRID. ALL DISTANCES ARE REDUCED TO GRID USING A COMBINED SCALE FACTOR OF 0.999944. TO OBTAIN GROUND DISTANCES, MULTIPLY DISTANCES SHOWN HEREON BY 1.000056.

2. THIS SURVEY COMPLIES WITH W.A.C. 332-130-100 AND WAS ACCOMPLISHED IN NOVEMBER, 2010 BY FIELD TRAVELER METHODS USING A TOPCON 230W 5-SECOND TOTAL STATION WITH SOME DISTANCES MEASURED WITH A STEEL TAPE.

### TIDAL PLANES

PER NOS DATA FOR STATION 9444080, PUBLISHED 12/01/2010

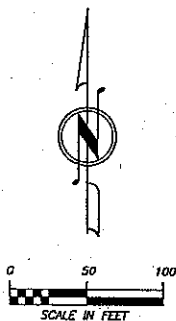
MEAN HIGHER HIGH WATER (MHHW) = 6.63 FEET NAVD 88  
MEAN HIGH WATER (MHW) = 5.99 FEET NAVD 88  
MEAN LOW WATER (MLW) = 1.49 FEET NAVD 88  
MEAN LOWER LOW WATER (MLLW) = -0.43 FEET NAVD 88  
LOWEST OBSERVED WATER LEVEL (LOWL) = -5.27 FEET NAVD 88  
BEARINGS AND DISTANCES ALONG THESE ABUTMENT LINES ARE FOR DETERMINING MATHEMATICAL CLOSURE ONLY.

### LEASE DESCRIPTION

THAT PORTION OF BLOCK 34 PER 1935 SUPPLEMENTAL MAPS OF PORT ANGELES ON FILE WITH THE OFFICE OF THE COMMISSIONER OF PUBLIC LANDS IN OLYMPIA, WASHINGTON MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CITY OF PORT ANGELES GEODETIC CONTROL POINT DESIGNATION C12-4-1 AS SHOWN ON VOLUME 34 OF SURVEYS, PAGE 22, RECORDS OF CLALLAM COUNTY, THENCE NORTH 88°59'43" EAST, A DISTANCE OF 5285.25 FEET TO THE SOUTHWEST CORNER OF THE LEASE AND THE TRUE POINT OF BEGINNING; THENCE NORTH 87°05'33" EAST, A DISTANCE OF 94.98 FEET TO THE SOUTHEAST CORNER OF THE LEASE; THENCE SOUTH 87°05'33" WEST, A DISTANCE OF 94.98 FEET TO THE POINT OF BEGINNING; THENCE NORTH 02°54'27" WEST, A DISTANCE OF 208.29 FEET TO THE LINE OF MEAN HIGHER HIGH WATER; THENCE EASTERLY ALONG SAID LINE TO A POINT WHICH BEARS NORTH 02°54'27" WEST FROM SAID SOUTHEAST CORNER; THENCE SOUTH 02°54'27" EAST, A DISTANCE OF 219.87 FEET TO THE TRUE POINT OF BEGINNING.

AS DESCRIBED CONTAINING 0.47 ACRES TOTAL, INCLUDING 0.22 ACRES OF BEDLANDS.



PRELIMINARY  
02/23/11

A SURVEY IN TIDELAND BLOCK 34,  
PORT ANGELES HARBOR,  
TOWNSITE OF PORT ANGELES, CLALLAM COUNTY,  
WASHINGTON



JOHNSTON  
Land Surveying

540 W. Eighth Street, Port Angeles, WA 98362  
360.452.0237 office, 360.452.0238 fax  
www.johnstonlandsurveying.com

DATE: 11/1/10  
SCALE: 1"=50'  
DRAWN BY: RJW  
PLAT CHECKED BY: RJW  
SHEET 1 OF 1

### SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE CITY OF PORT ANGELES IN OCTOBER, 2010.

ROB JOHNSTON

PLS 37533

### AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2011 AT \_\_\_\_\_  
M. IN BOOK \_\_\_\_\_ OF SURVEYS AT PAGE \_\_\_\_\_  
AT THE REQUEST OF JOHNSTON LAND SURVEYING

COUNTY AUDITOR

AUDITOR'S FILE NUMBER

EDIZ HOOK  
LIGHTHOUSE  
RESERVE

OUTLOT 7  
131K, RW

Section of interest is outlined in yellow. Additional information is presented for reference.