

**STAFF REPORT
CORRAL CREEK JOINT USE DOCK
AND ACCESS TRAIL**

TO: Douglas County Hearing Examiner
FROM: Douglas County Land Services Staff
RE: Corral Creek, SP-13-16
DATE: February 27, 2014

I. GENERAL INFORMATION

Requested Action: An application for a shoreline substantial development permit for the installation of a joint use dock and access trail, serving 3 lots. The dock will consist of a 4'x102' fixed-pile pier, 4'x36' foot aluminum ramp, and two 8'x20' foot floats. The dock will extend 123' feet waterward of the OHWM.

Location: The joint-use dock will serve 7, 8, and 9 of the Beach at Corral Creek Subdivision. The subject property is described as being located within the NE Quarter of Section 9 and NW Quarter of Section 10, Township 27N, Range 23 E.W.M., Douglas County, Washington.

II. SITE INFORMATION

Site Characteristics: The site and existing vegetation and habitat conditions on the properties are divided into two very distinct areas, which are providing vastly different levels of habitat functions and values. The two areas are separated based on the historic use of the property, which has resulted in a heavily disturbed area that is currently mowed and maintained, and a virtually undisturbed portion of the shoreline.

The line that separates the disturbed and undisturbed area is angled from NW to SE, from Lot 7 to Lot 9. The portion of each of the lots that is undisturbed varies significantly. On Lot 9 the undisturbed area covers more than half of the lot located above OHWM, extending an average of 205 feet. On Lot 8 the undisturbed area covers approximately 1/3 of the located above the OHWM, extending approximately 176 feet. On Lot 7 the undisturbed area covers only a small narrow strip, 10 foot at the narrowest and 96 feet at its widest. Vegetation within the undisturbed area varies between riparian species closer to the OHWM and shrub steppe species located landward of the OHWM. For the most part riparian species are limited to the area within approximately 35 feet of the OHWM. Riparian vegetation consists of mountain alder, water birch, black cottonwood, coyote willow, red osier dogwood, pacific willow, nootka rose, common snowberry, and numerous other groundcover and emergent species. Landward of the riparian vegetation, the vegetation becomes dominated by upland shrub steppe. Vegetation is dominated by big sagebrush, gray rabbitbrush, bitterbrush, currant, and upland grasses. This area also contains a large number of black cottonwood and nootka and wood roses.

The remainder of the properties is significantly disturbed as part of the continued use of the properties. The remainder of the properties is mowed and maintained and vegetation consists of upland grasses and weedy species. The entire disturbed area was historically used for agriculture that has resulted in this area providing little if any habitat functions and values.

Zoning and Development Standards: The subject property is located within the Rural Resource 5 acres (RR-5) Zoning District. The purpose of the RR-5 rural resource district is to provide an area for a variety of rural lifestyles, hobby farms, densities, and open space, while protecting the rural and resource characteristics in the vicinity. This district provides an opportunity for compatible rural land uses, and is sensitive to the site's physical characteristics. Areas may be located adjacent to urban growth areas or existing development of higher densities and, where appropriate, may serve as a transition and buffer area between commercial agricultural areas and other land uses. This district is also appropriate for areas that currently have a range of rural densities or land parcel sizes generally less than twenty acres in size and/or have adequate rural levels of services available such as roads, schools, and fire protection. Clustering or other innovative techniques for residential lots are encouraged; provided that the density does not encourage urban levels of service and provides significant open space corridors and protection of critical areas.

III. COMPREHENSIVE PLAN:

The Douglas County Countywide Comprehensive Plan designates this property as Rural Resource 5 acres. The following goals and policies set forth in the comprehensive plan are relevant to this development:

RURAL:

POLICY RD-4: Development and recreational opportunities in rural shoreline and other rural areas shall minimize potential adverse impacts to water quality, slope stability, vegetation, wildlife and aquatic life.

CRITICAL AREAS – FISH AND WILDLIFE HABITAT CONSERVATION AREAS

GOAL 2: Protect fish and wildlife habitat areas as an important natural resource for Douglas County, particularly in regard to their economic, aesthetic and quality of life values.

POLICY CA-15: Impacts of new development on the quality of land, wildlife and vegetative resources will be considered as part of the environmental review process and require any appropriate mitigating measures. Such mitigation may involve the retention and/or enhancement of habitats.

POLICY CA-16: The maximum amount of vegetation should be maintained in its natural state and be disturbed only as minimally necessary for the development. Disturbed areas should be re-vegetated with native vegetation as soon as possible. Re-vegetation will be maintained in good growing conditions, as well as being kept free of noxious weeds.

POLICY CA 17: If a development proposal is located in or near a habitat conservation area shown on the reference maps, a consultation and subsequent mitigation measures, if needed, should be encouraged from the WDFW or other appropriate agency.

POLICY CA-20: Proper riparian management that maintains existing riparian habitat and is consistent with best agricultural management practices should be encouraged.

POLICY CA-21: Ensure that land uses adjacent to naturally occurring wetlands and other fish and wildlife habitat areas will not negatively impact the habitat areas. If a change in land use occurs, adequate buffers will be provided to the habitat areas.

POLICY CA-22: Activities allowed in fish and wildlife habitat conservation areas and open space will be consistent with the species located there, including all applicable state and federal regulations and/or best management practices for the activity regarding that species.

IV. SHORELINE MASTER PROGRAM

The Douglas County Shoreline Master Program classifies this reach of the Columbia River shoreline as Rural Conservancy. The purpose of the rural conservancy environment is to protect ecological functions, conserve existing natural resources and valuable historic and cultural areas in order to provide for sustained resource use, achieve natural flood plain processes, and provide recreational opportunities.

A listing of the applicable policies and regulations are found in the analysis section of this staff report.

WASHINGTON ADMINISTRATIVE CODE (WAC)

WAC 173-27 provides updated rules for administering the Shoreline Management Act (RCW 90.58) and the local master program. WAC 173-27-150 establishes minimum review criteria for substantial development permits. The criteria states that a substantial development permit shall be granted only when the proposed development is consistent with:

- The policies and procedures of the Act;
- The provisions of this regulations; and
- The applicable master program adopted or approved for the area.

V. ENVIRONMENTAL REVIEW

Douglas County issued a Determination of Non-significance on February 10, 2014 in accordance with WAC 197-11-355 (Optional DNS).

VI. AGENCY AND PUBLIC COMMENTS:

Applicable agencies have been given the opportunity to review this proposal. The following agencies have been sent copies of the proposal and have commented as indicated below:

Agency Notified	Response Received	Agency Notified	Response Received
WA Department of Ecology	N/R	WA Dept of Fish & Wildlife	02/04/2014
Chelan County PUD	02/07/2014	Army Corps of Engineers	N/R
WA DNR	N/R	Yakama Tribes	N/R

* N/R = No Reply

Agency comments have been included as Attachment A.

No public comments were received at the writing of this staff report.

VII. PROJECT ANALYSIS

Upon review of the application materials, site plans, public and agency comments, the Douglas County Countywide Comprehensive Plan, and applicable codes and requirements, planning staff offers the following analysis and recommendations for the subject application:

Comprehensive plan consistency:

Residential development and recreational opportunities in shoreline areas of the Rural Resource 5 land use designation can be considered when potential adverse impacts to water quality, slope stability, vegetation, wildlife and aquatic life have been sufficiently addressed. Critical area policies place preference on the protection of and preservation of wetlands over the alteration and mitigation of impacts to wetlands. The proposal is consistent with the goals and policies of the Douglas County Countywide Comprehensive Plan.

Consistency with the Douglas County Shoreline Master Program

Docks are a permitted use in the Rural Conservancy shoreline designation.

4.1 ECOLOGICAL PROTECTION AND CRITICAL AREAS

POLICY 1: Shoreline use and development should occur in a manner that assures no net loss of existing ecological functions and processes and protects critical areas. Uses should be designed and conducted to avoid, minimize, or to fully mitigate in so far as practical, any damage to the ecology and environment.

The project cannot avoid damage to the aquatic environment. However, the project has been designed to minimize damage and to fully mitigate pursuant to adopted mitigation ratios.

REGULATION 1: Mitigation sequencing – applicants shall demonstrate all reasonable efforts have been taken to mitigate potential adverse impacts in the following prioritized order:

- a. Avoiding the impact altogether by not taking a certain action or parts of an action;

The project is located in the aquatic environment and therefore cannot avoid impacts.

- b. Minimizing impacts by limiting the degree or magnitude of the action and its implementation, by using appropriate technology, or by taking affirmative steps, such as project redesign, relocation, or timing, to avoid or reduce impacts;

The project is designed to minimize impacts by utilizing current state and federal dock design.

- c. Rectifying the impact by repairing, rehabilitating, or restoring the affected environment to the conditions existing at the time of the initiation of the project;

The project includes new structures to be placed in the aquatic environment; therefore rectifying the impact is not possible.

- d. Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action;

The project includes new structures to be placed in the aquatic environment, therefore reducing or eliminating the impact over time via this permit is not possible. The possibility does exist that a future dock design would reduce impacts however implementation of that new design would require a future permit and analysis.

- e. Compensating for the impact by replacing, enhancing, or providing substitute resources or environments; and

The project is proposing mitigation per the adopted mitigation ratios that will compensate for the impact. Suggested conditions of approval require installation of mitigation per the approved plan.

- f. Monitoring the impact and the compensation projects and taking appropriate corrective measures.

Suggested conditions of approval require that the mitigation measures be monitored for 5 years after installation to determine survivability and corrective measures be taken if survivability is not achieved.

4.2 WATER QUALITY

REGULATION 5: All building materials that may come in contact with water shall be constructed of untreated wood, cured concrete or steel. Materials used for decking or other structural components shall be approved by applicable state agencies for contact with water to avoid discharge of pollutants. Wood treated with creosote, arsenate compounds, copper chromium arsenic or pentachlorophenol is prohibited in shoreline water bodies.

A float framing is proposed to be constructed of non-treated dimensional timber or aluminum. Decking and structural component materials shall be of a type approved by state agencies to avoid discharge of pollutants.

4.3 VEGETATION CONSERVATION

REGULATION 2: Where impacts to buffers are permitted under Section 4.1, Ecological Protection and Critical Areas, new developments shall be required to develop and implement a management and mitigation plan. When required, management and mitigation plans shall be prepared by a qualified biologist and shall be consistent with the requirements of Appendix H. Management and mitigation plans shall describe actions that will ensure no net loss of ecological functions. Vegetation shall be maintained over

the life of the use and/or development by means of a conservation easement or similar legal instrument recorded with the County Auditor.

A fish and wildlife management and mitigation plan prepared by Grette & Associates was submitted in the application materials.

REGULATION 4: Native vegetation clearing shall be limited to the minimum necessary to accommodate approved shoreline development.

The dock access is proposed to be located in an area that minimizes impacts to native vegetation.

4.7 Restoration

POLICY 2: Mitigation associated with shoreline development projects shall be designed to achieve no net loss of ecological function.

A fish and wildlife management and mitigation plan prepared by Grette & Associates was submitted in the application materials. The plan identifies that the project will result in no net loss of ecological function.

5.10 Moorage: docks, piers, watercraft lifts, mooring buoys, floats

POLICY 4: Moorage should be spaced and oriented in a manner that minimizes hazards and obstructions to navigation and other water-oriented activities such as fishing, swimming and pleasure boating, as well as property rights of adjacent land owners.

The project proposes to locate the dock in a central location for access by all three of the lots. The dock will not pose a hazard to navigation.

POLICY 5: Moorage should be restricted to the minimum size necessary to meet the needs of the proposed water-dependent use. The length, width and height of piers and docks should be no greater than necessary for safety and functional use.

The project proposes a moorage structure that is the minimum size necessary.

REGULATION 1: Shared moorage to serve new residential development shall be limited to the amount of moorage needed to serve lots within the development.

The dock size is designed to serve all three of the lots.

REGULATION 6: New and substantially expanded piers and docks shall be constructed of materials that are approved by applicable federal and state agencies for use in water to avoid adverse effects on water quality or aquatic plants and animals in the long-term for both submerged portions of the dock and decking and other components. Wood treated with creosote, pentachlorophenol or other similarly toxic materials is prohibited.

The construction materials proposed will be approved by the applicable federal and state agencies for use in water.

REGULATION 7: Moorage facilities shall be the minimum size necessary to meet the needs of the proposed water-dependent use and shall observe the following criteria:

- a. If allowed, only one private dock with one accessory float, and two watercraft lifts (the combination of one boat and one Jet Ski or other watercraft together) shall be permitted on a shoreline lot owned for residential or private recreational use.

The proposed project is for a joint use dock to serve three lots.

- b. Docks with or without a float shall be the minimum required to provide for moorage. Commercial docks shall be the minimum length necessary to serve the type of vessel served. Exceptions to these length standards are addressed below.

The proposed project is for two float connected as to create one longer float.

- c. Docks on the Columbia River that exceed 100 feet in length or docks which exceed 50 feet in length on a lake or sites with unique characteristics that may create navigational safety hazards shall prepare a navigational safety study.

The proposed dock is 123 feet out from OHWM. The navigation hazard potential will be determined by the applicable federal and state agencies.

- d. Moorage shall be designed to avoid the need for maintenance dredging. The moorage of a boat larger than provided for in the original moorage design shall not be grounds for approval of dredging.

The location does not indicate the need for maintenance dredging.

REGULATION 9: In order to minimize impacts on near shore areas and avoid reduction in ambient light level:

- a. Pier and ramp construction must meet the following standards:
 - 1) The width of piers and ramps shall not exceed 4 feet for single or joint-use docks. Greater widths may be permitted for community, public or commercial docks where use patterns can justify the increase;
 - 2) The bottom of the pier or bottom of the landward edge of a ramp, must be elevated at least 2 feet above the plan of OHWM;
 - 3) Pier and/or ramp surfaces are to consist of either grating or clear translucent material; and
 - 4) Pier and ramp construction shall meet or exceed the standards and/or requirements of the Washington State Departments of Ecology, Fish and Wildlife, and Natural Resources and the United States Army Corps of Engineers.
- b. Float construction must meet the following standards:
 - 1) Any float materials that are in contact with the water must be white or translucent;
 - 2) Floatation materials must be permanently encased to prevent breakup and release of small flotation pieces;
 - 3) Decking or surface area of the float must consist of either grating or clear translucent material;
 - 4) Floats cannot be located where they could impede fish passage; and

- 5) Float construction shall meet or exceed the standards and/or requirements of the Washington State Departments of Ecology, fish and Wildlife, and Natural Resources and the United States Army Corps of Engineers.

Proposed design meets the above listed construction standards.

REGULATION 10: Private docks shall not encroach into the required side yard setbacks for residential development (Both onshore and offshore); provided that, a shared moorage may be located adjacent to or upon a side property line of the affected properties upon filing of an easement agreement or other legal instrument by the affected property owners.

The proposed dock is shared moorage and is proposed to be located on Lot 7, with an access trail and easement between Lots 7 and 8. The dock and access trail will serve Lots 7-9.

REGULATION 11: Piers and docks shall use pile supports unless engineering studies demonstrate that pile supports are insufficient to ensure public safety. Rip-rapped or bulkheaded fills may be approved only as a conditional use and only when demonstrated that no feasible alternative is available. Mitigation shall be provided to ensure no net loss of shoreline ecological functions and processes.

The project proposes to utilize pile supports.

REGULATION 15: Moorage facilities shall be marked with reflectors, or shall be otherwise identified to prevent unnecessarily hazardous conditions for water surface users during day or night. Exterior finish shall be generally non-reflective.

Suggested conditions of approval require that the dock be marked with reflectors or otherwise identified.

REGULATION 16: Moorage facilities shall be constructed and maintained so that no part of a facility creates hazardous conditions nor damages other shore property or natural features during predictable flood conditions. Floats shall be securely anchored.

The dock is designed and secured so that it will not damage shoreline property or natural features.

REGULATION 21: All moorage facilities must permanently mark all of the components with name, address, telephone number and date of installation.

Suggested conditions of approval require that the dock be permanently marked for identification.

REGULATION 23: Moorage facilities shall avoid locations that will adversely impact shoreline ecological functions or processes.

The dock is proposed to be located in the most appropriate shoreline location on the subject property.

Appendix H, Chapter 3: Critical Areas – Fish and Wildlife Habitat Conservation Areas
The Beach at Corral Creek was recorded on December 21, 2010 and is therefore still within the 7 year vesting period. The 75 foot and 100 foot wetland buffer established with the plat is the applicable buffer for this application.

The installation of a dock will impact the aquatic and riparian environment. A fish and wildlife habitat management and mitigation plan has determined that approximately 810 sq. ft. of impact to the aquatic and riparian environment. The plan proposes 2,025 sq. ft. of riparian vegetation plantings to meet the mitigation for disturbance of the dock within the aquatic and riparian environment. The difference in proposed mitigation versus required by the SMP is that USACE is requiring a 2.50:1 ratio for disturbance to the aquatic and riparian environment. A planting plan is proposed on sheet 7 of 7 of the diagrams in the Fish & Wildlife Habitat Management and Mitigation Plan Sheets.

The trail would encompass 376 sq. ft. of the riparian buffer. No native riparian vegetation will be disturbed. The SMP requires a 1:1 mitigation ratio for non-native disturbance within the buffer.

Potential Bald Eagle perch sites have been identified on Lot 9 as indicated on The Beach at Corral Creek Subdivision recorded December 21, 2010, which restricts site construction, development, or mitigation activities between the months of November and March. Mitigation plantings have been proposed on Lot 9, see sheet 7 of 7 of the diagrams in the Fish & Wildlife Habitat Management and Mitigation Plan Sheets. Proposed mitigation activities on Lot 9 will need to be restricted between the months of November and March.

The SMP requires a total of 2,401 square feet of mitigation for disturbance to the aquatic and riparian environments and the buffer.

As conditioned, the proposal is consistent with this section.

Consistency with WAC 173-27 and RCW 90.58:

As conditioned below, the project appears consistent with the requirements and criteria of the Shoreline Management and Enforcement Procedures, and the Shoreline Management Act

VIII. RECOMMENDATION

As conditioned below, this application does not appear to be detrimental to the general public health, safety or welfare and meets the basic intent and criteria associated with Title 18 and 19 of the Douglas County Code, the Douglas County Countywide Comprehensive Plan, and the Douglas County Shoreline Master Program. Staff recommends approval of SP#13-16, subject to the following findings of fact and conditions:

Suggested Findings of Fact

1. The applicant is Corral Creek, LLC 537 Hyacinth Road, Manson, Washington
2. General Description: An application for a shoreline substantial development permit for the installation of a joint use dock and access trail, serving 3 lots. The dock will consist

- of a 4'x102' fixed-pile pier, 4'x36' foot aluminum ramp, and two 8'x20' foot floats. The dock will extend 123 feet waterward of the OHWM.
3. The joint-use dock will serve 7, 8, and 9 of the Beach at Corral Creek Subdivision. The subject property is described as being located within the NE Quarter of Section 9 and NW Quarter of Section 10, Township 27N, Range 23 E.W.M., Douglas County, Washington.
 4. The Comprehensive Plan Designation is Rural Resource 5 Acres.
 5. The subject property is located in the RR-5 zoning district.
 6. The Columbia River Shoreline section of the subject property is designated as "Rural Conservancy" by the Douglas County Shoreline Master Program.
 7. WAC 173-27-150 establishes minimum review criteria for Shoreline Management Substantial Development Permits. This criteria states that a substantial development permit shall be granted only when the development proposed is consistent with the policies and procedures of the Act; the provisions of this regulation; and the applicable master program adopted or approved for the area.
 8. A fish and wildlife habitat management and mitigation plan dated November 2013 was performed for the project by Grette & Associates.
 9. The fish and wildlife habitat management and mitigation plan utilizes a 75 foot and 100 foot Aquatic Habitat Buffer as noted on The Beach at Corral Creek Subdivision recorded December 21, 2010.
 10. The installation of a dock will impact the aquatic and riparian environment. A fish and wildlife habitat management and mitigation plan has determined that a total of 810 square feet of habitat will be disturbed by the dock and 376 square feet of riparian habitat and buffer by the access trail. The application proposes 2,401 square feet of mitigation. A planting plan is proposed on sheet 7 of 7 of the diagrams in the Fish & Wildlife Habitat Management and Mitigation Plan.
 11. The mitigation proposed in the Fish and Wildlife Management and Mitigation Plan meets the requirements of the Douglas County Regional Shoreline Master Program.
 12. Potential Bald Eagle perch sites have been identified on Lot 9 as indicated on The Beach at Corral Creek Subdivision recorded December 21, 2010, which restricts site construction, development, or mitigation activities between the months of November and March.
 13. Comments from reviewing agencies have been considered and addressed where appropriate.
 14. Douglas County issued a Determination of Non-significance on February 10, 2014 in accordance with WAC 197-11-355 (Optional DNS).
 15. Surrounding property owners were given the opportunity to comment on the proposals, can request a copy of the decision, and can appeal the decision subject to the requirements outlined in DCC Title 14.
 16. Proper legal requirements were met and surrounding property owners were given the opportunity to comment on the proposal at a public hearing.
 17. WAC 173-27-090 requires that construction must be commenced within 2 years of the effective date of the shoreline permit and that authorization for construction shall terminate 5 years after the effective date of the shoreline permit.
 18. As conditioned, the development will not adversely affect the general public, health, safety and general welfare.

Suggested Conclusions:


1. As conditioned, the development meets the goals, policies and implementation recommendations as set forth in the Douglas County Countywide Comprehensive Plan and the Douglas County Shoreline Master Program.
2. As conditioned, this proposal is consistent with applicable federal and state laws and regulations.
3. As proposed, revised, and conditioned, potential impacts of the project can be mitigated.
4. Public interests will be served by approval of this proposal.
5. As conditioned, the proposal is consistent with Title 18 "Zoning" and Title 19 "Environment" of the Douglas County Code.

Suggested Conditions of Approval

1. The project shall proceed in substantial conformance with the plans and application materials of file submitted on December 03, 2013 except as amended by the conditions herein.
2. The applicant shall comply with all applicable local, state and federal regulations.
3. A copy of this permit and attached conditions shall be kept on-site and provided to the contractor and all others working within the shoreline area at all times. The applicant, contractor, machinery operators and all others working within the shoreline area shall have read this permit and attached conditions and shall follow its conditions at all times.
4. Concurrent with the submittal of the building permit, a temporary erosion and sediment control plan shall be submitted for approval.
5. Potential Bald Eagle perch sites have been identified on lot 9. Lot 9 shall not have site construction, development, or mitigation activities between the months of November and March, unless written verification from the Washington State Department of Fish and Wildlife is provided indicating that the proposed activity will not have an adverse impact on potential bald eagle use of this site.
6. The dock shall be marked with reflectors, or shall be otherwise identified to prevent unnecessarily hazardous conditions for water surface users during day or night. Documentation shall be provided with the building permit application.
7. The dock and boatlifts shall be permanently marked with name, address, telephone number and date of installation. Documentation shall be provided with the building permit application.
8. The project application shall proceed consistent with the Fish & Wildlife Habitat Management and Mitigation Plan prepared by Grette & Associates, dated November 2013.
9. Where necessary, a permanent means of irrigation shall be installed for the mitigation plantings that are designed by a landscape architect or equivalent professional. Said design shall meet the specific needs of riparian and shrub steppe vegetation.
10. Mitigation planting as shown on the mitigation planting plan sheet 7 of 7, dated 10/30/13 shall be planted upon completion of the dock.
11. A performance surety agreement in conformance with Title 14, D.C.C. shall be entered into between the property owner and Douglas County Transportation and Land Services prior to issuance of the building permit. Douglas County must approve quotes for the cost of installation, delivery, plant material, soil amendments, irrigation, seed mix and necessary monitoring visits and reports by the biologist of record and Washington State sales tax.

12. The mitigation site shall be maintained to ensure the management and mitigation plan objectives are successful. Maintenance shall ensure 80% survival during the 5 year monitoring period and shall include corrective actions to rectify problems, include rigorous, as-needed elimination of undesirable plants; protection of shrubs and small trees from competition by grasses and herbaceous plants, and repair and replacement of any dead plants.
13. A five year monitoring period shall commence upon placement of the planting materials and irrigation system. A performance surety agreement in conformance with Title 14 of Douglas County Code shall be entered into between the property owner and Douglas County Transportation and Land Services. Douglas County must approve quotes for the cost of installation, delivery, plant material, soil amendments, permanent irrigation, seed mix, and 3 monitoring visits and reports by a qualified biologist, and the quotes shall include Washington State sales tax.
14. Onsite monitoring and monitoring reports shall be submitted to Douglas County Transportation and Land Services 1 year after mitigation installation; 3 years after mitigation installation; and 5 years after mitigation installation. Monitoring reports shall be submitted by a qualified biologist, as defined by Douglas County Code. The biologist must verify that the conditions of approval and provisions in the fish & wildlife habitat management and mitigation plan submitted by Grette & Associates, dated November 2013 have been satisfied.
15. Sequential release of funds associated with the surety agreement shall be reviewed for conformance with the conditions of approval and the management and mitigation plan. Release of funds may occur in increments of 1/3 for substantial conformance with the plan and conditions of approval. If the standards that are not met are only minimally out of compliance and contingency actions are actively being pursued by the property owner to bring the project into compliance, the County may choose to consider a partial release of the scheduled increment. Non-compliance can result in one or more of the following actions: carry-over of the surety amount to the next review period; use of funds to remedy the nonconformance; scheduling a hearing with the Douglas County Hearing Examiner to review conformance with the conditions of approval and to determine what actions may be appropriate.
16. Where a condition imposed herein may be found inconsistent with the requirements of the Washington State Department of Fish and Wildlife, HPA Permit, or permitting issued by the United States Army Corps of Engineers, the Douglas County Land Services Director shall have discretion to allow for project redesign consistent with the approvals granted by said agencies; if the redesign can be found consistent with the Douglas County Code, the Shoreline Master Program, and the Shoreline Management Act.
17. Construction of the project for which this permit has been granted must be commenced within two (2) years of the effective date of this permit. Authorization to conduct development activities granted by the permit shall terminate five (5) years from the filing date of the permit.

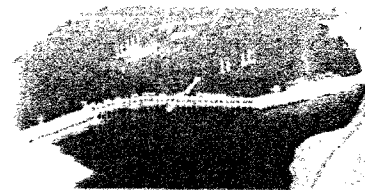
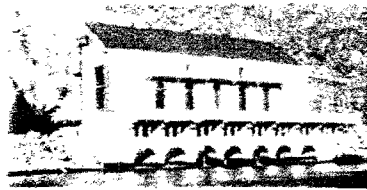
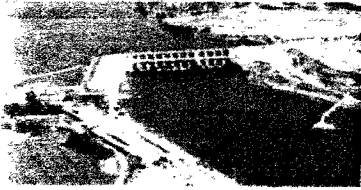
Respectfully Submitted,



Jack Heide, MRCP
Associate Planner

Attachments

Attachment A
Agency Comments



PUBLIC UTILITY DISTRICT NO. 1 of CHELAN COUNTY

100 New Hill, Wenatchee, WA 98801-1181 • 509-662-3111 • 527 N. Wenatchee Blvd., Wenatchee, WA 98801

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February 7, 2014

Jack Heide
Douglas County Transportation and Land Services
140 19th Street NW
East Wenatchee, WA 98802

Re: Comment on Corral Creek and Zuluaga joint use dock, SP-13-16

Dear Mr. Heide:

Douglas County has provided the District notice of the above-mentioned joint use dock and access trail proposal (Dock) for formal comment. We appreciate the opportunity to review and comment on the proposal to ensure early coordination and consistent information exchange between Douglas County and the District. The District provides the following comments:

As owner and operator of the Rocky Reach, Rock Island, and Lake Chelan hydroelectric projects, the District is responsible for operating and maintaining its project works and project lands and waters under the requirements of its Federal Energy Regulatory Commission (FERC) Licenses. The Federal Power Act authorizes the FERC to regulate non-federal hydroelectric projects. Under the District's federal License for the Rocky Reach Project, FERC required the District to acquire and retain fee title, or the right to use in perpetuity, all property necessary or appropriate to construct, maintain, and operate the project. These purposes may include, but are not limited to, operation and maintenance, flowage, recreation, public access, protection of environmental resources, and shoreline control.

The proposed Dock will be installed upon property encumbered by a District flowage easement ("Original Easement") which encumbers the land up to an elevation of 737 feet above sea level, USCGS datum, and a Supplemental Easement and Amended Supplemental Easement which supplement the District's rights in the Original Easement and provides the property owner additional use of the property above the current project boundary elevation. The terms of the Original Easement reserve the property owner's right to maintain boat landings and piers upon the property "which in the reasonable judgment of the District's Commission, do not endanger the Project [Rocky Reach Hydroelectric Project] or violate the District's Federal Power Commission License for the Project."

As required by our FERC licenses, the District manages shorelines within its Project boundaries to be consistent with Project licenses and management plans and to assess developmental uses to ensure multiple resources are considered, such as recreation, cultural, fish, wildlife, and habitat resources. Under our FERC licenses, the District has the ability to grant permission to applicants for specific non-project uses, subject to specific license conditions. Examples include relatively routine, non-project use applications such as non-commercial boating access facilities (boat docks and piers), erosion control structures, certain types of recreation development, bulkheads, and vegetative removal or trimming and

planning. The District implements this requirement, including reviewing tracking permit applications in coordination with the primary permitting authorities that are responsible for managing development activities along the shoreline within the project boundaries. Larger development activities, such as proposed docks with more than 10-slips, require FERC approval.

Additionally, the District's Habitat Conservation Plan Agreement (HCP), approved by FERC Order, requires the District to consider the cumulative impacts of any action when making land use or permit decisions within the Rocky Reach and Rock Island Project reservoirs (see attached HCP, section 6.1). We understand that the County's shoreline plan has a similar cumulative impact consideration. The HCP is a critical aspect of the District's operation of the hydro Project.

In a past FERC consultation process for a private community dock, the National Marine Fisheries Service (NMFS) filed a "Notice of Intervention, Comments and Protest" regarding the installation of docks within the Rocky Reach Reservoir. NMFS' statement went beyond the community dock at issue. NMFS raised questions about the District's ability to meet survival standards for ESA listed and non-listed Plan Species and the ultimate objective of reaching No Net Impact requirements under the requirements of the HCP if docks were continued to be built along the reservoir. Specifically, NMFS stated that more docks in the Rocky Reach reservoir will create additional cover habitat that will likely be occupied by smallmouth bass and other predators, and potentially increase predation on salmonids. The District believes that the issues raised by NMFS warrant coordinated consideration by all permitting agencies to ensure regulatory policies and regulations are met.

Should the applicants receive all necessary approvals for this project, the District requests that Douglas County condition the issuance of the final building permit on the applicants receiving a dock license from the District.

If you would like to meet to discuss this issue in further detail please feel free to contact me.

Sincerely,



Lisa Graves

Enclosure

methods to protect adult fallbacks and steelhead kelts at the Dam, and the District shall immediately implement the agreed to Measures. Reduction in fallback rates, mortalities and protection of kelts shall be factored into juvenile bypass and adult passage development and implementation and into Project operation decisions. Before the District is asked to implement additional operation of the bypass system or other measures for kelts or fallbacks, there will need to be a high level of certainty that these Measures will make a significant difference in meeting the relevant survival standard.

e. The Parties to this Agreement recognize that current technology does not allow for a precise estimate of hydroelectric project induced mortality to adult salmonids. Until adult survival studies can accurately differentiate between natural and hydro-project induced mortality, the District shall use the best available technology to conduct, on a periodic basis, adult passage verification studies toward the diagnosis of adult loss, injury and delay at Rocky Reach Dam. Prior to the completion of adult survival studies, compensation for adult mortality shall be assumed completely fulfilled by the District's contribution to the Tributary Fund. Following the completion of adult survival studies, should adult survival rates fall below 98% but the Combined Adult and Juvenile survival rate be maintained above 91%, additional hatchery compensation for that portion of adult losses that exceeds 2%, toward a maximum contribution of 7% hatchery funding and 2% tributary funding, would be utilized to satisfy NNI compensation requirements for each Plan Species.

f. Pursuant to the 2000 Biological Opinion for the Federal Columbia River Power System (the "Bi-Op"), federal action agencies are required to conduct a comprehensive evaluation to assess adult survival at federal dams. The Bi-Op sets forth a series of evaluation methods to be employed. The Coordinating Committee should review the information and techniques utilized in those studies and evaluate their potential for accurately measuring Combined Adult and Juvenile Project Survival. The Coordinating Committee should also evaluate technologies found at the federal dams to increase adult survival for possible implementation at the Project. Based upon those evaluations, the District shall implement as necessary technologies appropriate for the Project.

SECTION 6 RESERVOIR HABITAT AND WATER QUALITY

6.1 When making land use or related permit decisions on Project owned lands that affect reservoir habitat, the District shall consider the cumulative impact effects in order to meet the conservation objectives of the Agreement, requirements of the FERC license, and other applicable laws and regulations. The District further agrees to notify and consider comments from the Parties to the Agreement regarding any land use permit application on Project owned lands.

6.2 The District shall notify all applicants for District permits to use or occupy Project lands or water that such use or occupancy may result in incidental take of species listed as endangered or threatened under the ESA, requiring advance authorization from NMFS or USFWS.

Jack Heide (x6544)

From: Pentico, Eric D (DFW) <Eric.Pentico@dfw.wa.gov>
Sent: Tuesday, February 04, 2014 9:27 AM
To: Jack Heide (x6544)
Subject: RE: Limiting Mitigation Activity in Bald Eagle Perching Sites

Jack,

The number of suitable winter bald eagle perch sites for foraging that are available along the Columbia River are limited. I would advise that the current plat conditions remain in force. It is possible to install the required mitigation of natural plantings in the buffer of the Columbia River, outside of the November to March window.

Eric

Eric Pentico
Region 2 Area Habitat Biologist
Washington Department of Fish and Wildlife

From: jheide@co.douglas.wa.us [<mailto:jheide@co.douglas.wa.us>]
Sent: Tuesday, February 04, 2014 8:46 AM
To: Pentico, Eric D (DFW)
Subject: Limiting Mitigation Activity in Bald Eagle Perching Sites

Hello Eric,

We just got off the phone, and you confirmed that the below condition of the plat will still stand. For my records and agency comments can you send me an email confirming that the following condition will stand even for mitigation activities with natural plantings:

"17. Potential Bald Eagle perch sites have been identified on lots 3, 4, & 9. These lots shall not have site construction or development between the months of November and March, unless written verification from the Washington State Department of Fish and Wildlife is provided indicating that the proposed activity will not have an adverse impact on potential bald eagle use of this site."

Thanks,

Jack Heide, MCRP
Associate Planner

Douglas County Transportation and Land Services
140 19th St. NW, Suite A
East Wenatchee WA 98802
(509) 884-7173
jheide@co.douglas.wa.us

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