

**STAFF REPORT
BARNEDT JOINT-USE DOCK,
BOATLIFTS, TRAIL & STAIRS**

TO: Douglas County Hearing Examiner
FROM: Douglas County Land Services Staff
RE: SP-2018-11
DATE: November 21, 2019

I. GENERAL INFORMATION

Requested Action: A shoreline substantial development permit application to install a joint-use dock, two ground-based boatlifts and shoreline access trail to serve two lots on Tieton Place, Orondo, WA. The shoreline access trail would consist mainly of an elevated stair system due to the steep slope of the shoreline.

Location: The subject properties are zoned Rural Resource 5 (RR-5) under Douglas County Code. The properties are located within the rural conservancy shoreline environment and are further described as being located within the NE quarter of Section 29, Township 25N, Range 21E., W.M., Douglas County, Washington. The Douglas County Assessor's Parcel Numbers are: 82900000100 (Barnedt), 82900000200 (Detillian) and 82900000600 (G&C Farms, LLC)

II. SITE INFORMATION

Site Characteristics: The subject properties were historically used as an orchard, because of this use the majority of the properties have been disturbed and lack native vegetation and are mowed and maintained.

Project Proposal: The applicant proposes to construct a permanent joint-use dock, install two (2) ground based boatlifts, and construct a permanent access trail through the riparian buffer. The proposed project will also result in the installation of native riparian vegetation as part of the mitigation. The joint-use dock will consist of three sections: a 4 ft x 24 ft fixed-pile pier, a 4 ft x 34 ft aluminum ramp, and one 8 ft x 40 ft float (or two (2) 8 ft x 20 ft floats) with a 6 ft x 4 ft float under the gangway to allow for gangway travel. The dock will extend approximately 56 ft waterward of the OHWM, with the landward edge of the float located approximately 48 ft waterward of the OHWM at a water depth of ~13 ft. The float will be oriented perpendicular to shore and the access trail and dock abutment will be located on APN 82900000100 (Barnedt). The overwater portion of the dock and boatlifts will be located within a dock easement on APN 82900000600 (G&C Farms LLC), which encompasses the aquatic area in front of all lots within the subdivision. A dock easement ("approximate location") was established as part of the plat; however, the size of the easement area was not sufficient to allow for a compliant dock. Additionally, the easement for lot 2 to access the dock did not provide safe access to the dock. As part of this dock permitting process, an additional easement was established on Lot 6 and the access easement for Lot 2 will be revised (prior to building permit).

The boatlifts will be installed on the up and down river edge of the float and will be installed approximately 41 ft waterward of the OHWM at a water depth of ~11 ft below the OHWM.

Access to the concrete abutment will be provided by a 4 ft wide by approximately 220 ft long dock access trail through the riparian buffer on the joint-use dock access trail easement (partially on the existing and partially on the proposed easement).

Approximately 66 lineal feet of the access trail will occur below the top of the bank and the remaining 154 lineal feet will occur above the top of the bank. Due to the existing steep slope of the shoreline at the dock location, the access trail will consist of an elevated trail, two stair gangways, one flat gangway, and three abutments from the top of the bank to the docks concrete abutment and gravel or grass trail along the top of the bank.

The stair system and trail will permanently improve a portion of the riparian buffer (mitigation) and result in a formalized trail. The proposed access stairs/trail and the portion of the dock (concrete abutment) located above the OHWM, will result in the permanent disturbance of approximately 930 sq ft of the riparian buffer.

Zoning and Development Standards: The subject properties are located within the Rural Resource 5 (RR-5) Zoning District. The purpose of the RR-5 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 (RR-5). The following goals and policies set forth in the comprehensive plan are relevant to this development:

RURAL DEVELOPMENT:

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.

POLICY RD-7: Rural developments should consider and comply with the spirit, intent and requirements of all the chapters and sections of the comprehensive plan, including but not limited to, the Resource Lands Element and Resource and Critical Areas Conservation Element.

CRITICAL AREAS – FISH AND WILDLIFE HABITAT CONSERVATION AREAS

GOAL 1: 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-14: 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-15: 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 16: 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-19: Proper riparian management that maintains existing riparian habitat and is consistent with best agricultural management practices should be encouraged.

POLICY CA-20: 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-21: 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 Regional 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 these regulations; and
- The applicable master program adopted or approved for the area.

V. ENVIRONMENTAL REVIEW

Douglas County issued a Determination of Non-Significance on November 12, 2019 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	N/R
WA Department of Ecology - Shorelines	N/R	Army Corps of Engineers	N/R
Chelan County PUD	10/25/2019	Yakama Nation	N/R
Dept. of Natural Resources – Rivers Dist.	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, agency comments, the Douglas County Countywide Comprehensive Plan, the Douglas County Regional Shoreline Master Program and other 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

Joint-use docks, watercraft lifts and trails are permitted uses 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.

Analysis: The project cannot avoid damage to the aquatic environments, and the applicant states the project will not affect water quality, water supply, recreation or aesthetics of the Columbia River. The project has been designed to minimize damage and to fully mitigate per the standards set forth by the United States Army Corp of Engineers, Washington Department of Fish & Wildlife and County 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;

Analysis: The project is located in the riparian and aquatic environments and therefore cannot avoid impacts, although it is designed to minimize 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;

Analysis: The project is designed to minimize impacts by utilizing current state and federal dock and boatlift designs.

- 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;

Analysis: The project includes only new structures to be placed in the riparian and aquatic environments, therefore rectifying the impact is not possible. The new dock, boatlifts and trail have been designed following mitigation sequencing.

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

Analysis: The project includes new structures to be placed in the riparian and aquatic environments, therefore reducing or eliminating the impact over time via this permit is not possible. The possibility does exist that future designs 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

Analysis: The project is proposing mitigation per the USACE and NMFS mitigation ratios that will compensate for the impacts. 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.

Analysis: 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.

Analysis: The dock, boatlifts and any 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.

Analysis: A Fish & 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.

Analysis: Above the OHWM, the project will affect approximately 760 sq ft of the aquatic environment and 930 sq ft of the riparian buffer. Impacts will be mitigated through the installation of riparian mitigation on both residential lots in areas of the riparian buffer currently devoid of native vegetation. Mitigation requirements for the entire project are detailed on sheet 6 of 6 of the JARPA.

4.7 RESTORATION

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

Analysis: A Fish & 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 through proper mitigation. The elevated stair/trail system is expected to provide an increase in ecological function due to plantings allowed to grow under and around the stair system. The only on-ground impact will be the pin piles and abutment.

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.

Analysis: The addition of the dock will not pose a hazard to navigation. The proposed ground-based boatlifts would have a maximum footprint of approximately 250 sq ft and be constructed of open steel framing. The addition of the boatlifts would 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.

Analysis: The project proposes a joint-use dock and two boatlifts that are the minimum sizes necessary for safety and requirements established by the USACE.

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

Analysis: The dock size is designed to serve two 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.

Analysis: 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.

Analysis: The proposed project is for a joint-use dock and two boatlifts to serve two 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.

Analysis: The proposed project is for one 8 ft x 20 ft 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.

Analysis: The proposed dock will extend approximately 56 ft waterward of the OHWM.

- 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.

Analysis: 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 two (2) feet above the plane 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) Flotation 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.

Analysis: The proposed design meets the above listed construction standards.

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 bulk-headed 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.

Analysis: 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.

Analysis: Suggested conditions of approval require that the dock and boatlifts 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.

Analysis: The dock and boatlifts are designed and secured so that they 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.

Analysis: Suggested conditions of approval require that the dock and boatlifts be permanently marked for identification.

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

Analysis: The proposed dock would be located within a new access easement, to be recorded. It will be positioned to minimize shadows cast over shallow waters and the boatlift will be placed adjacent to the dock at a depth required by the USACE.

Appendix H, Chapter 3: Critical Areas – Fish and Wildlife Habitat Conservation Areas

The Fish & Wildlife Habitat Management and Mitigation Plan has determined that the riparian buffer will not be adversely affected by the proposed pier and gangway above the OHWM nor by the dock and ground-based boatlift below the OHWM.

A Fish & Wildlife Habitat Management and Mitigation Plan has determined that there will be approximately 2,815 sq ft of riparian vegetation plantings to meet the mitigation for disturbance of the entire project.

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 Regional Shoreline Master Program. Staff recommends approval of SP-2018-11, subject to the following suggested findings of fact and conditions:

Suggested Findings of Fact:

1. The applicant is Dennis Barnedt POB 908, Leavenworth, WA 98826
2. The applicant's agent is: Larry Lehman, Grette Associates LLC, 151 S. Worthen St. Ste. 101, Wenatchee, WA 98801
3. General Description: An application for a shoreline substantial development permit for a joint-use dock, two ground-based boatlifts and access trail consisting mostly of an elevated stair system.
4. The project will serve 2 lots on Tieton Place, Orondo, WA.
5. The subject properties are zoned Rural Resource 5 (RR-5) under Douglas County Code. The properties are located within the rural conservancy shoreline environment and are further described as being located within the NE quarter of Section 29, Township 25N, Range 21E., W.M., Douglas County, Washington. The Douglas County Assessor's Parcel Numbers are: 82900000100 (Barnedt), 82900000200 (Detillian) and 82900000600 (G&C Farms, LLC)
6. 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.
7. A Fish & Wildlife Habitat Management and Mitigation Plan dated September 2018 was performed for the project by Grette Associates.
8. The installation of the dock, boatlifts and stairs/trail will impact the aquatic and riparian environments. A Fish & Wildlife Habitat Management and Mitigation Plan has determined that a total of 1,690 square feet of aquatic and riparian habitat will be disturbed by the entire project.
9. The application proposes 2,815 square feet of mitigation. A planting plan is proposed on Sheet 6 of 6 of the diagrams in the JARPA and the Fish & Wildlife Habitat Management and Mitigation Plan.
10. The mitigation proposed in the Fish & Wildlife Management and Mitigation Plan meets the requirements of the Douglas County Regional Shoreline Master Program.
11. Douglas County issued a Determination of Non-Significance on November 12, 2019 in accordance with WAC 197-11-355 (Optional DNS).
12. An Engineering Evaluation for the proposed stair system, dated April 3, 2019, conducted by Joe Howard, PE of Erlandsen, was submitted with the application materials. The Evaluation states: "...the proposed stairway access concept is feasible to construct and will result in the least amount of disturbance to the existing bank relative to other alternatives."
13. A Geologic Hazard Area Risk Assessment, dated May 5, 2019, conducted by Bill Christman, PE, was submitted with the application materials. The Assessment states: "In my professional opinion, development of the shoreline access trail (stairs) that is the subject of this Assessment, as described can be safely accommodated and a more detailed Geo-Technical Report is not warranted unless significant changes in development scope is ever contemplated. Further, in my professional opinion, development of a trail to the shoreline as an alternative access is not recommended because of the existing cobble shoreline ... I found the existing cobbly material amenable to mobilization on a small scale which I believe presents a site access personal injury risk."
14. Agency comments were received from the Chelan County PUD.
15. No comments have been received from private citizens.

16. 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.
17. Proper legal requirements were met and surrounding property owners were given the opportunity to comment on the proposal at a public hearing.
18. 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.
19. 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 Regional 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 on file submitted on October 2, 2018 and June 10, 2019 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 be 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. The dock and boatlifts shall be marked with reflectors to prevent unnecessarily hazardous conditions for water surface users during day or night. Documentation shall be provided to the County.
5. The dock and boatlifts shall be permanently marked with name, address, telephone number and date of installation. Documentation shall be provided to the County.
6. The project application shall proceed consistent with the Fish & Wildlife Habitat Management and Mitigation Plan prepared by Grette Associates, dated September 2018.
7. The applicant must obtain a building permit for the dock.
8. A new easement, compliant with the Douglas County Shoreline Master Program, must be established and recorded prior to issuance of the building permit.
9. Where necessary, a permanent means of irrigation shall be installed for the mitigation plantings that is 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 JARPA mitigation planting plan sheet 6 of 6, dated 08/01/18 shall be planted upon completion of the project.
11. The dock, boatlifts and any structural component materials shall be of a type approved by state agencies to avoid discharge of pollutants.
12. The width of piers and ramps shall not exceed 4 feet.
13. The bottom of the pier or bottom of the landward edge of a ramp, must be elevated at least two (2) feet above the plane of OHWM.
14. Pier and/or ramp surfaces are to consist of either grating or clear translucent material.
15. Float materials that are in contact with the water must be white or translucent.
16. Flotation materials must be permanently encased to prevent breakup and release of small flotation pieces
17. Decking or surface area of the float must consist of either grating or clear translucent material
18. Floats cannot be located where they could impede fish passage.
19. Pier, ramp, and 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.
20. The trail width shall not exceed 4 feet; and be made of native materials
21. Where necessary, a permanent means of irrigation shall be installed for the mitigation plantings that is designed by a landscape architect or equivalent professional. Said design shall meet the specific needs of riparian and shrub steppe vegetation.
22. The project shall proceed in full conformance with the conclusions and conditions established in the Geologic Hazard Area Risk Assessment, dated May 5, 2019, conducted by Bill Christman, PE.
23. 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 Douglas County Code shall be entered into between the property owner and Douglas County Transportation and Land Services upon approval of the shoreline 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.
24. The mitigation site shall be maintained to ensure the management and mitigation plan objectives are successful. Maintenance shall ensure 100% survival for the first year and 80% survival for each of the 4 years following 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.
25. 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 Habitat Management and Mitigation Plan submitted by Grette Associates, dated December 2017 have been satisfied.
26. 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.

27. 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.
28. Prior to installation of the project, copies of approval from applicable agencies, including the Chelan County PUD, must be submitted to the County.
29. 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,



Suzanne Austin
Associate Planner

ATTACHMENT A

AGENCY COMMENTS



PUBLIC UTILITY DISTRICT NO. 1 of CHELAN COUNTY

P.O. Box 1231, Wenatchee, WA 98807-1231 • 327 N. Wenatchee Ave., Wenatchee, WA 98801
(509) 663-8121 • Toll free 1-888-663-8121 • www.chelanpud.org

October 25, 2019

Douglas County Transportation & Land Services
Attn: Suzanne Austin
140 19th Street NW, Suite A
East Wenatchee, WA 98802

Re: Comment on SP-2018-11, Dennis Barnedt

Dear Ms. Austin:

Douglas County has provided the District notice of the above-mentioned joint-use dock, two ground-based boatlifts and access trail proposal (Barnedt Improvements) 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 Barnedt Improvements will be installed upon property encumbered by a District flowage easement ("Original Easement") which encumbers the land up to an elevation of 713 feet above sea level, USCGS datum, and a Supplemental Easement which supplements the District's rights in the Original Easement and provides the property owner additional use of the property above the contour elevation of 712 feet above sea level, USC&GS datum. 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.

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.