Dear Rocky Reach Wildlife Forum Members and Participants,

Attached is a letter pertaining to a dock permit for the Beebe Ranch development on Rocky Reach Reservoir. The permitting agencies have gone through their process. However, we encourage you to review this project for consistency with the RR wildlife management plan. Due to file size, hard copies of the permits are available from our office upon request. Please respond by August 20 with any comments to this action so your comments can be included with the attached letter.

Also - if you are not the appropriate contact for the Rocky Reach Wildlife Forum, please let me know and provide the appropriate contact information so that we may update our member and participant lists for the Rocky Reach Wildlife Forum.

Sincerely,

Von

Von R. Pope
Wildlife Programs Manager
Chelan County PUD
509.661-4625
Honorable Kimberly D. Bose, Secretary, and
Nathaniel J. Davis, Sr., Deputy Secretary
FEDERAL ENERGY REGULATORY COMMISSION
888 First Street NE
Washington, DC 20426

Re: Rocky Reach Hydroelectric Project No. 2145
Application of Public Utility District No. 1 of Chelan County to grant non-project
use of Project lands to Beebe Ranch LLC for the construction of a 40-slip community boat dock and community area in the Columbia River

Dear Secretary Bose and Deputy Secretary Davis:

Public Utility District No. 1 of Chelan County (Chelan PUD), licensee for the Rocky Reach Hydroelectric Project FERC No. 2145 (Project), requests authorization from the Federal Energy Regulatory Commission (Commission) to allow Beebe Ranch LLC (Owner) to construct a 40-slip community boat dock and a community area with shoreline access on the left bank of the Columbia River north of the Beebe Bridge within Douglas County, which is located within the Project boundary (see Figure 1).

Background
The Beebe Ranch Development established a total of 106 residential lots, which entails the development of a 500-acre parcel known as Beebe Ranch. It converted approximately 30 percent of the total parcel to residential lots, with over 70 percent remaining in orchard. In order to minimize the impacts of individual or joint-use docks on the shoreline, one community dock and one community area are proposed.

The proposed community dock provides the property owners with moorage. The location for the community dock was selected based on a site visit with the US Army Corps of Engineers (USACE), the Washington Department of Fish and Wildlife (WDFW) and the Washington Department of Ecology (DOE), at which the agencies assessed the shoreline to find the location that would minimize the impact of the project on the existing habitat. The community area would provide low bank shoreline access for the entire development, especially those landowners with steep, high bank properties.

Project Description and Schedule
The Owner proposes to construct a 40-slip community dock and a community area with shoreline access on privately owned property along the Columbia River in Douglas County, Washington. The proposed area would include a paved trail to the dock, shoreline access, drop off/parking area, restroom, and a dock cart storage area (see Figure 2).
The dock would consist of a fixed pier (5 feet wide by 64 feet long), gangway (4 feet wide by 80 feet long), headwalk (8 feet wide by 180 feet long), three mainwalks (6 feet wide by 122 feet long) and 20 fingerpiers (3 to 6 feet wide by 20 feet long).

The community area within the Project boundary would consist of an 8-foot wide paved access trail from the drop off/parking area (the drop off/parking area is located beyond 200 feet from the OHWM and outside of the Project boundary) down to the dock. The trail would consist of either asphalt or concrete and would be constructed with an average slope of approximate 8 percent.

The in-water work will commence during the seasonal work window immediately following receipt of FERC approval. The upland work would begin upon receipt of the permits.

The estimated construction duration of the community dock is approximately three months and six months for the community area once approval is obtained.

**Wetland and Mitigation Planting Plan**

Mitigation for the proposed project would be accomplished by the planting of native riparian and shrub-steppe vegetation. Mitigation of the community dock would be accomplished by the installation of a 10-foot-wide strip of riparian vegetation along approximately 593 lineal feet of the shoreline. The mitigation area would be located downstream of the community area. Mitigation of the disturbance of the riparian buffer, as part of the construction of the community area, would be accomplished by the planting of riparian vegetation and shrub-steppe vegetation within a portion of the riparian buffer at the community area (riparian restoration area) and adjacent to the mitigation area for the dock. Refer to Attachment A, SEPA (Sheets 10 and 13) and HPA (Pages 9-10) for details.

**Permitting and Consultation**

To date, the owner has received permits for the proposed project from the affected resource agencies, including WDFW, USACE, the Washington Department of Natural Resources (WDNR) and Douglas County. In addition, USACE, as the federal action agency for the project, has consulted with the U.S. Department of Fish and Wildlife Services (USFWS) and National Marine Fisheries Service (NMFS) pursuant to Section 7 of the Endangered Species Act.

Table I summarizes the permitting agencies and the associated permits and mitigation plans (refer to Attachment A). Conditions associated with these permits commit Beebe Ranch LLC to a significant mitigation package.

**Table 1 - Permits**

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<th>Agency</th>
<th>Date</th>
<th>Permit or Requirement</th>
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<tr>
<td>Douglas County (lead permitting agency)</td>
<td>June 28, 2006; revised August 10, 2009</td>
<td>Joint Aquatic Resources Permit Application For (JARPA). Includes the SEPA checklist with figures, the applicant-prepared biological evaluation, and the applicant-prepared wetland management and mitigation plan.</td>
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WDFW  Issued December 1, 2009  Hydraulic Project Approval issued with conditions

WDNR  March 10, 2010  Land Use Lease

DOE  N/A  Section 401 Water Quality Certification

USACE  Section 10 permit requirement

NMFS  March 12, 2009  Biological Opinion determining that the project is not likely to jeopardize the continued existence of either listed Upper-Columbia Spring-run Chinook salmon or steelhead, though short term effects from habitat modifications and long-term effects enabling predation exist. The BiOp includes conservation recommendations, reasonable and prudent measures and terms and conditions to avoid or minimize incidental take.

USFWS  April 20, 2009  Biological Opinion determining that the project is not likely to jeopardize the continued existence of the Columbia River distinct population segment of bull trout. The BiOp includes conservation measures focused on timing of in-water work, design restrictions on overwater structures, and riparian plantings.

Cultural Resource Consultants, Inc.  2004 and 2008  Archaeological surveys did not result in the identification of potentially significant cultural resources.

Pursuant to these permits, the owner has agreed to a mitigation package to protect vegetation, air quality, water quality, fish and wildlife, environmental health and aesthetics. A number of provisions to guide the owner in mitigating any impacts that would result from the proposal are as follows:

1. Implement and adhere to the proposed mitigation planting plan;
2. Notify the agencies, as required, and allow all necessary agency inspections;
3. Provide all necessary reports to the appropriate agencies;
4. Complete all work by the expiration of the permit;
5. Minimize damage to endangered and threatened species;
6. Reduce salmonid predation and fish mortality; and
7. Leave riparian and aquatic vegetation areas undisturbed except for locations exactly where the new pier, ramp, piling and floats are to be placed.

Additional provisions, contained in several of the permits, require proper disposal of construction materials and chemicals, erosion control, and pollution prevention measures. USFWS and NMFS biological opinions concluded that the proposed action was unlikely to jeopardize the continued existence of Chinook salmon, steelhead and bull trout. NMFS, however, states that essential habitat for Chinook salmon and steelhead may be affected, and
therefore, recommends that the USACE deny any future overwater structure or boat lift on the Beebe Ranch Community Development.

The owner contracted with Cultural Resource Consultants, Inc. for archeological surveys conducted in 2004 and 2008. The 2008 survey resulted in no indication of cultural resources. Comment was received from the Yakama Nation and the Confederated Tribes of the Colville Reservation regarding the proposed project in 2004 and again from the Confederated Tribes of the Colville Reservation in 2009. Douglas County Transportation and Land Services (DCTLS), as lead permitting agency, in processing Beebe Ranch’s application for a Shoreline Substantial Development Permit sent a letter to SHPO, September 7, 2006, detailing the project and requesting comment. DCTLS did not receive comment back from SHPO.

Consistent with Commission Approved Management Plans
In addition to the above consultation, Chelan PUD requested comments from the Rocky Reach Recreation, Wildlife and Fishery Forums (established in the Rocky Reach Project Comprehensive Settlement Agreement for relicensing) to ensure that this proposed work is compatible with Commission-approved management plans and Project operations. All comments were considered in this application. Refer to Attachment B for consultation documentation.

Request for Approval
Chelan PUD respectfully requests that the Commission approve this application authorizing Chelan PUD to permit the installation of the new 40-slip community boat dock. Any questions concerning this application should be directed to me or Tim Larson at (509) 661-4240.

Sincerely,

Michelle Smith
Licensing and Compliance Manager
michelle@chelanpud.org
(888)663-8121, Ext. 4180

cc: Tim Larson and Lisa Graves, Chelan PUD Real Estate Services Dept.

Enclosures: Submittal letter
Attachment A – Permits
Attachment B – Consultation Documentation