



US Army Corps
of Engineers
Seattle District

Public Notice of Application for Permit

Regulatory Branch
Post Office Box 3755
Seattle, Washington 98124-3755
Telephone (206) 764-3482
ATTN: Karen Urelius, Project Manager

Public Notice Date: June 4, 2013
Expiration Date: July 4, 2013
Reference: NWS-2012-780
Name: Lighthouse Marina at Lake Chelan, LLC

Interested parties are hereby notified that an application has been received for a Department of the Army permit in accordance with Section 10 of the Rivers and Harbors Act of 1899, for certain work described below and shown on the enclosed drawings dated April 19, 2012.

APPLICANT: Lighthouse Marina at Lake Chelan, LLC
160 Winesap Avenue
Chelan, Washington 98816
ATTN: Mr. John Marker
Telephone: (509) 630-5188

AGENT: Grette Associates, LLC
151 South Worthen Street, Suite 101
Wenatchee, Washington 98801
ATTN: Mr. Ryan Walker
Telephone: (509) 663-6300

LOCATION: In Lake Chelan near Manson, Chelan County, Washington

WORK: The applicant proposes to construct a “T” shaped 754 square foot (sq ft) community pier, ramp, and float structure and install six mooring buoys in Lake Chelan. The proposed structure would serve 24 lots (lots 47-70 of the plat Low Line #1). The structure would consist of three sections: a 6-ft by 15-ft grated pier, a 4-ft by 28-ft grated gangway, and a “T” shaped grated float comprised of a 6-ft by 34-ft section and a 6-ft by 60-ft section. The float would be fully encapsulated with rotomolded floatation tubs. A total of nine 6-12 inch steel pipe piles would be installed to support the structure; two would support the pier and seven would support the floats. The pipe piles would be driven into the substrate to 10 feet or bearing with a pneumatic pile driver. The pier would be anchored on its landward side by a 4-ft by 4-ft by 6-ft concrete shore abutment landward of the ordinary high water mark (OHWM). The structure would extend 80 ft waterward of the OHWM. As part of the project, the applicant would remove an existing 240 sq ft pier from the property. The project would result in approximately 514 sq ft of new overwater coverage.

The applicant would install six mooring buoys consisting of an 18 to 24-inch diameter buoy connected to a 2,000 pound cured concrete anchor by a ½ inch steel chain. Each anchor would be approximately 40 inches in diameter for a total footprint of approximately nine sq ft. Four buoys would be located in a row approximately 124 ft from the OHWM and the other two buoys would be located in a row within 80 ft of the OHWM.

PURPOSE: Provide water-based recreational use of Lake Chelan for 24 private properties.

MITIGATION: The applicant proposes to install grated surface on the entire structure. The deck of the pier, ramp, and floats would be constructed with a grated surface containing greater than 43 percent open area. An existing 240 sq ft pier with solid wood decking would be removed.

ENDANGERED SPECIES: The Endangered Species Act (ESA) requires federal agencies to consult with the National Marine Fisheries Service (NMFS) and U.S. Fish and Wildlife Service (USFWS) pursuant to Section 7 of ESA on all actions that may affect a species listed (or proposed for listing) under the ESA as threatened or endangered or any designated critical habitat. A preliminary determination indicates that the activity would not affect endangered or threatened species, or their critical habitat. Consultation under Section 7 of the ESA is not required.

ESSENTIAL FISH HABITAT: The Magnuson-Stevens Fishery Conservation and Management Act, as amended by the Sustainable Fisheries Act of 1996, requires all Federal agencies to consult with the NMFS on all actions, or proposed actions, permitted, funded, or undertaken by the agency, that may adversely affect Essential Fish Habitat (EFH). The U.S. Army Corps of Engineers (Corps) has determined that the proposed action will not adversely affect designated EFH for federally managed fisheries in Washington waters. No further EFH consultation is necessary.

CULTURAL RESOURCES: The Corps has reviewed the latest published version of the National Register of Historic Places, lists of properties determined eligible and other sources of information. Historic properties are recorded near Lake Chelan. However, they do not occur in the permit area. The proposed work is of such a limited nature and extent that little likelihood exists for the project to impinge upon an unrecorded historic property. The Corps invites responses to this public notice from Native American Tribes or tribal governments; Federal, State, and local agencies; historical and archeological societies; and other parties likely to have knowledge of or concerns regarding historic properties and sites of religious and cultural significance at or near the project area. After receipt of comments from this public notice, the Corps will evaluate potential impacts and consult with the State Historic Preservation Officer and Native American Tribes in accordance with Section 106 of the National Historic Preservation Act, as appropriate.

PUBLIC HEARING: Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for public hearings shall state, with particularity, the reasons for holding a public hearing.

EVALUATION: The decision whether to issue a permit will be based on an evaluation of the probable impacts, including cumulative impacts, of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits, which reasonably may be expected to accrue from the proposal, must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered, including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership, and, in general, the needs and welfare of the people.

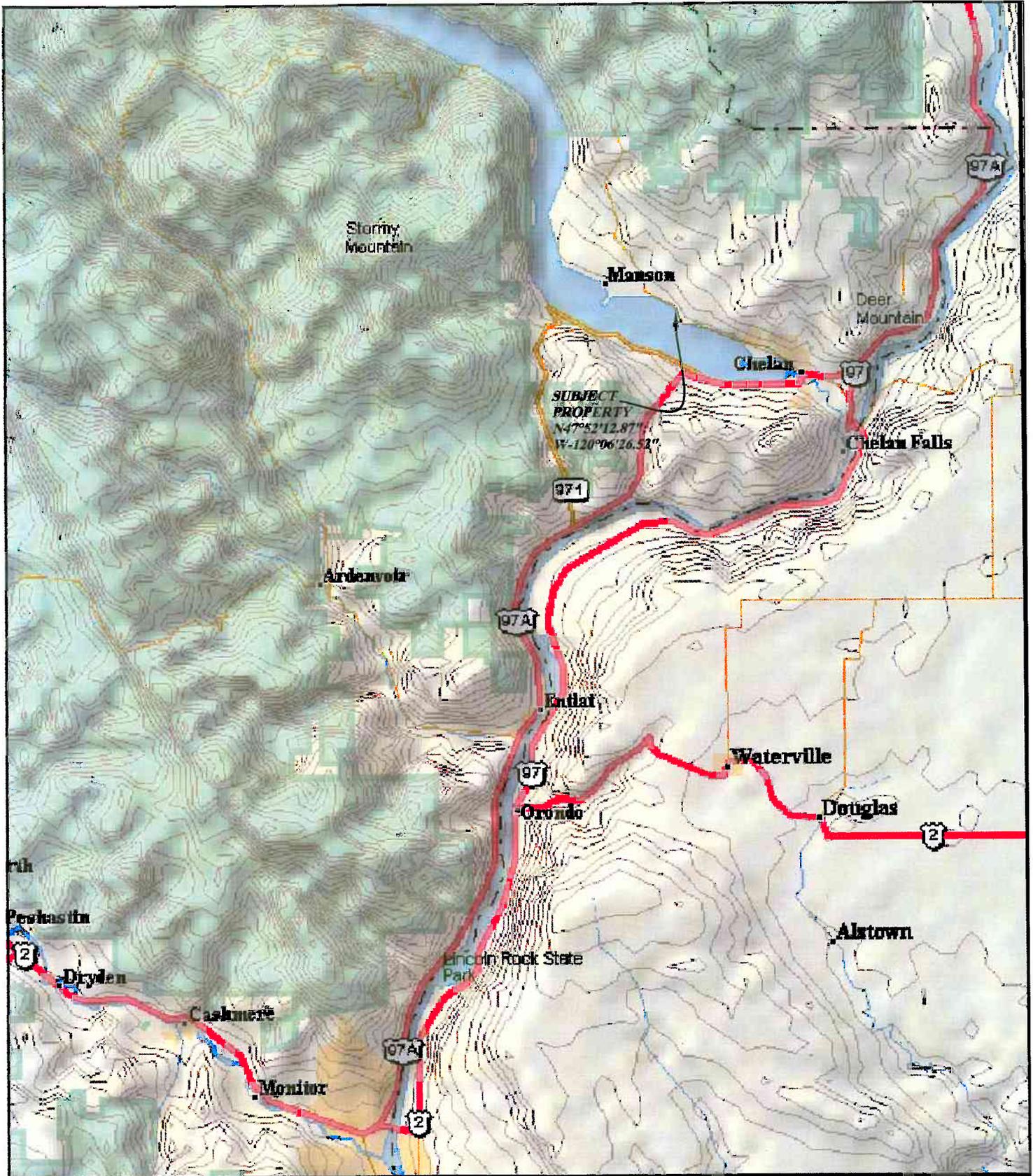
The Corps is soliciting comments from the public; Native American Nations or tribal governments; Federal, State, and local agencies and officials; and other interested parties in order to consider and evaluate the impacts of this activity. Any comments received will be considered by the Corps to determine whether to issue, modify, condition or deny a permit for the work. To make this decision, comments are used to assess impacts on endangered species,

historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the activity.

COMMENT AND REVIEW PERIOD: Conventional mail or e-mail comments on this public notice will be accepted and made part of the record and will be considered in determining whether it would be in the public interest to authorize this proposal. In order to be accepted, e-mail comments must originate from the author's e-mail account and must include on the subject line of the e-mail message the permit applicant's name and reference number as shown below. All e-mail comments should be sent to karen.m.urelius@usace.army.mil. Conventional mail comments should be sent U.S. Army Corps of Engineers, Regulatory Branch, Attn: Karen Urelius, P.O. Box 3755, Seattle, Washington 98124-3755. Either conventional mail or e-mail comments must include the permit applicant's name and reference number, as shown below, and the commentator's name, address, and phone number. All comments received will become part of the administrative record and are subject to public release under the Freedom of Information Act including any personally identifiable information such as names, phone numbers, and addresses. All comments whether conventional mail or e-mail must reach this office, no later than the expiration date of this public notice to ensure consideration. Please include the following name and reference number:

Lighthouse Marina at Lake Chelan, LLC; NWS-2012-780

Enclosures: Figures 1-7



PURPOSE: CONSTRUCTION OF COMMUNITY DOCK AND BUOY INSTALLATION

ADJACENT PROPERTY OWNERS:

- ① BRIAN BAARSTAD
10324 PARADISE LAKE RD
WOODINVILLE, WA 98807
- ② LAKE CHELAN RECLAMATION DISTRICT
PO BOX J
MANSON, WA 98831

VICINITY MAP

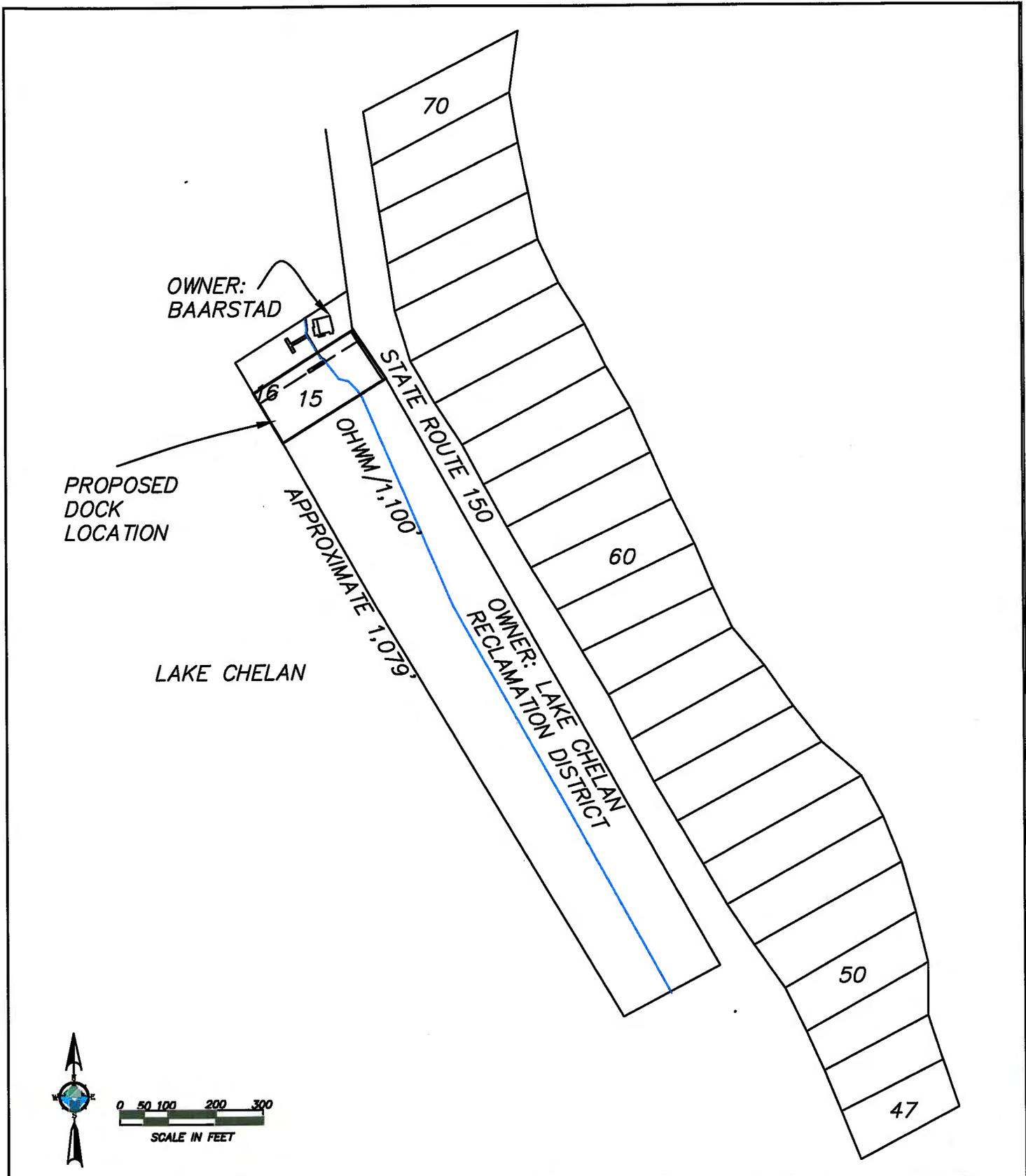


NWS-2012-780

LIGHTHOUSE POINT COMMUNITY DOCK
IN: LAKE CHELAN
3722 SR 150
MANSON, WA 98831

COUNTY OF: CHELAN
STATE: WA
APPLICATION BY: LIGHTHOUSE MARINA
AT LAKE CHELAN LLC

SHEET NO. 1 OF 7 DATE: 4/19/12



PURPOSE: CONSTRUCTION OF COMMUNITY DOCK AND BUOY INSTALLATION

ADJACENT PROPERTY OWNERS:

- ① BRIAN BAARSTAD
10324 PARADISE LAKE RD
WOODINVILLE, WA 98807
- ② LAKE CHELAN RECLAMATION DISTRICT
PO BOX J
MANSON, WA 98831

LOT LOCATION

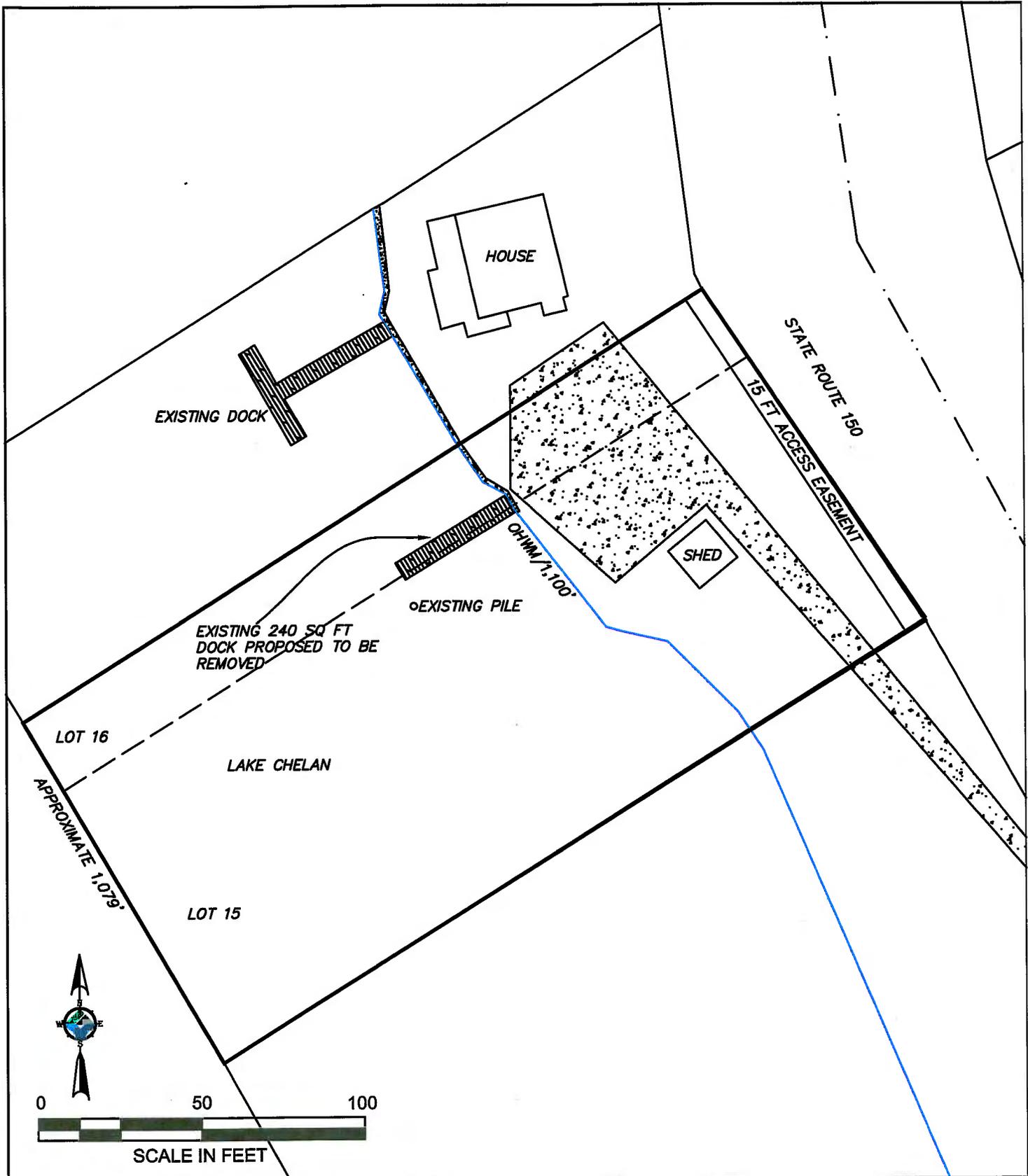


NWS-2012-780

LIGHTHOUSE POINT COMMUNITY DOCK
IN: LAKE CHELAN
3722 SR 150
MANSON, WA 98831

COUNTY OF: CHELAN
STATE: WA
APPLICATION BY: LIGHTHOUSE MARINA
AT LAKE CHELAN LLC

SHEET NO. 2 OF 7 DATE: 4/19/12



PURPOSE: CONSTRUCTION OF COMMUNITY DOCK AND BUOY INSTALLATION

ADJACENT PROPERTY OWNERS:

- ① BRIAN BAARSTAD
10324 PARADISE LAKE RD
WOODINVILLE, WA 98007
- ② LAKE CHELAN RECLAMATION DISTRICT
PO BOX J
MANSON, WA 98831

EXISTING CONDITIONS

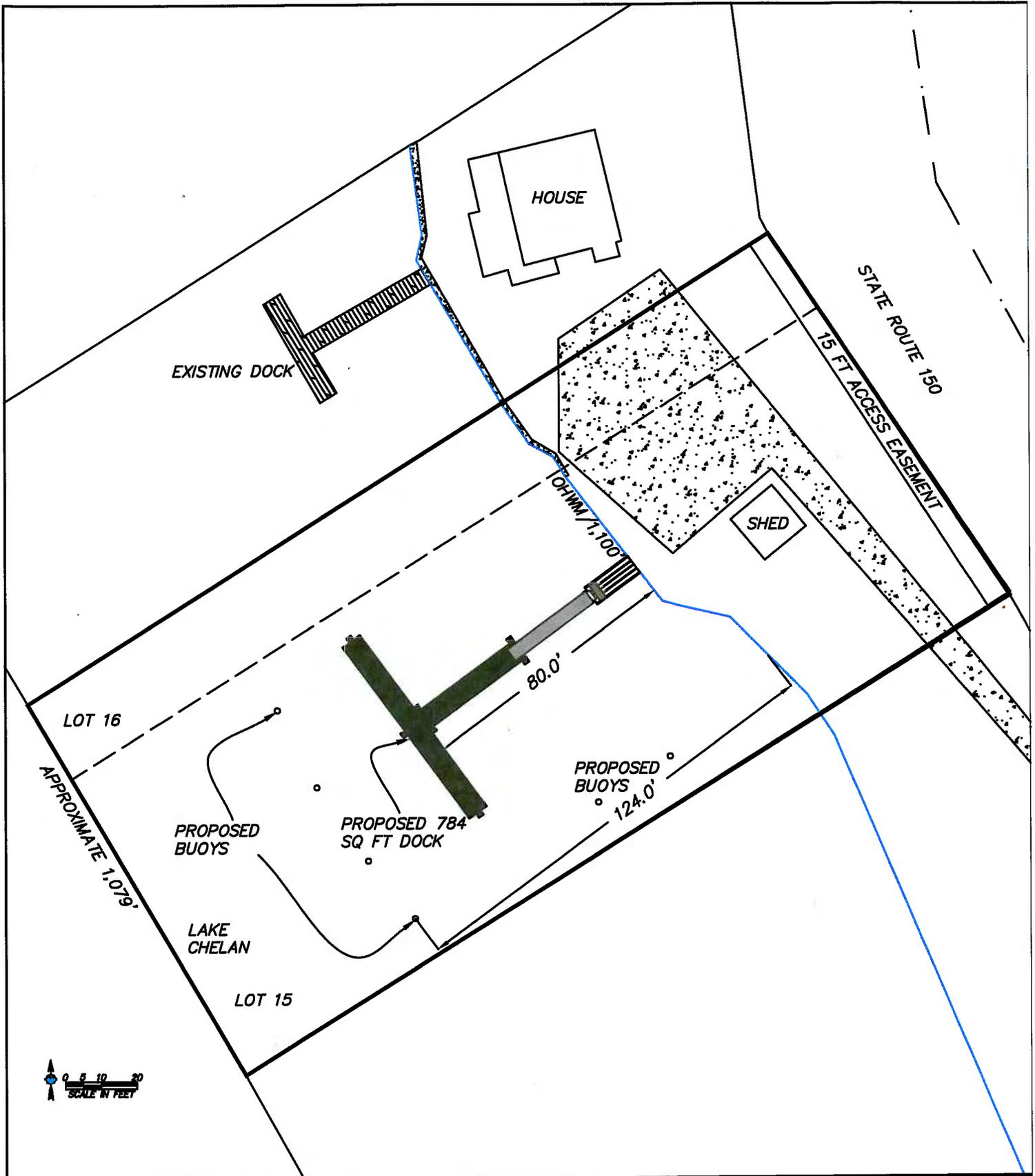


NWS-2012-780

LIGHTHOUSE POINT COMMUNITY DOCK
IN: LAKE CHELAN
3722 SR 150
MANSON, WA 98831

COUNTY OF: CHELAN
STATE: WA
APPLICATION BY: LIGHTHOUSE MARINA
AT LAKE CHELAN LLC

SHEET NO. 3 OF 7 DATE: 4/19/12



PURPOSE: CONSTRUCTION OF COMMUNITY DOCK AND BUOY INSTALLATION

ADJACENT PROPERTY OWNERS:

① BRIAN BAARSTAD
10324 PARADISE LAKE RD
WOODINVILLE, WA 98807

② LAKE CHELAN RECLAMATION DISTRICT
PO BOX J
MANSON, WA 98831

SITE PLAN

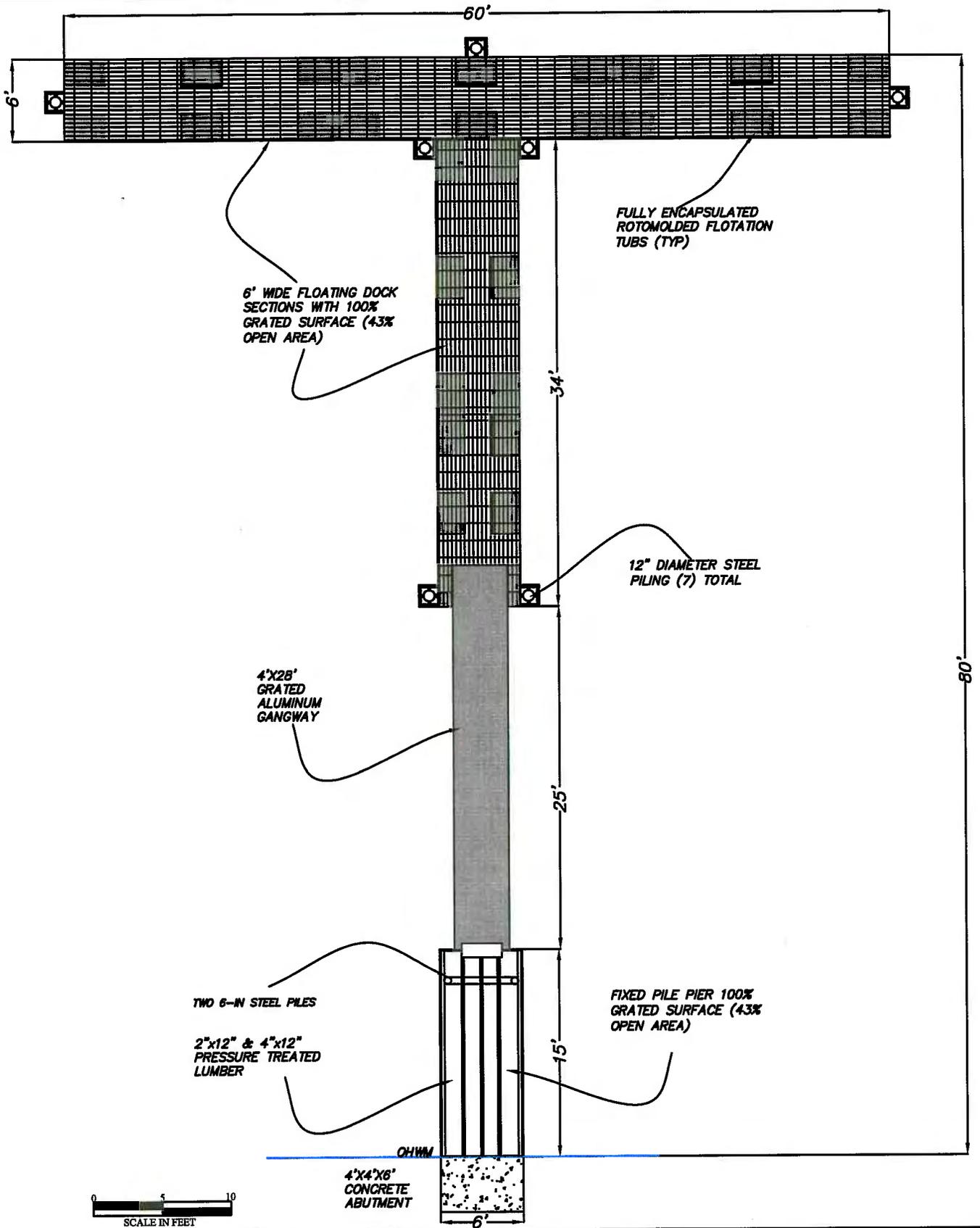

Grette Associates^{LLC}
 ENVIRONMENTAL CONSULTANTS

NWS - 2012-780

LIGHTHOUSE POINT COMMUNITY DOCK
 IN: LAKE CHELAN
 3722 SR 150
 MANSON, WA 98831

COUNTY OF: CHELAN
STATE: WA
APPLICATION BY: LIGHTHOUSE MARINA
 AT LAKE CHELAN LLC

SHEET NO. 4 **OF** 7 **4/19/12**



DOCK PLAN



NWS-2012-780

PURPOSE: CONSTRUCTION OF COMMUNITY DOCK AND BUOY INSTALLATION

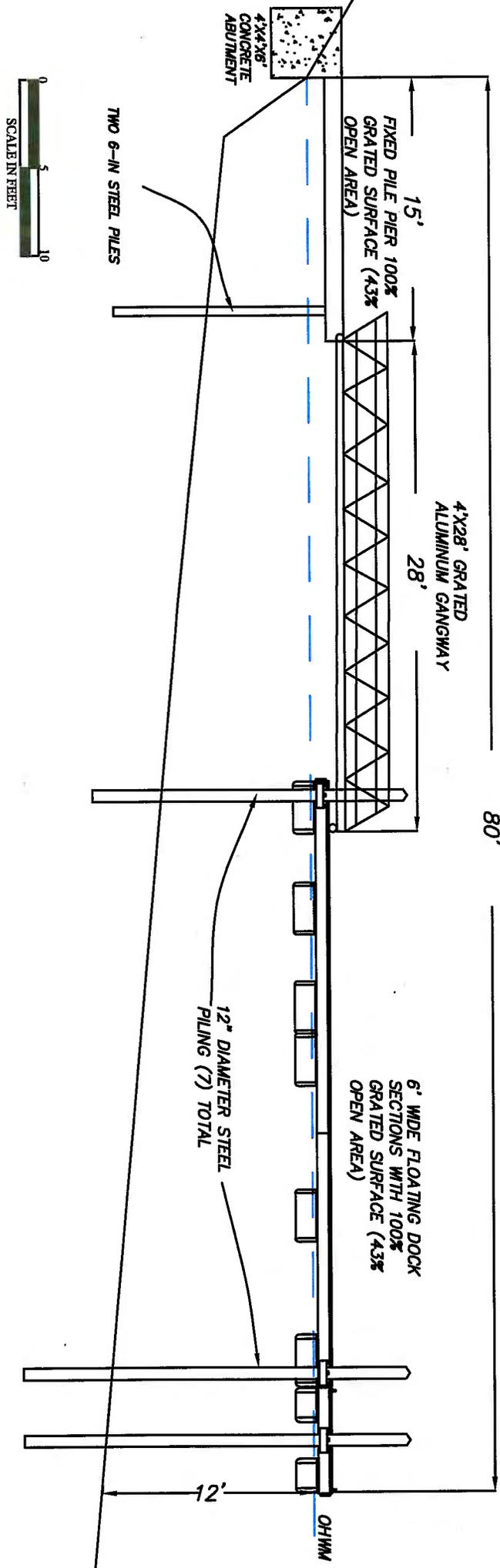
ADJACENT PROPERTY OWNERS:

- ① BRIAN BAARSTAD
10324 PARADISE LAKE RD
WOODINVILLE, WA 98807
- ② LAKE CHELAN RECLAMATION DISTRICT
PO BOX J
MANSON, WA 98831

LIGHTHOUSE POINT COMMUNITY DOCK
IN: LAKE CHELAN
3722 SR 150
MANSON, WA 98831

COUNTY OF: CHELAN
STATE: WA
APPLICATION BY: LIGHTHOUSE MARINA
AT LAKE CHELAN LLC

SHEET NO. 5 OF 7 DATE: 4/19/12



PURPOSE: CONSTRUCTION OF COMMUNITY DOCK AND BOAT INSTALLATION

- ADJACENT PROPERTY OWNERS:
- ① BRIAN BAARSTAD
10324 PARADISE LAKE RD
WOODINVILLE, WA 98807
 - ② LAKE CHELAN RECLAMATION DISTRICT
MANSON, WA 98831

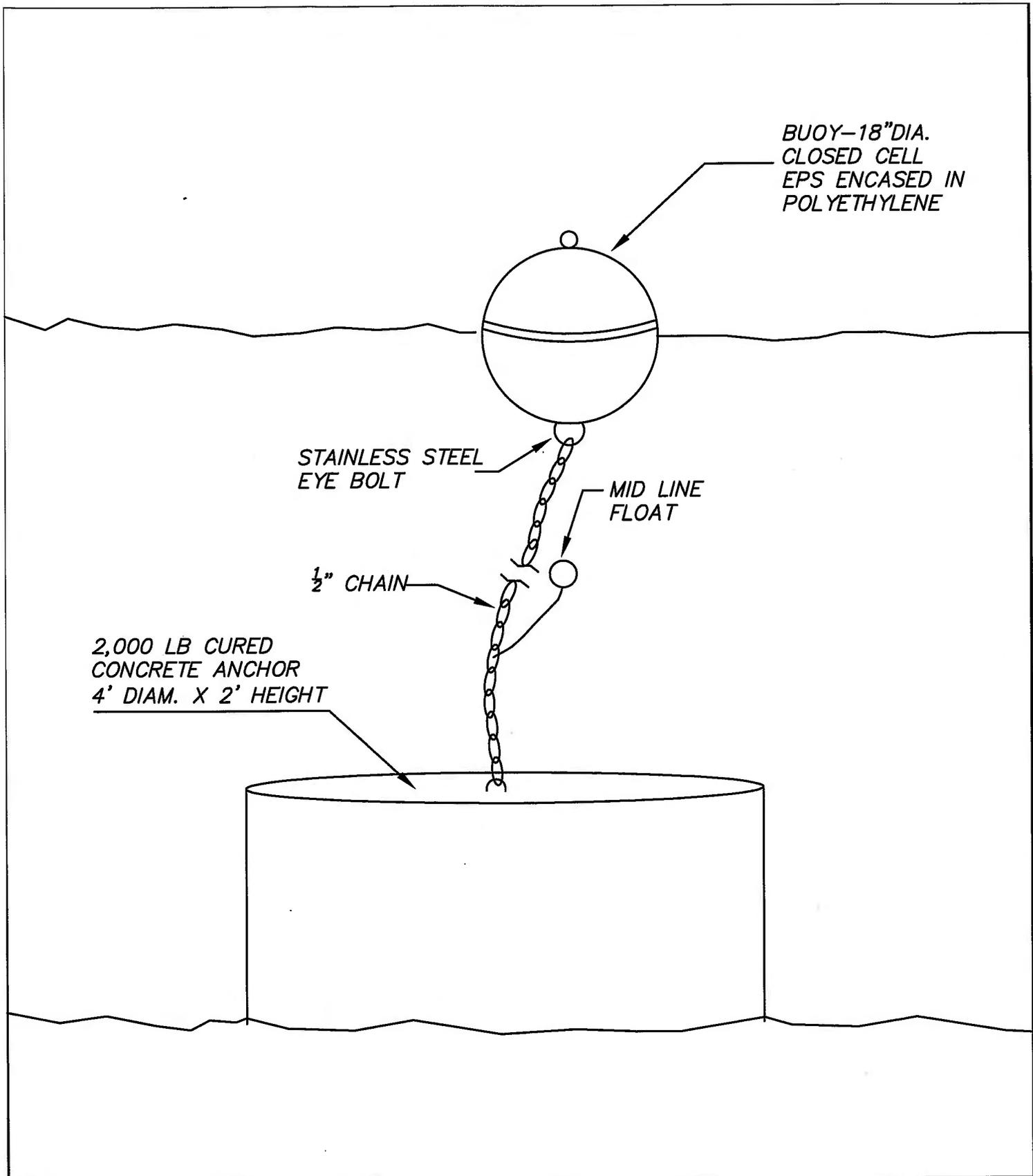
CROSS SECTION



NWS-2012-780

LIGHTHOUSE POINT COMMUNITY DOCK
IN: LAKE CHELAN
3722 SR 150
MANSON, WA 98831

COUNTY OF: CHELAN
STATE: WA
APPLICATION BY: LIGHTHOUSE MARINA
AT LAKE CHELAN LLC
SHEET NO. 6 OF 7 DATE: 4/19/12



BUOY-18"DIA.
CLOSED CELL
EPS ENCASED IN
POLYETHYLENE

STAINLESS STEEL
EYE BOLT

MID LINE
FLOAT

1/2" CHAIN

2,000 LB CURED
CONCRETE ANCHOR
4' DIAM. X 2' HEIGHT

PURPOSE: CONSTRUCTION OF COMMUNITY DOCK
AND BUOY INSTALLATION

ADJACENT PROPERTY OWNERS:

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BUOY DETAILS



NWS-2012-780

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COUNTY OF: CHELAN
STATE: WA
APPLICATION BY: LIGHTHOUSE MARINA
AT LAKE CHELAN LLC

SHEET NO. 7 OF 7 DATE: 4/19/12