

Return Name & Address

Taylor Jones
215 N Olympic Ave
Arlington, WA 98223

Please print neatly or type information

Document Title(s)

Corral Creek Lots 7-9 Joint-use Deck

Reference Number(s) of related documents:

Additional Reference #'s on page _____

NWS 2013 1239

Grantor(s) (Last, First, and Middle Initial)

Additional Grantors on Page _____

~~Fay~~ Jones, Taylor

Grantee(s) (Last, First, and Middle Initial)

Additional Grantees on Page _____

Whitendale, Steven
Stobbs, Justin

Legal Description (abbreviated form: i.e. lot, block, plat or section, township, range, quarter/quarter)

3 Fredrick Ct ; Lot 7 Beach at Corral Creek
9 and B Fredrick Ct ; Lots 8 & 9 Beach at Corral Creek [Sec 9:10, T27, R23]

Assessor's Property Tax Parcel/Account Number Additional Parcel #'s on page _____ Additional legal on page _____

45800000700 ; 45800000800 ; 45800000900

The auditor/Recorder will rely on the information provided in this form. The responsibility for the accuracy of the indexing information is that of the document preparer.

*I am requesting an **emergency nonstandard recording** for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.



Signature of Requesting Party



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
SEATTLE DISTRICT, CORPS OF ENGINEERS
P.O. BOX 3755
SEATTLE, WASHINGTON 98124-3755

Regulatory Branch

October 28, 2015

Mr. Dave Zuluaga
Corral Creek LLC
537 Hyacinth Road
Manson, Washington 98831

Corral Creek Lots 7-9 Jointuse Deck

Reference: NWS-2013-1239
Corral Creek LLC

Dear Mr. Zuluaga:

We have reviewed your application to install a pier, ramp, and floats, and drive piling in the Rocky Reach Reservoir (Lake Entiat) portion of the Columbia River near Orondo, Douglas County, Washington. Based on the information you provided to us, this "Letter of Permission" (LOP) permit authorizes your proposal as depicted on the enclosed drawings dated October 30, 2013, which are made part of this permit. In order for this LOP authorization to be valid, you must ensure that the work is performed in accordance with the enclosed *Letter of Permission General Conditions* and the following special conditions:

a. You must provide a copy of the permit transmittal letter and drawings to all contractors performing any of the authorized work.

b. This U.S. Army Corps of Engineers (Corps) permit does not authorize you to take a threatened or endangered species, in particular the Columbia River bull trout. In order to legally take a listed species, you must have a separate authorization under Endangered Species Act (ESA) (e.g., an ESA Section 10 permits, or ESA Section 7 consultation Biological Opinion (BO) with non-discretionary "incidental take" provisions with which you must comply). The BO for residential recreational structures in the Upper Columbia River prepared by the U.S. Fish and Wildlife Service (USFWS) dated July 14, 2014, contains mandatory terms and conditions to implement the reasonable and prudent measures that are associated with the specified "incidental take" in the BO (USFWS Reference Number 01EWF00-2014-F0292). Your authorization under this Corps permit is conditional upon your compliance with all of the mandatory terms and conditions associated with incidental take of the enclosed BO. These terms and conditions are incorporated by reference in this permit. Failure to comply with the commitments made in this document constitutes non-compliance with the ESA and your Corps permit. The USFWS is the appropriate authority to determine compliance with ESA.

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c. This Corps permit does not authorize you to take a threatened or endangered species, in particular the Upper Columbia River Spring-run Chinook salmon, and Upper Columbia River steelhead. In order to legally take a listed species, you must have a separate authorization under ESA (e.g., an ESA Section 10 permits, or ESA Section 7 consultation Biological Opinion (BO) with non-discretionary "incidental take" provisions with which you must comply). The enclosed BO prepared by the National Marine Fisheries Service (NMFS) dated July 14, 2015 contains mandatory terms and conditions to implement the reasonable and prudent measures that are associated with the specified "incidental take" in the BO (NMFS Reference Number NCR-2015-2268). Your authorization under this Corps permit is conditional upon your compliance with all of the mandatory terms and conditions associated with incidental take of the attached BO. These terms and conditions are incorporated by reference in this permit. Failure to comply with the commitments made in this document constitutes non-compliance with the ESA and your Corps permit. The NMFS is the appropriate authority to determine compliance with ESA.

d. To meet the requirements of ESA, the permittee may conduct the authorized pile driving activities from October 1 through February 28 and may conduct all other authorized activities from July 16 through February 28.

e. The riparian mitigation planting plan and specified species and number of plants shown on the permit drawings shall be installed before or concurrent with the work authorized by the permit.

f. A report, as-built drawing and photographs demonstrating the riparian plants have been installed or a report on the status of project construction must be submitted to the Corps, within 12 months from the date of permit issuance. This report must also include a description of and photographs of the authorized overwater structures.

g. You must maintain and monitor the survival of installed riparian plantings for five years after the Corps accepts the as-built report. Installed plants shall achieve 100% survival during monitoring Years 1 and 2. Installed plants shall achieve at least 80% survival during monitoring Years 3, 4 and 5. Percent survival is based on the total number of plants installed in accordance with the approved riparian planting plan. Individual plants that die must be replaced with native riparian species in order to meet the survival performance standards.

h. You must submit annual monitoring reports for five years (Monitoring Years 1-5). Each annual monitoring report shall include written and photographic documentation on plant mortality and replanting efforts and must document whether the performance standards are being met. Photos must be taken from established points and used repeatedly for each monitoring year. In addition to photos at designated points, photo documentation must include a panoramic view(s) of the entire planting area. Submitted photos must be formatted on 8 1/2" x 11" paper, dated with the date the photo was taken, and clearly labeled with the direction from which the

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photo was taken. The photo location points must be identified on an appropriate drawing. Annual riparian planting monitoring reports must be submitted to the Corps no later than December 31 of each monitoring year.

i. To satisfy term and condition 2.c. of the NMFS Biological Opinion, you must adhere to Special Conditions e. through h. above, submit copies of all as-built and monitoring reports to the NMFS, and you must protect and preserve the riparian plantings and allow the vegetation to grow in a natural state for as long as the permitted project remains in place.

j. Your responsibility to implement the riparian planting plan as set forth in these Special Conditions will not be considered fulfilled until you have demonstrated planting success/survival and have received written verification from the Corps.

k. To ensure the joint-use agreement is adhered to, you shall record on the mitigation and project site deed(s) a copy of this Letter of Permission, approved permit drawings, and joint-use agreement. These documents shall be recorded with the Registrar of Deeds or other appropriate official charged with maintaining records on real property. Proof of this recorded documentation must be submitted to the Corps prior to project construction.

We have reviewed your project pursuant to the requirements of the ESA and the Magnuson-Stevens Fishery Conservation and Management Act in regards to Essential Fish Habitat. The Corps has determined that this project will comply with the requirements of the above laws provided you comply with the special conditions listed above.

Please be reminded that Special Condition "c" of your permit requires that you implement and abide by the ESA requirements and/or agreements set forth in the BO for this project. In particular, note that on pages 30 and 31 of the enclosed BO, you are required to submit a Completion of Project Report directly to the National Marine Fisheries Service. Failure to comply with the requirements of the BiOp constitutes non-compliance with the ESA and your Corps permit.

The Columbia River is a water of the U.S. If you believe this is inaccurate, you may request a preliminary or approved jurisdictional determination (JD). If one is requested, please be aware that we may require the submittal of additional information to complete the JD and work authorized in this letter may not occur until the JD has been completed.

Any change in the plans for this work will require that you submit revised drawings to this office and receive our written approval of those changes prior to conducting the work. If you object to any terms or conditions of this LOP or the jurisdictional determination, you may request an administrative appeal under our regulations (33 CFR Part 331) as described in the

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enclosed *Appeal Process Fact Sheet* and the *Notification of Administrative Appeal Options and Process and Request for Appeal* form.

Your authorization to conduct the proposed work under this permit expires 3 years from the date of this letter. Within 30 days of completing the authorized work, you must fill out and return the enclosed *Certificate of Compliance with Department of the Army Permit* form to the address indicated on the form. Your signature on this form is our assurance you have conducted the work and any required mitigation in accordance with the terms and conditions of this LOP, including all special conditions. Please remember that failure to comply with the terms and conditions of this LOP, including any special conditions, will invalidate your authorization and could result in a violation of Federal law.

Thank you for your cooperation during the permitting process. We are interested in your experience with our Regulatory Program and encourage you to complete a customer service survey form. This form and information about our program is available on our website at: www.nws.usace.army.mil (select "Regulatory Branch, Permit Information").

While this project will not require further authorization from us, please note that it must comply with all State, local, and other Federal requirements that may apply. A copy of this letter with drawings is being furnished to Grette Associates, LLC, 151 South Worthen Street, Suite 101, Wenatchee, Washington 98801. If you have any questions about this letter or our regulatory program, please contact Mr. Tim Erkel at tim.r.erkel@usace.army.mil or by phone at (206) 316-3166.

BY AUTHORITY OF THE SECRETARY OF THE ARMY:



for John G. Buck
Colonel, Corps of Engineers
District Engineer

Enclosures

JOINT-USE DOCK USE AGREEMENT

OWNERS:

Corral Creek, LLC owns Lots 7-9 of the Beach at Corral Creek subdivision (Parcels 45800000700-900), Douglas County, Washington, which the joint-use dock will serve.

DOCK:

This agreement pertains to the overwater structure that is located on Parcel No. 45800000700 (3 Fredrick CT) on the Columbia River which is adjacent to the above mentioned parcels and will service the above mentioned parcels. The dock will serve Lots 7-9 of the Beach at Corral Creek (Parcels 45800000700-900; 3, 9, and 13 Fredrick CT.)

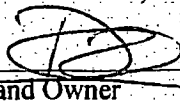
AGREEMENT:

A copy of the Corps permit, permit drawings, mitigation planting plan (if applicable), final authorization letter, and use agreement shall be recorded with the Registrar of Deeds and proof provided to the Corps, within 60 days after final Corps authorization, to ensure that subsequent property owners are aware of the construction, use, and mitigation requirements. As this authorization is for a joint-use dock, all co-applicants must voluntarily agree to build no additional overwater structures on their property, except for the maintenance or modification of this overwater structure. This voluntary agreement and the documentation described above must be recorded on the deeds of all involved properties.

ACKNOWLEDGEMENT:

The Owners acknowledge such use and mitigation requirements and restrictions, as may be specified in the permit issued by the U.S. Army Corps of Engineers, pertaining to the Dock.

In witness hereof, the Owners have executed this Agreement dated as of

 member Corral Creek LLC
1st Land Owner

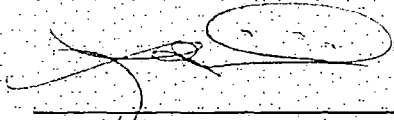
STATE OF WASHINGTON)

) ss

COUNTY OF Chelan)

I certify that I know or have satisfactory evidence that Rene Zuluaga, is the person who appeared before me and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and he/she acknowledged to me that he/she executed the same as his/her free act and deed.

Dated this 16th day of November, 2013

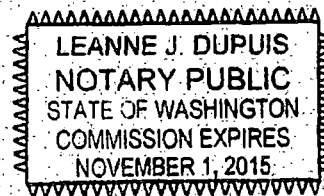


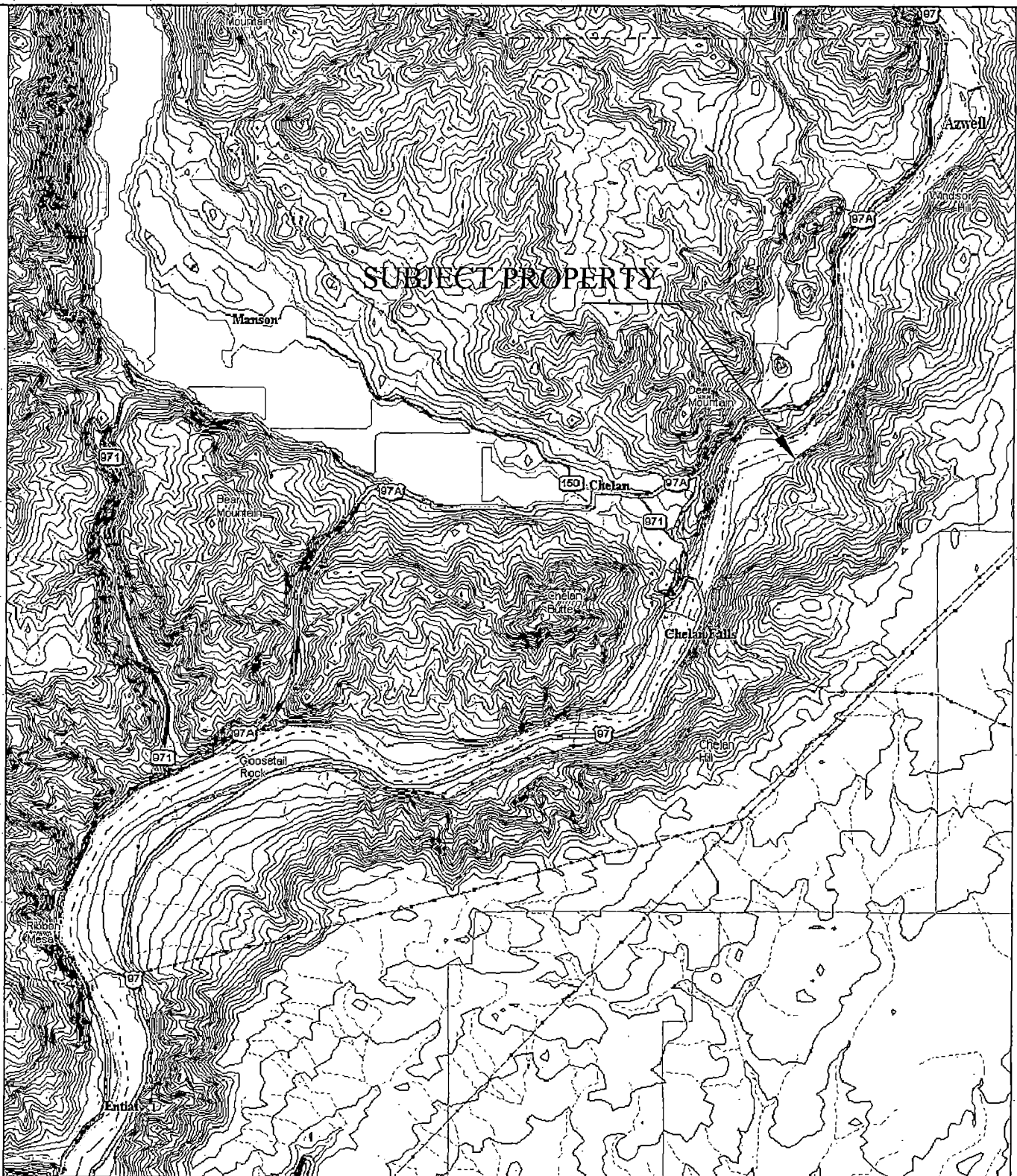
Typed/Printed Name Leanne Dupuis

NOTARY PUBLIC in and for the

State of Washington, residing in Chelan County

My appointment expires Nov. 1, 2015





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PURPOSE: INSTALLATION OF A JOINT-USE DOCK

ADJACENT PROPERTY OWNERS:

① Corral Creek LLC
 537 Hyacinth Rd
 Manson, WA. 98831

② Corral Creek LLC
 537 Hyacinth Rd
 Manson, WA. 98831

VICINITY MAP

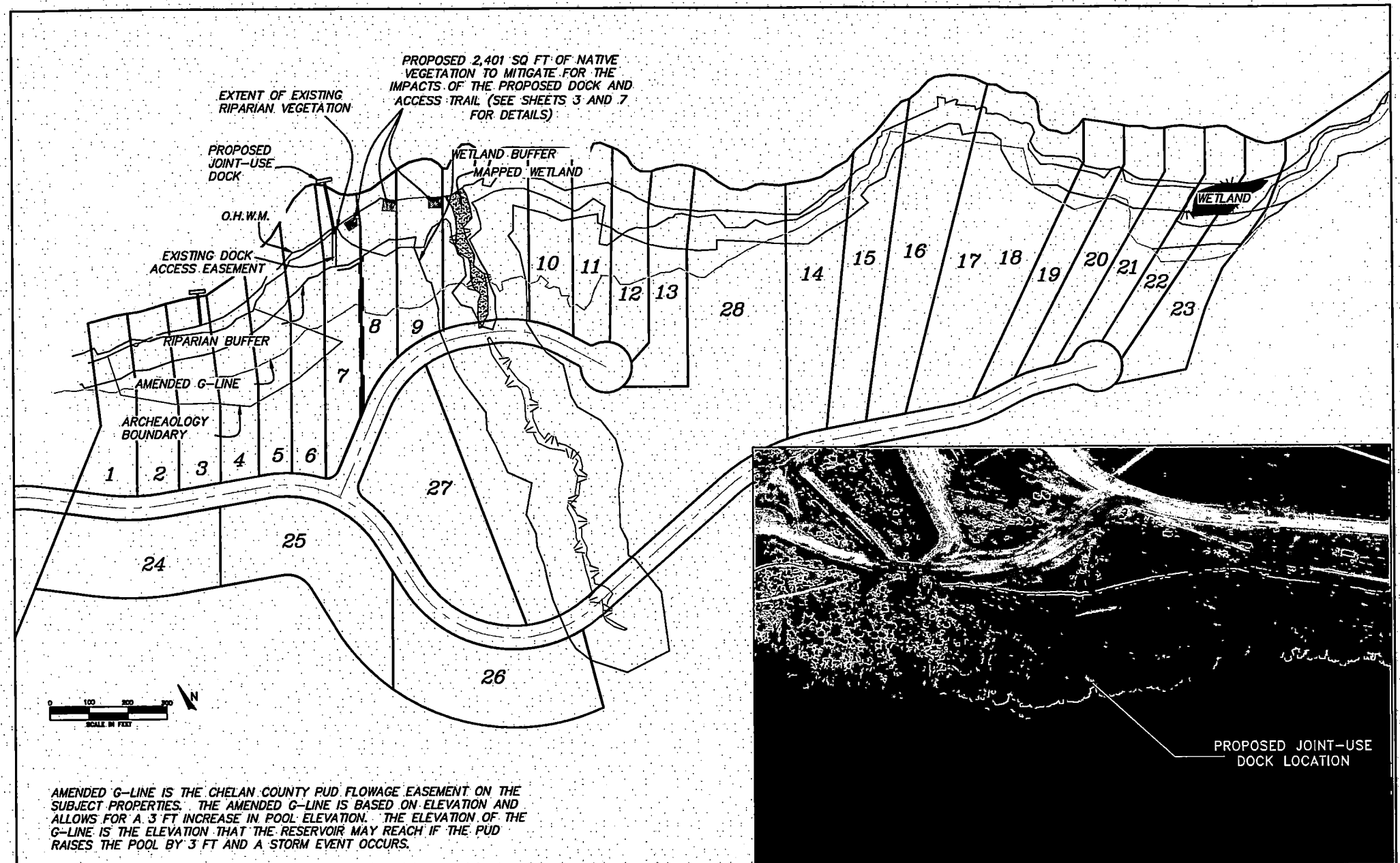
 **Grette Associates^{LLC}**
 ENVIRONMENTAL CONSULTANTS

CORRAL CREEK LLC JOINT-USE DOCK LOTS 7-9

IN: COLUMBIA RIVER
 AT: 3 FREDRICK CT
 ORONDO, WA. 98843

COUNTY OF: DOUGLAS
 STATE: WA
 APPLICATION BY: CORRAL CREEK LLC
 DAVE ZULUAGA

SHEET NO. 1 OF 7 DATE: 10/30/13



PURPOSE: INSTALLATION OF A JOINT-USE DOCK

ADJACENT PROPERTY OWNERS:

① Corral Creek LLC
 537 Hyacinth Rd
 Manson, WA. 98831

② Corral Creek LLC
 537 Hyacinth Rd
 Manson, WA. 98831

CORRAL CREEK SUBDIVISION SITE PLAN

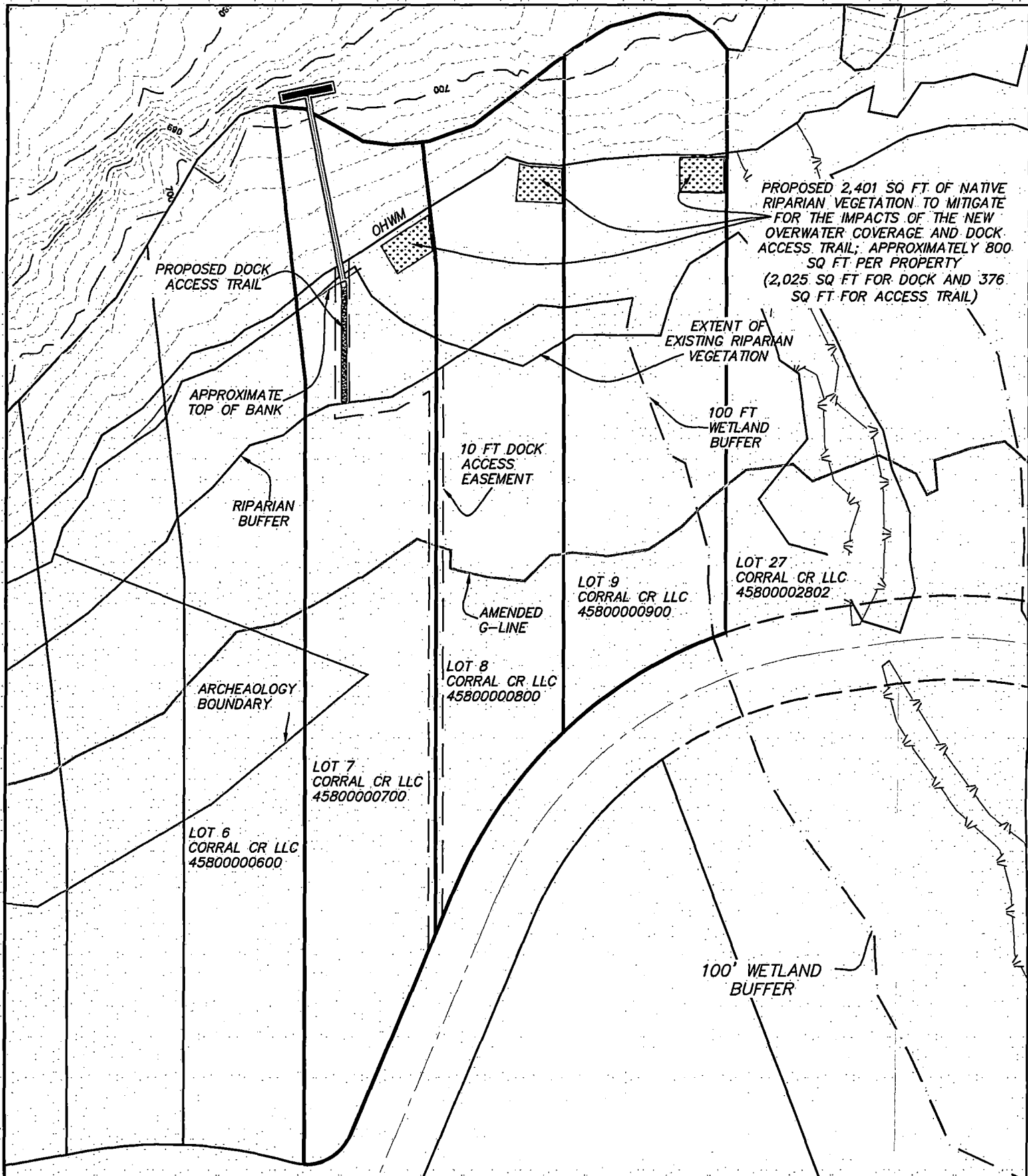
 **Grette Associates**^{LLC}
 ENVIRONMENTAL CONSULTANTS

CORRAL CREEK LLC JOINT-USE DOCK LOTS 7-9

IN: COLUMBIA RIVER
 AT: 3 FREDRICK CT
 ORONDO, WA. 98843

COUNTY OF: DOUGLAS
 STATE: WA
 APPLICATION BY: CORRAL CREEK LLC
 DAVE ZULUAGA
 REVISED 03/28/19

SHEET NO. 2 OF 7 DATE: 10/30/13



PURPOSE: INSTALLATION OF A JOINT-USE DOCK

ADJACENT PROPERTY OWNERS:

① Corral Creek LLC
 537 Hyacinth Rd
 Manson, WA. 98831

② Corral Creek LLC
 537 Hyacinth Rd
 Manson, WA. 98831

DETAILED SITE PLAN

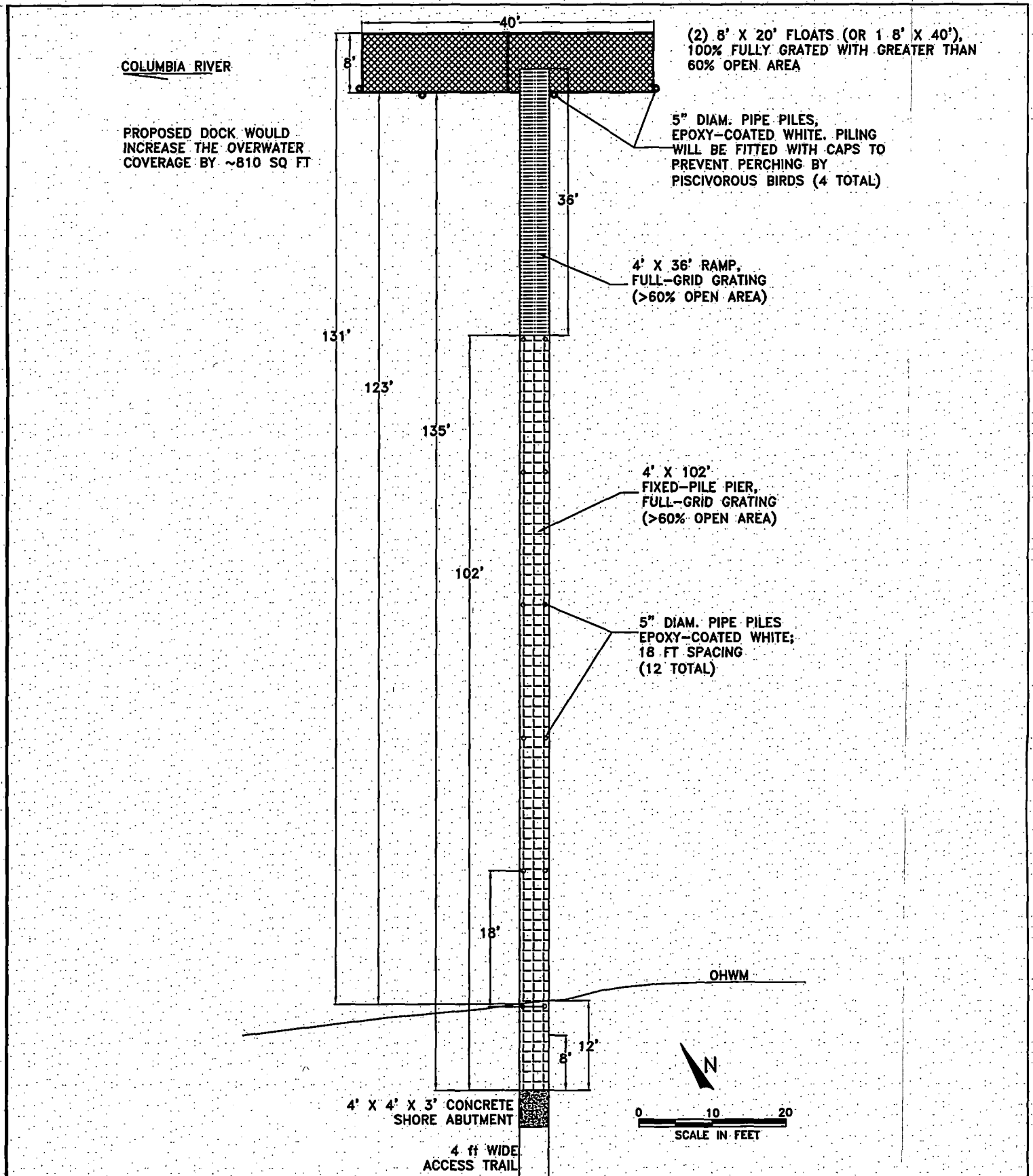
 **Grette Associates** LLC
 ENVIRONMENTAL CONSULTANTS

CORRAL CREEK LLC JOINT-USE DOCK LOTS 7-9

IN: COLUMBIA RIVER
 AT: 3 FREDRICK CT
 ORONDO, WA. 98843

COUNTY OF: DOUGLAS
 STATE: WA
 APPLICATION BY: CORRAL CREEK LLC
 DAVE ZULUAGA
 REVISED 03/28/19

SHEET NO. 3 OF 7 DATE: 10/30/13



PURPOSE: INSTALLATION OF A JOINT-USE DOCK

ADJACENT PROPERTY OWNERS:

① Corral Creek LLC
537 Hyacinth Rd
Manson, WA. 98831

② Corral Creek LLC
537 Hyacinth Rd
Manson, WA. 98831

DOCK PLAN

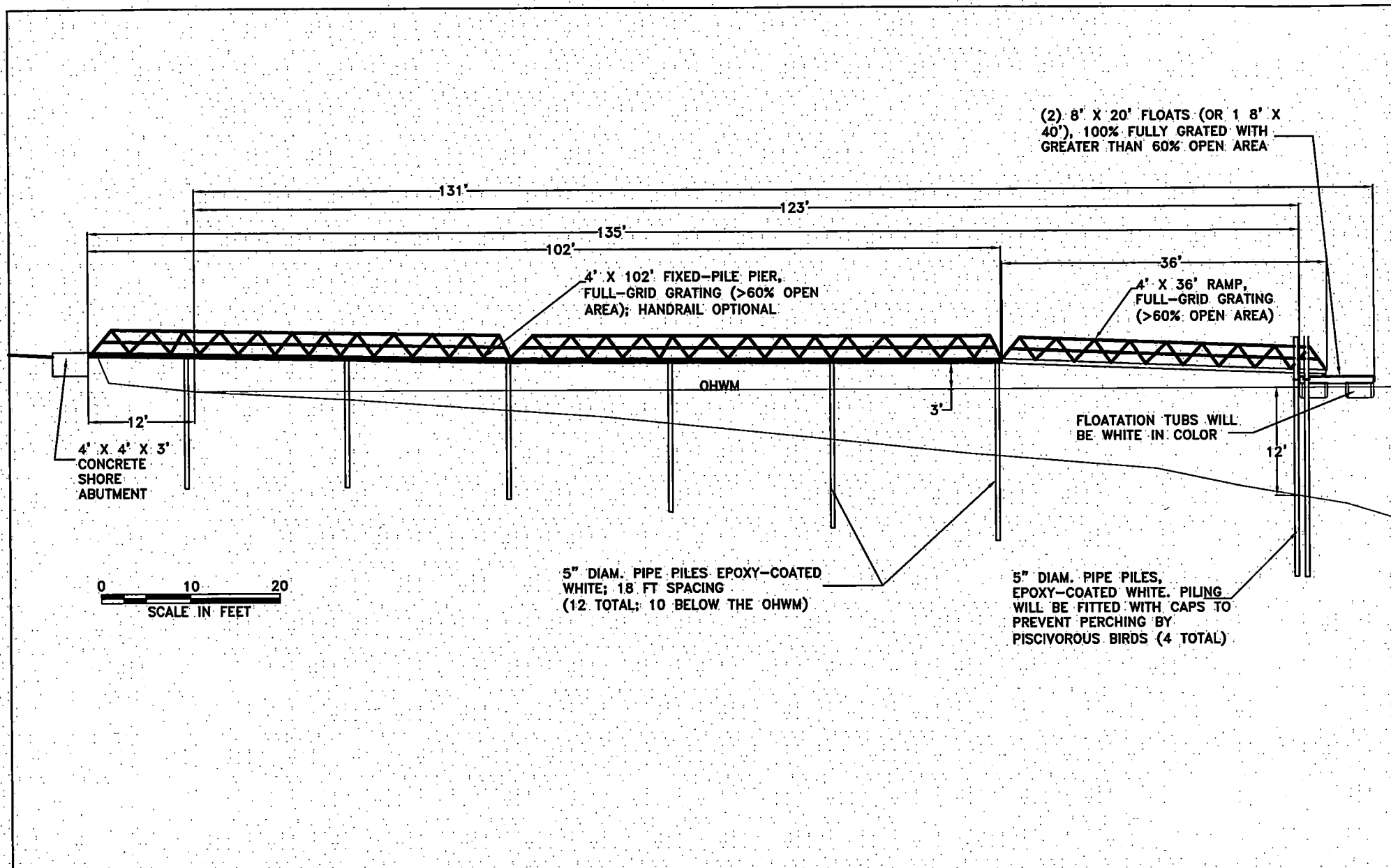


CORRAL CREEK LLC JOINT-USE DOCK LOTS 7-9

IN: COLUMBIA RIVER
AT: 3 FREDRICK CT
ORONDO, WA. 98843

COUNTY OF: DOUGLAS
STATE: WA
APPLICATION BY: CORRAL CREEK LLC
DAVE ZULUAGA

SHEET NO. 4 OF 7 DATE: 10/30/13



PURPOSE: INSTALLATION OF A JOINT-USE DOCK

ADJACENT PROPERTY OWNERS:

① Corral Creek LLC
537 Hyacinth Rd
Manson, WA. 98831

② Corral Creek LLC
537 Hyacinth Rd
Manson, WA. 98831

CROSS SECTION

 **Grette Associates**^{LLC}
ENVIRONMENTAL CONSULTANTS

CORRAL CREEK LLC JOINT-USE DOCK LOTS 7-9

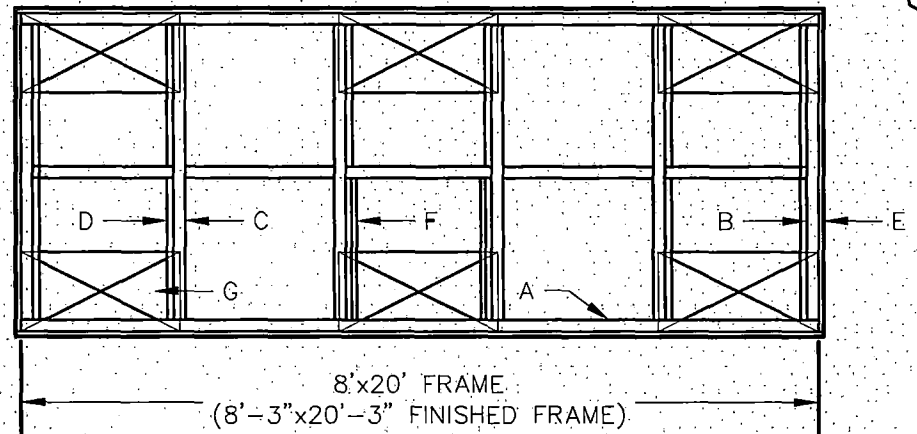
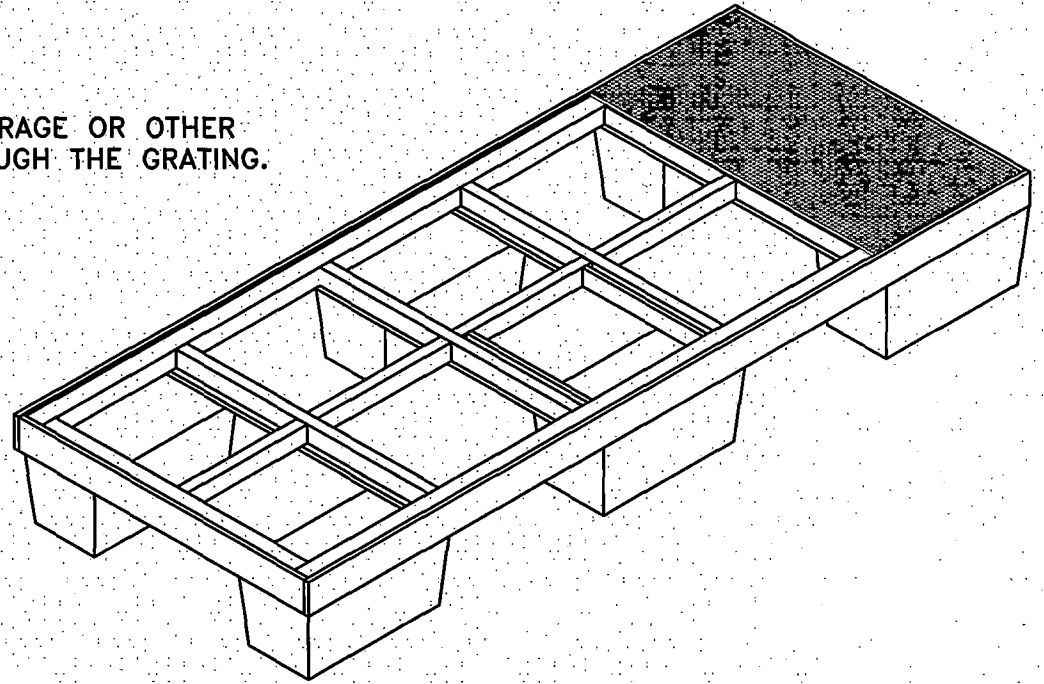
IN: COLUMBIA RIVER
AT: 3 FREDRICK CT
ORONDO, WA. 98843

COUNTY OF: DOUGLAS
STATE: WA
APPLICATION BY: CORRAL CREEK LLC
DAVE ZULUAGA

SHEET NO. 5 OF 7 DATE: 10/30/13

FLOATATION TUBS WILL BE WHITE IN COLOR.

NOTE- GRATED SURFACES WILL NOT BE USED FOR STORAGE OR OTHER PURPOSES THAT WILL INHIBIT LIGHT PENETRATION THROUGH THE GRATING.



GENERAL NOTES

- A-4x6 WHALERS-DOUG/FIR F-RAMP BLOCKING
- B-4x6 END CAPS-DOUG/FIR G-2X4 FLOATATION
- C-4x6 BRIDGING-DOUG/FIR
- D-2x6 SLEEPERS-DOUG/FIR
- E-2x10 FASCIA-DOUG/FIR

OPEN SPACE CALCULATIONS

FLOAT TUBS:	33.0 SF
1.5":	7.9 SF
3.5":	30.0 SF
5.5":	7.0 SF
OPEN SPACE:	89.2 SF (53.4%)
TOTAL:	167.1 SF

FLOAT DETAIL

PURPOSE: INSTALLATION OF A JOINT-USE DOCK

ADJACENT PROPERTY OWNERS:

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 537 Hyacinth Rd
 Manson, WA. 98831

② Corral Creek LLC
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 Manson, WA. 98831

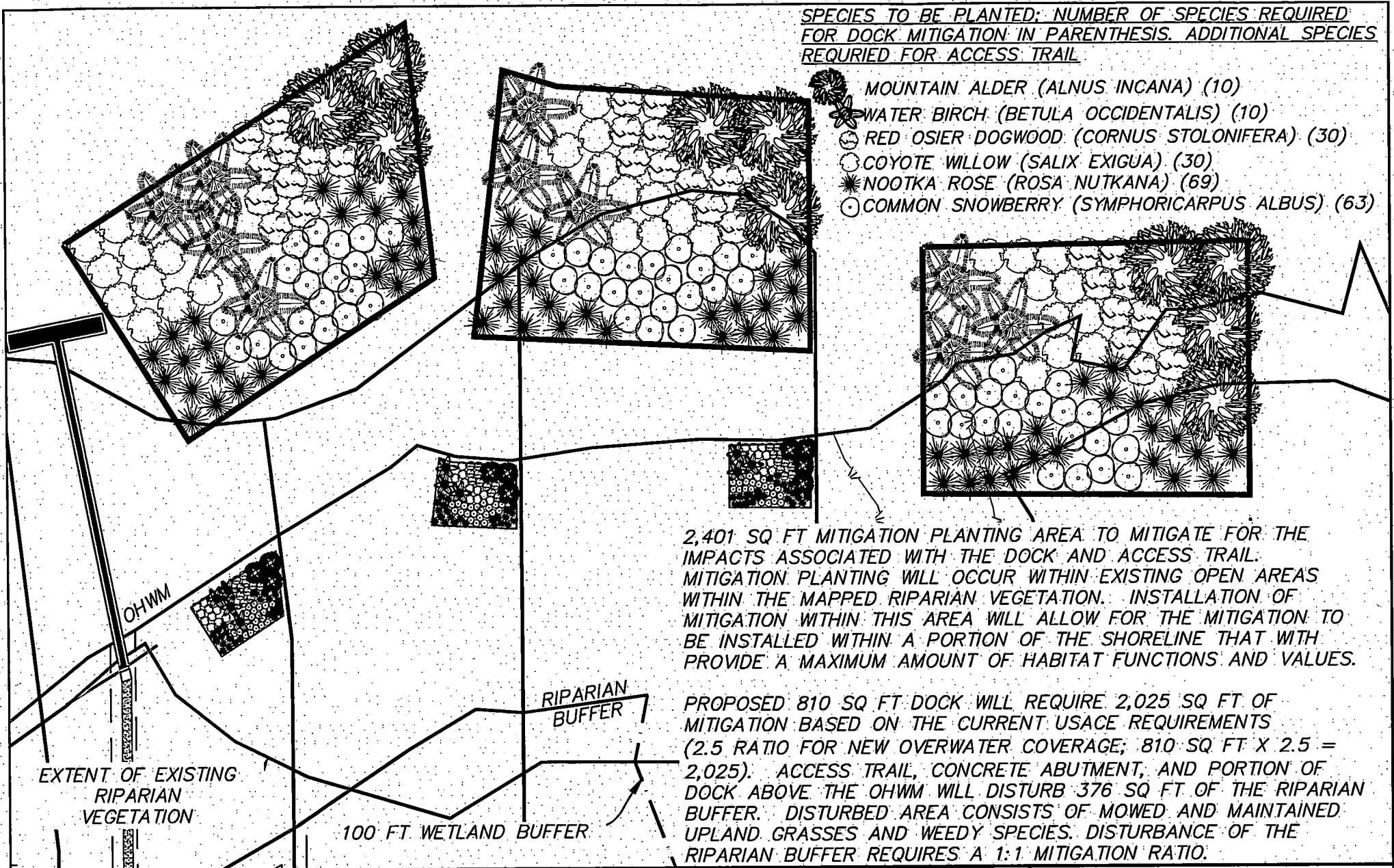


CORRAL CREEK LLC JOINT-USE DOCK LOTS 7-9

IN: COLUMBIA RIVER
 AT: 3 FREDRICK CT
 ORONDO, WA. 98843

COUNTY OF: DOUGLAS
 STATE: WA
 APPLICATION BY: CORRAL CREEK LLC
 DAVE ZULUAGA

SHEET NO. 6 OF 7 DATE: 10/30/13



PURPOSE: INSTALLATION OF A JOINT-USE DOCK

ADJACENT PROPERTY OWNERS:

① Corral Creek LLC
 537 Hyacinth Rd
 Manson, WA. 98831

② Corral Creek LLC
 537 Hyacinth Rd
 Manson, WA. 98831

MITIGATION PLAN

Grette Associates LLC
 ENVIRONMENTAL CONSULTANTS

CORRAL CREEK LLC JOINT-USE DOCK LOTS 7-9

IN: COLUMBIA RIVER
 AT: 3 FREDRICK CT
 ORONDO, WA. 98843

COUNTY OF: DOUGLAS
 STATE: WA
 APPLICATION BY: CORRAL CREEK LLC
 DAVE ZULUAGA
 REVISED 03/28/19

SHEET NO. 7 OF 7 DATE: 10/30/13