



WASHINGTON STATE DEPARTMENT OF  
**Natural Resources**  
Peter Goldmark - Commissioner of Public Lands

## Application for Use of State-owned Aquatic Lands

**Applicant Name:** North Cascades National Park  
**County:** Chelan County  
**Water Body:** Lake Chelan  
**Type of Authorization - Use:** Lease – Public marina with portions used for ferry service, commercial float plane service and commercial fuel pumps.  
**Authorization Number:** 20-A09708  
**Term:** 12 years  
**Description:** This agreement will allow the continued use of State-owned aquatic lands for the sole purpose of a public marina with portions used for ferry service, commercial float plane service and commercial fuel pumps. It is located on Lake Chelan, in Chelan County, Washington.

**North Cascades National Park  
Authorization No. 20-A09708  
Authorized Use: Public Marina  
Location: Lake Chelan, Chelan County**



## Vicinity Map

Every attempt was made to use the most accurate and current geographic data available. However, due to multiple sources, scales, and the currency of the data used to develop this map Washington Department of Natural Resources cannot accept responsibility for errors and omissions in the data. Furthermore, this data is not survey grade information and cannot be substituted for an official survey. Therefore, there are no warranties that accompany this material.

## Legal Description

**Lat: 48.30924N, Long: 120.65787W  
Section 31, Township 33, Range 18E W.M.  
Section 06, Township 32, Range 18E W.M.**

Prepared By: RH Date: 10/01/2010



WASHINGTON STATE DEPARTMENT OF  
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## APPLICATION FOR AUTHORIZATION TO USE STATE-OWNED AQUATIC LANDS

**No work can be started on the project area until a use authorization has been granted by the state Department of Natural Resources**

### **I. SUBMISSION OF APPLICATION**

This application form will be reviewed by the state Department of Natural Resources upon receipt at the address given below, and also posted on the DNR website as public information. Applicants will be notified in writing if the application will be accepted for further review. However, this application may be rejected at any time before signed execution of a use authorization.

**APPLICATION MUST BE FILLED OUT IN BLUE OR BLACK PEN**

Please send the completed application form to your region land manager at:

Washington State Department of Natural Resources  
 Attention: Cindy Preston  
 PO Box 280  
 Castle Rock, WA 98611

Enclose a \$25.00 non-refundable application processing fee with the application. (This fee is not required for local, state, and other government agencies).

### **II. APPLICANT INFORMATION**

Date of Application: 9/20/2010

Authorization to be Issued To (how name is to appear in the lease document): North Cascades National Park

Applicant's Representative: Annelise Lesmeister

Relationship to Applicant: Management Assistant for North Cascades National Park

Address: 428 W Woodin Avenue	City: Chelan	State: WA	Zip Code: 98816
Telephone: 509/682-4921	Fax: 509/682-9004	E-Mail: annelise_lesmeister@nps.gov	

**FOR OFFICIAL USE ONLY**      Support staff: Application Fee Received  JARPA Received  Date: \_\_\_\_\_

Land Manager:  New Application;  Renewal Application

Land Manager Initials \_\_\_\_\_

Land Manager Title: (20, 21, 22, 23, 24, 51)

Name: First, Last

**II. APPLICANT INFORMATION cont'**

Department of Revenue Tax \*Registration Number (Unified Business Identifier) is **Required**: US Department of the Interior 140001849

Which of the following applies to Applicant (**Check One** and **Attach written authority to sign** - bylaws, power of attorney, etc):

Corporation <input type="checkbox"/> State of Registration:	Limited Partnership <input type="checkbox"/> State of Registration:	General Partnership <input type="checkbox"/> State of Registration:
Sole Proprietorship <input type="checkbox"/>	Marital Community Spouse: <input type="checkbox"/>	Government Agency <input checked="" type="checkbox"/>

Other  (Please Explain:)

Has the site use been authorized before or is it currently under lease? **Yes X** Lease Number: 20-009708  
**No**  **Don't Know**

**III. LOCATION**

The Body of Water on which the state property is located: Lake Chelan	County in which the state property is located: Chelan	Government Lot:
	Section:	Township:
	Range:	E <input type="checkbox"/> or W <input type="checkbox"/>

**Note:** A legal property survey including the legal description and other information about the property is **required** to obtain a use authorization. WA DNR survey requirements are attached to this form. The survey plat will be attached to the lease/easement as Exhibit A. **DO NOT HAVE THIS SURVEY CONDUCTED UNTIL YOU HAVE BEEN NOTIFIED IN WRITING THAT THE APPLICATION HAS BEEN ACCEPTED FOR PROCESSING.**

Physical description of Project Area (For example, Marsh, Tideflat adjacent to the Chehalis River, etc.): Public Docking area for boaters.

Name of Owner(s) of Uplands, Shorelands, and/or Tidelands shoreward and adjacent to the Property:

Address:	City:	State:	Zip Code:
Phone Number:	Fax Number	E-mail:	

**Note:** Except for property located within established Harbor Areas, proof of ownership, or authorization to use the adjacent tideland, shoreland, or upland property may be required. If the applicant is the owner of the adjacent land, attach a copy of the deed.

County Parcel No(s). for adjacent properties, upland, and/or adjacent tideland properties:

#### IV. USE OF PROPERTY

Describe, in detail, the proposed use of the Property:

##### STEHEKIN MARINA DOCK FACILITIES:

**Non-Commercial Use:** The Dock facilities are used by boaters on Lake Chelan. The Dock is part of the Federal Dock program on Lake Chelan administered by the US Forest Service and National Park Service as a non-profit program. The dock facilities located on this parcel of land include marina slips and a boat pump-out station which are part of the Federal Dock program. Pump-out services are free. The estimated total square footage of the Marina dock area is 6,414 sf.

**Commercial Use:** A portion of the dock is assigned to Chelan Airways, as a commercial floatplane service under a Special Use permit issued by the National Park Service. This dock space is approximately 200 sf. An additional section of the dock facilities is assigned to Stehekin Landing Resort for commercial boat fuel pump operations; this space is roughly 900 sf.

##### STEHEKIN FERRY LANDING IMPROVEMENTS:

**Commercial use:** The National Park Service is in the process of expanding its docking facilities at Stehekin Landing to make improvements to the Commercial Ferry Landing Area currently being used by Lake Chelan Boat Company and Tom Courtney tug and Barge for passenger ferry services and barge transportation services to and from Stehekin. This NPS has authorized use of this area to Lake Chelan Boat Company and Tom Courtney Tug and Barge under a Special use permit. Improvements to this site will allow for better access to Stehekin by passenger vessels during the winter months when Lake levels are low.

The scheduled improvements to this area include installing a fixed walkway located atop the western bulkhead of the existing boat launch/winter ferry landing. Construction is scheduled to begin during low water conditions in January 2011 and will be completed in June 2011.

The walkway will extend beyond the footprint of the existing boat ramp by approximately 40 ft. The walkway will provide passengers with an ADA-accessible route from the commercial passenger ferry to the Stehekin Landing. The walkway will be 17.3 ft wide by 234 ft long. Eight mooring piles and eight structural support piles will be driven for the structure.

During summer high water (approximately June through September), most of the walkway will be submerged and ferry boat operations would deviate little from the current operations. When the lake drops more than two feet below full pool (October through May), varying portions of the fixed walkway become exposed above the water line for docking purposes. Galvanized steel hand railing will be placed or removed based on the current water level to prevent sections of railing from being submerged.

For support, the walkway will rest atop a combination of piles in the deeper water and concrete curb along the existing boat ramp. The western edge would be supported by a series of vertical steel piles (16" diameter) while the eastern edge would rest on a continuous poured-in-place concrete curb (1' width) with periodic precast footings; both support systems would be connected by bolted steel beams to provide the fixed walkway superstructure.

The decking material of the walkway will be made of pultruded fiberglass, 2"-depth T-bar configuration, with 33% open area meeting ADA requirements. It has a slight grit feel built in. The color will be medium gray, as to match the boat ramp.

Is or will the Property be subleased to another party? Yes  No   
If yes, submit a copy of the sublease agreement.

As described above, a portion of the Marina Dock facilities are assigned to Chelan Seaplanes under a Special Use Permit. A small portion of the Fuel Dock area is assigned to Stehekin Landing Resort under their concession contract, TC-LACH003-09. Copies of these documents may be available upon request.

What are the current and past uses of the site? (See above)

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Do you have any knowledge of contamination of the site by toxic or hazardous substances, or of past uses or practices that might have lead to contamination by such substances? Yes  No  X  
 If so, please explain:

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Do you know if any fill material has been placed on the property in question? Yes  No   
 If yes, please explain:  
 65 cu yd of fill will be placed to repair the existing bulkhead along the boat ramp.

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**V. IMPROVEMENTS**  
 Physical improvements are structures placed on the land that cannot be removed without damage to the land. Examples of such structures include: pilings, dolphins, piers, wharves, piling-supported buildings, structures built on fill or concrete foundations, buried pipelines and cables, and support structures for bridges.

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What physical improvements currently exist on the site? (Photos may be required.)

Currently, the site houses a floating dock/marina with roughly 46 boat slips, a dock with fuel pump, a free boat pump-out station and bridge/walkway that extends to the shore bulkhead. The total marina/dock square footage is estimated at 6,414 square feet. The NPS estimates that the area of aquatic lands leased from the DNR is 18 square feet. The Marina is Government owned and is primarily run as non-profit, except for the small areas of commercial use described in Section IV under, Use of Property. Current improvements to this site include pilings, dolphins, bulkhead, support structures for the walkway, fuel and power lines from land to the dock structures.

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If there are physical improvements currently on the site, who owns them?

National Park Service

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If there are physical improvements currently on the site, describe their condition: The Marina was built in the early 1970s. Renovations to the dock structures occurred in 1993. The land-based fuel system and associated fuel dock and boat fueling system were improved in 2010.

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Which, if any, of the existing physical improvements will be removed, remodeled, or reconstructed?

The existing bulkhead will be repaired as needed as part of the walkway construction (see figure 3).

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Describe any physical improvements that the applicant is proposing to construct on the site:

Ferry Landing Improvements:  
 The walkway will extend beyond the footprint of the existing boat ramp by approximately 40 ft. The walkway will provide passengers with an ADA-accessible route from the commercial passenger ferry to the Stehekin Landing. The walkway will

be 17.3 ft wide by 234 ft long. Eight mooring piles and eight structural support piles will be driven for the structure.

During summer high water (approximately June through September), most of the walkway will be submerged and ferry boat operations would deviate little from the current operations. When the lake drops more than two feet below full pool (October through May), varying portions of the fixed walkway become exposed above the water line for docking purposes. Galvanized steel hand railing will be placed or removed based on the current water level to prevent sections of railing from being submerged.

For support, the walkway will rest atop a combination of piles in the deeper water and concrete curb along the existing boat ramp. The western edge would be supported by a series of vertical steel piles (16" diameter) while the eastern edge would rest on a continuous poured-in-place concrete curb (1' width) with periodic precast footings; both support systems would be connected by bolted steel beams to provide the fixed walkway superstructure.

The decking material of the walkway will be made of pultruded fiberglass, 2"-depth T-bar configuration, with 33% open area meeting ADA requirements. It has a slight grit feel built in. The color will be medium gray, as to match the boat ramp

Has any fill material been placed on the site? Yes  No

If Yes, please describe: 65 cu yd of fill will be placed as part of the walkway construction / bulkhead repair.

**VI. LOCAL, STATE, AND FEDERAL REGULATORY PERMITS** Copies of all Government Regulatory Permits, or Permit Waivers Are Required Before Issuance of a DNR Use Authorization. Your project may require all or some of the following.

**Please include the following permit applications, permits, or waivers with the application:**

**JARPA (Joint Aquatic Resource Permit Application)** - This one form is used to apply for all of the following individual permits: NPS has submitted the Jarpa for review (June 2010). A copy of the submitted application is attached. The Environmental Assessment for the Ferry Landing Improvement is also enclosed.

1. Section 10 Permit (Required by the US Army Corps of Engineers for any work in or affecting navigable waters, e.g., floats, docks, piers, dredging, pilings, bridges, overhead power lines.)
2. Shoreline Substantial Development, Conditional Use, Variance Permit or Exemption (Issued by Local Government, and is required for work or activity in the 100 year flood plain, or within 200 feet of the Ordinary High Water mark of certain waters; and which included any one of the following: dumping, drilling, dredging, filling, placement or alteration of structures or any activity which substantially interferes with normal public use of the waters.)
3. Hydraulic Project Approval (Required by the Department of Fish and Wildlife if the project includes work that will use, divert, obstruct, or change the natural flow or bed of any fresh or salt water of the state.)
4. Section 404 Permit (Required by the US Army Corps of Engineers if your project will discharge or excavate any dredged or fill material waterward of the Ordinary High Water mark or the Mean Higher High Tide Line in tidal areas.)
5. Section 401 Water Quality Certification (Required by the Department of Ecology if a Section 404 permit is required.)

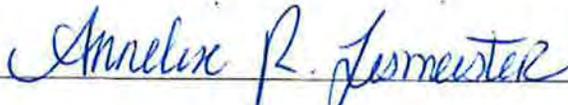
**NPDES (National Pollutant Discharge Elimination System Permit)** - Required by the Department of Ecology under delegated authority from the Federal Environmental Protection Agency for projects that include the discharge of fluid on or into surface water.

**SEPA (State Environmental Policy Act) Checklist and Environmental Assessments** - When you submit a permit application to any agency, if the project is not exempt, the lead agency will ask you to fill out an environmental checklist. Based on checklist answers and the reviewers knowledge of the project site, agency personnel will determine the types of

impacts the project may have on the environment. The agency assessments may be the following forms: Determination of Non-significance, Determination of Significance, scoping documents, draft or final Environmental Impact Statements (EIS) or others prepared for the purpose of compliance.

**Describe any habitat mitigation required by any of the permitting agencies identified above and identify where such mitigation is proposed to occur:**

**All answers and statements are true and correct to the best of my knowledge.**

Applicant Name (please print): Annelise R. Lesmeister	Title: Concessions Specialist/Management Assistant, North Cascades National Park
Applicant or Authorized Signature: <i>/s/ Annelise R. Lesmeister</i> 	Date: 9/20/10

**WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES  
REQUIREMENTS FOR RECORDS OF SURVEY FOR LEASES AND  
EASEMENTS**

**Records of Survey are required for easements and leases granted by the department for:**

- County roads
- Highways
- Easements across high value lands
- Easements across transition lands
- Utilities
- Upland leases
- Communication sites
- Drainage or irrigation easements
- Railroads
- Aquatic land uses: exemptions are provided for recreational docks and mooring buoys per RCW 79.105.430 and for those permits issued as a Right of Entry
- Other grants as determined by the department based upon site specific considerations

**The applicant is responsible for:**

- All costs and work associated with creating, submitting, revising and recording the Record of Survey
- Submitting a preliminary Record of Survey for review and approval by the department prior to approval of the agreement.
- Recording the final Record of Survey with the county auditor's office.
- Submitting a digital copy in AutoCAD.DWG or DXF (drawing exchange format) of the final survey.
- Submitting two full size copies and one 8 ½ X 11" copy and of the recorded survey including the auditor's recording information to the department.

**A Record of Survey must:**

1. **Be produced by a licensed surveyor.**
2. **Meet the requirements of Title 58 RCW and Chapter 332-130 WAC.**
3. Include the name of the applicant, the purpose of the easement or lease and the DNR easement or lease number.
4. Clearly show easement or lease boundaries with distances and directions of all boundary lines.
5. Show the easement or lease area to an accuracy of ( $\pm$ ) 0.5% of the total area or ( $\pm$ ) 10 square feet, whichever is greater.
6. **(Not required for aquatic lands lease across the bed of Puget Sound or the Pacific Ocean)** Indicate the acreage encompassed by the lease or easement within each quarter-quarter section or government lot.
7. Show distances and directions from two or more controlling corners of a recorded subdivision, recorded survey or government survey (GLO) corners.
8. **Be related by meridian and coordinate to the Washington Coordinate System NAD'83(1991) by closed ties to NGS Control monuments, or the extension thereof. The designation of the control stations used shall appear on the plat.**
9. Include a narrative legal description describing the servient estate (grantor's parcel) on the Record of Survey.
10. Show a detailed plan of improvements to be constructed or already existing on the easement or lease area. All improvements must be shown in sufficient detail to determine what they are used for and to ensure they are entirely within the easement area.
11. Show the location of any proposed utility.
12. **(linear lease or easement)** Show the lineal footage along the centerline.
13. **(linear lease or easement)** Show the complete alignment information and width including any necessary curve data.

### **A Record of Survey must (cont.):**

14. **(Easements or leases crossing a section line or state ownership boundary, not required for aquatic lands lease across the bed of Puget Sound or the Pacific Ocean)** Provide ties to the centerline of an easement along the section or subdivision line from the nearest appropriate Public Land Survey System (PLSS) section corner, quarter section or subdivision corner, where the easement enters and leaves the section or state ownership.
15. **(Easements or leases falling entirely within one section and not crossing a section line or state ownership boundary)** Provide ties from both end points of the linear easement to PLSS corners or other subdivision corners shall be provided.
16. **(A lease which encroaches on a previously leased site)** Show the boundary for the senior lease in the vicinity of the proposed lease shall also be shown, together with ties between the two leases sufficient to determine the full extent of the encroachments.

### **Additional Requirements for Communication Site Leases**

17. Show ties to the corners of previously monumented communication sites adjacent to, or in the immediate vicinity of the proposed communication site.
18. Show access to the site.
19. Mark the corners of the communication site, as described and granted, with substantial permanent magnetically locatable monuments. The monuments shall be in place and obviously marked on the ground after the construction of installations and improvements.
20. Show the center of any communication site tower by Washington Plane Coordinates, NAD83 (1991), or latitude and longitude. NAD83 datum must be used to determine global location coordinates and must be in **decimal degrees**. Coordinates must have at least **five decimal places** to the right of the decimal point and include a negative longitude.
21. On all communication sites where towers or beam paths are shown, an elevation is required at the base of the tower.
22. Show the tower height, and the height of the antenna or microwave dish and any beam path used shall have the diameter and tilt thereof shown.
23. The elevation shall be derived from an established benchmark in the vicinity of the site, or an elevation designated by the Department of Natural Resources.

### **Additional Requirements for Aquatic Land Uses**

24. The lease of aquatic lands is often subject to preference rights. Applicants and surveyors should carefully determine the direction, and show details of the proration of coves and irregular shoreline.
25. **(lease sites which contain existing or proposed structures and improvements that are classified as a non water-dependent or a water oriented use as described within RCW 79.105.060 and WAC 332-30-106)** Provide the square footage of each structure and improvement.
26. Where applicable, the survey of aquatic lands must show the location of the following lines for:
  - a. Tidal areas –Government meander line, the original and current locations of line of mean high tide, line of mean low tide, and line of extreme low tide. The survey must include the name of tidal bench mark(s) used or describe the alternate method employed for determining a Tidal Datum. **Lease areas which contain tidelands and bedlands at a minimum must show the location of the line of extreme low tide crossing the lease area. Lease areas containing bedlands exclusively may be required to show the relationship to the line of extreme low tide and the -18 foot contour line only.**

**Additional Requirements for Aquatic Land Uses (cont.):**

- b. Lakes – Government meander line, line of ordinary high water (original ordinary high water if the lake has experienced artificial raising or lowering of the water level), and line of ordinary low water (include source of data) and line of navigability if established.
- c. Rivers - Line of ordinary high water and line of ordinary low water (include source of data) and line of navigability if established.
- d. Lots and blocks of platted tide lands or shore lands, inner and outer harbor lines, waterway lines, street boundaries, any local construction limit lines, any dredge or fill areas, and easements of record within the lease site.
- e. All lines must be shown in sufficient detail to compute and show the area of each area of State-owned bedlands, tidelands, shore lands, harbor area, or waterways included within the proposed lease site.

**Include any other data necessary for the complete understanding of the information shown on the survey. If, in the opinion of the department, such information is lacking, the survey may be rejected.**

**Record of Survey Revisions:**

- 27. Any differences between the as-built road and the regulation plat must be reflected in a revised Record of Survey and recorded with the county by the applicant.
- 28. When any portion of the completed improvements are located outside of the granted lease site, the as-built locations must be reflected in a revised Record of Survey and legal description. In this instance, a new application for an amended lease site may be required if the as-built location creates adverse impacts. In the case of linear leases across the bed lands of the sound or the ocean, an as-built Record of Survey and a revised legal description of the linear lease must be provided.

**Survey Information updated July 2002.**

**For additional information contact one of the following region offices:**

**Southeast Region**  
713 Bowers Rd  
Ellensburg, WA 98926-9341  
509-925-8510  
TTY: 509-925-8527

**Northeast Region**  
P.O. Box 190  
225 S Silke Rd  
Colville, WA 99114-0190  
360-684-7474  
TTY: 509-684-7474

**Olympic Region**  
411 Tillicum Ln  
Forks, WA 98331-9797  
360-374-2800  
TTY: 360-374-2819

**Pacific Cascade Region**  
P.O. Box 280  
601 Bond Rd  
Castle Rock, WA 98611-0280  
360-577-2025  
TTY: 360-577-2025

**Northwest Region**  
919 N Township St  
Sedro-Woolley, WA 98284-9333  
360-856-3500  
TTY: 360-856-1371

**South Puget Sound Region**  
950 Farman Ave N  
Enumclaw, WA 98022-9282  
360-825-1631  
TTY: 360-825-6381