

Draft 2009 McNary Shoreline Management Plan Executive Summary

1. Process

a. Purpose

The purpose of the McNary Shoreline Plan is to provide guidance for managing the McNary (Lake Wallula) shoreline. This plan addresses rules and regulations, shoreline allocations, and requirements for permitting private facilities on public lands owned and managed by the US Army Corps of Engineers (Corps).

b. Objectives

The objectives of this plan are to craft a management policy that:

- Balances public use with the conservation of natural resources and aesthetic values
- Complies with federal laws and regulations
- Minimizes impacts to Endangered Species
- Meets federal requirements regarding the protection of cultural resources
- Minimizes impacts to existing dock owners

c. Alternatives

A multi-disciplinary Corps team worked to develop an array of alternatives that might meet the objectives of the McNary Shoreline Management Plan. Alternatives were developed for each element of the shoreline management plan: Private floating facilities, Vegetation Modification, and Other shoreline uses. The alternatives ranged from a “No Action” alternative, as required by the National Environmental Policy Act, to varying degrees of new development, varying levels of support for existing development, to elimination of docks and vegetation permits. Alternatives were evaluated using the following criteria:

- Compliance with Federal laws and regulations
- Impacts to Endangered Species and Critical Habitat
- Impacts to environmental resources
- Impacts to existing dock owners

Ultimately, the team chose an alternative that meets the objectives outlined above. This alternative allows new docks under new design criteria, renewal of existing docks, and continuance of vegetation modification permits. A summary of each element of the preferred alternative is provided below.

2. Shoreline Allocations

The shoreline allocations in the 2009 draft Shoreline Management Plan remain unchanged. The Corps team considered changes to the shoreline allocations, but ultimately decided that the current allocations meet the needs of the plan and the requirements of the law. The shoreline allocations for Lake Wallula are described in the table below:

Table: Lake Wallula Shoreline Allocations

Allocation	Shoreline Length (miles)	Percent of Total Shoreline
Limited Development Area	11	4%
Public Recreation Area	44	17%
Protected Shoreline Area	161	63%
Prohibited Access Area	41	16%
Total	257	100%

3. Dock Permits

a. New Permits

New permits will be granted to eligible applicants who have property located in areas designated as Limited Development if they are able to meet design and depth criteria outlined in **Appendix B** of the 2009 McNary Shoreline Management Plan. This criteria was developed in 2008 with cooperation from the National Marine Fisheries Service and the Washington State Department of Fish and Wildlife. These criteria require the use of pilings in the construction of docks, thus creating what is termed a “fixed-floating” dock. By Corps regulation, a “fixed floating dock may only be permitted using a real estate license, not a shoreline dock permit. Thus, applicants who desire the construction of a new dock should be prepared to work through the Corps real estate process, which requires that the applicant pay all administrative fees associated with the application processing. Typically, a real estate license takes a minimum of

6 months to process due to requirements to coordinate with other agencies and Tribes. The cost for a real estate license varies, but applicants should expect to pay \$1000 or more in administrative fees, depending on the site conditions.

b. Renewals

Valid and/or expired permits for existing docks may be renewed if the docks are in compliance with the terms and conditions of the existing permit. Those docks not in compliance with the terms of the permit must be brought into compliance and be in a safe condition within the timeframe specified by Ice Harbor personnel before the permit will be renewed.

In the event of a sale or transfer of the property, the new owner must apply for a new permit within 14 days of closing the sale of the property. At the time of application, if it is determined that the existing dock cannot meet design and depth criteria implemented in this shoreline management plan, the owner has the option to redesign and rebuild the dock to meet criteria if site conditions allow (this may require a real estate license), or the dock must be removed at owners expense within 30 days of notification that the dock cannot meet current design requirements.

Current owners of properties that have been purchased since July 2005 (the beginning of the Walla Walla District moratorium on new permits), who have docks on their property, may apply for a new permit and will be held to the terms of the previous owner's permit. However, if the new (current) owners sell or transfer the property, the buyer will be required to apply for a new permit and meet design and depth criteria set forth in this Shoreline Management Plan. Those existing docks that can meet the criteria will be granted new permits. Those docks that cannot meet the 2008 criteria must be removed at the owner's expense.

c. Fees

Fees for the renewal of an existing permit will stay the same. A new permit constructed to the updated design and depth criteria will be issued as a real estate license rather than a shoreline use permit. The real estate license process requires the applicant to pay all administrative fees associated with processing the application, which typically start around \$1000, but may be higher depending on site conditions.

4. Vegetation Modification Permits

Vegetation modification on federal lands, whether plantings, modification, or removal, must be reviewed, approved, and permitted by the Ice Harbor Natural Resources Manager. Vegetation permits will continue to be issued in areas designated as "Limited Development" under the Shoreline Allocation section of the 2009 draft

McNary Shoreline Management Plan. Existing vegetation modification permits may be renewed at the discretion of the Ice Harbor Natural Resources Manager. All new and renewed vegetation modification permits must meet the terms and conditions set out in this updated shoreline management plan.