

Tacoma Power Cushman Hydroelectric Project Shoreline Use Questions

All shoreline areas at Lake Cushman and Lake Kokanee are part of Tacoma Power's Cushman Hydroelectric Project lands. The management of these lands is guided by a license issued by the Federal Energy Regulatory Commission (FERC). Tacoma Power's lease with the Lake Cushman Development Company spells out additional conditions that relate to the use of shoreline areas.

Tacoma Power must permit shoreline structures because:

- The utility's federal license requires it to manage shoreline uses; and
- Tacoma Power's lease with the Lake Cushman Development Company grants Tacoma Power the authority to approve the placement of structures along the shoreline.

Here are some common questions relating to shoreline use and Tacoma Power's responses:

1. Do all docks need to be permitted, including existing ones that have been in place for years?

Tacoma Power's response: Yes. Tacoma Power requires that lessees obtain permits from Tacoma Power for all shoreline structures, including docks. All structures and uses must receive all applicable permits issued by Mason County, Washington state and federal regulatory agencies.

2. How long is a permit valid for? Does it get reviewed periodically?

Tacoma Power's response: Shoreline use permits are now being issued for a five-year term. Permits will require renewal after each five-year period following a compliance inspection. The intent of the five-year permit term is to improve permit compliance.

Permits for shoreline structures and uses are issued to lessees, which means the permits expire when the lessee sells the lot associated with the permitted structure or use. Permits may also be revoked by Tacoma Power if the permittee does not follow the permit terms.

3. If a dock of good condition exists on a lot when a person buys the lot, does this require a new permit in the new owner's name?

Tacoma Power's response: Yes, because permits are issued to individuals, a new permit will be required following a change in ownership of the structure.

4. Approximately how much will the permitting cost and how long does the process take?

Tacoma Power's response: Tacoma Power's goal is to issue permits within three months of receiving a complete application; however, the permitting timeframe may vary considerably due to staff workload, the complexity of the proposal, and any need for a cultural resources survey. Most cultural resources surveys can only be done during low lake levels. This can cause a long delay, depending upon the timing of reservoir drawdown periods after a permit application is submitted.

Since Tacoma Power began implementing its Shoreline Management Plan following FERC's approval of it, fees are being charged to help recover costs of administering permits. The fee for most new single-family shoreline uses is \$300 and permit renewals will cost \$150. After-the-fact permits are \$600.

If the proposed use required, or will require, ground disturbance, a cultural resources survey is required to comply with our federal license. The cost of the cultural resources surveys are passed on to the applicant. We require a deposit of about \$900 to cover the costs of the survey. We then refund the amount not needed to cover the cost of the survey. Tacoma Power tries to combine surveys as much as possible to lower the survey costs, which are often considerably less than the deposit amount.

5. Is it possible to combine permits so that the cost could be reduced for a group of people applying for a permit?

Tacoma Power's response: No, because permits are issued to lessees of individual lots, it is not possible to combine permits. The possibility of one or more of the lessees selling their lot would complicate combining of permits. Also, Tacoma Power typically only issues permits for shoreline uses located directly in front of the permittee's lot.

6. What is the permitting process for shoreline structure replacement or installation?

Tacoma Power's response: Applicants seeking permits for any shoreline uses must submit a completed Tacoma Power Shoreline Use Permit Application to

Tacoma's Real Property Services group. Please review Tacoma Power's Shoreline Use Specifications and Permitting Guidelines (SUSPG) before submitting an application and determine if the proposed structure or use meets Tacoma Power's requirements. The SUSPG and application form are available at tacomapower.com/cushmanplan

Please feel free to contact Tacoma Power to ask questions you may have before submitting an application. Contact Wynnae Wright at (253) 441-4180 or wwright@cityoftacoma.org.

7. Is a permit needed for a floating boom?

Tacoma Power's response: *Yes. All structures and uses along the shorelines and within the reservoirs require permits. Tacoma Power has not permitted any private log booms in the past nor are private log booms allowed under the current policies. Alternatively, the new shoreline use specifications allow the use of manufactured booms for private use under limited circumstances. Tacoma Power is responsible for keeping shoreline areas accessible to the public, so any boom that isolates the entire shoreline adjacent to a private lot will not be allowed.*

8. Is a permit needed for mooring buoys?

Tacoma Power's response: *Yes. All structures and uses along the shorelines and within the reservoirs require permits. Tacoma Power has not previously permitted private mooring buoys. However, the new shoreline use specifications allow the use of private mooring buoys under limited circumstances. Private mooring buoys will typically be allowed when a buoy is used instead of a dock, or for boat-in-only lots. All lots eligible for shoreline uses may apply for a "mooring buoy alternative" which allows an off-shore moorage option.*