JOINT APPLICATION FOR PERMITS

U.S. ARMY CORPS OF ENGINEERS - IDAHO DEPARTMENT OF WATER RESOURCES - IDAHO DEPARTMENT OF LANDS

Authorities: The Department of Army Corps of Engineers (Corps), Idaho Department of Water Resources (IDWR), and Idaho Department of Lands (IDL) established a joint process for activities impacting jurisdictional waterways that require review and/or approval of both the Corps and State of Idaho. Department of Army permits are required by Section 10 of the Rivers & Harbors Act of 1899 for any structure(s) or work in or affecting navigable waters of the United States and by Section 404 of the Clean Water Act for the discharge of dredged or fill materials into waters of the United States, including adjacent wetlands. State permits are required under the State of Idaho, Stream Protection Act (Title 42, Chapter 38, Idaho Code and Lake Protection Act (Section 58, Chapter 13 et seq., Idaho Code). In addition the information will be used to determine compliance with Section 401 of the Clean Water Act by the appropriate State, Tribal or Federal entity.

Joint Application: Information provided on this application will be used in evaluating the proposed activities. Disclosure of requested information is voluntary. Failure to supply the requested information may delay processing and issuance of the appropriate permit or authorization. **Applicant will need to send a completed application, along with one (1) set of legible, black and white (8½"x11"), reproducible drawings that illustrate the location and character of the proposed project / activities to both the Corps and the State of Idaho.**

See Instruction Guide for assistance with Application. Accurate submission of requested information can prevent delays in reviewing and permitting your application. Drawings including vicinity maps, plan-view and section-view drawings must be submitted on 8-1/2 x 11 papers.

Do not start work until you have received all required permits from both the Corps and the State of Idaho

FOR AGENCY USE ONLY

USACE NWW- 2007-01218	Date Received:	☐ Incomplete Application Returned	Date Returned:
Idaho Department of Water Resources No.	Date Received:	☐ Fee Received DATE:	Receipt No.:
Idaho Department of Lands No. L96S2798A	Date Received:	☐ Fee Received DATE: 5/13/24 $2075. 5/22/24 $975 6/20/24	Receipt No. 1100 63609750 65703952 $1000

INCOMPLETE APPLICANTS MAY NOT BE PROCESSED

1. CONTACT INFORMATION - APPLICANT Required:			2. CONTACT INFORMATION - AGENT:		
Name: William Haberman, Managing Member / Manager			Name: Jeremy Grimm, President		
Company: Valiant Idaho, LLC / Valiant Idaho II, LLC			Company: Whiskey Rock Planning + Consulting		
Mailing Address: 151 Clubhouse Way			Mailing Address: 218 Cedar Street, Suite 208		
City: Sandpoint	State: ID	Zip Code: 83864	City: Sandpoint	State: ID	Zip Code: 83864
Phone Number *(include area code)*: 407-9737875	E-mail: wh@theidahoclub.com		Phone Number *(include area code)*: 208-946-9944	E-mail: jeremy@whiskeyrockplanning.com	

3. PROJECT NAME or TITLE: The Idaho Club North Lake PUD Marina			4. PROJECT STREET ADDRESS: NA		
5. PROJECT COUNTY: Bonner	6. PROJECT CITY: Near: Hope, Idaho		7. PROJECT ZIP CODE: 83836		8. NEAREST WATERWAY/WATERBODY: Lake Pend Oreille and Trestle Creek
9. TAX PARCEL ID#: RP031740000010A / RP031740000020A	10. LATITUDE: 48.284113 LONGITUDE: -116.352081		11a. 1/4: SW16	11b. 1/4: NW 21	11c. SECTION: 16 & 21
			11d. TOWNSHIP: 57N		11e. RANGE: 1E
12a. ESTIMATED START DATE: September 2024	12b. ESTIMATED END DATE: November 2025		13a. IS PROJECT LOCATED WITHIN ESTABLISHED TRIBAL RESERVATION BOUNDARIES? ☒ NO ☐ YES Tribe:		
13b. IS PROJECT LOCATED IN LISTED ESA AREA? ☐ NO ☒ YES			13c. IS PROJECT LOCATED ON/NEAR HISTORICAL SITE? ☒ NO ☐ YES		

14. DIRECTIONS TO PROJECT SITE: Include vicinity map with legible crossroads, street numbers, names, landmarks.

From Sandpoint, Idaho: Drive 13 miles east on Highway 200. Turn left at unnamed access road just past Forest Service Road 275 (Trestle Creek Road). Location map on project drawings.

15. PURPOSE and NEED: ☒ Commercial ☐ Industrial ☒ Public ☒ Private ☐ Other

Describe the reason or purpose of your project; include a brief description of the overall project. Continue to Block 16 to detail each work activity and overall project.

IDAHO DEPARTMENT OF LANDS
RECEIVED
JUN 27 2024
PEND OREILLE LAKE AREA

PURPOSE: To remove and reconstruct an existing dilapidated marina to meet current safety, environmental, and aesthetic commercial marina standards, and convert an old RV park property into 7 private homesite. NEED: Both boat slips and waterfront lots on Lake Pend Oreille are in high demand, with a deficit availability to that demand. (See Attachment A for more details and existing conditions)

16. DETAILED DESCRIPTION OF EACH ACTIVITY WITHIN OVERALL PROJECT. Specifically indicate portions that take place within waters of the United States, including wetlands: Include dimensions; equipment, construction, methods; erosion, sediment and turbidity controls; hydrological changes: general stream/surface water flows, estimated winter/summer flows; borrow sources, disposal locations etc.:

1. Limited portions of the existing boat basin, slack water channel and adjacent shoreline will be excavated, contoured, and stabilized;
2. North Branch of Trestle Creek will be redirected to its historic alignment, stabilized, and restored pursuant to a reciprocal easement for access and utilities between the Applicant and the owner of the parcel on which Trestle Creek flows;
3. Remove existing Boat launch near the mouth of Trestle Creek;
4. Construction of commercial dock system consisting of 88 fixed pier docks; A breakwater to protect new marina docks and basin from wave and wind action; A boat bilge pump out station; and shore-aligned fixed pier docks at each of the 7 private residential lots. + 1 private maintenance dock
5. Construction of spanning pedestrian bridge, 70' x 6', to access the docks described in #4 above
6. Uplands development will include: Seven residential home sites; Parking and boat storage areas; and minor road development for access to The Idaho Club North Lake PUD.
7. Placement of rip rap along 1,310 feet of shoreline where docks will be constructed; Placement of 2,520 feet of combined vegetated rip rap along areas of existing ongoing shoreline edge erosion and locations of edge excavations necessary for navigability needs.

7/16/24 formw

See Attachment B for further detailed Project Description and Proposed Conditions Project Maps and Plans

17. DESCRIBE ALTERNATIVES CONSIDERED to AVOID or MEASURES TAKEN to MINIMIZE and/ or COMPENSATE for IMPACTS to WATERS of the UNITED STATES, INCLUDING WETLANDS: See Instruction Guide for specific details.

The alternative defined in this application AVOIDS and MINIMIZES impacts to the greatest extent practicable, with site changes that serve as MITIGATION for the minimized impacts identified. This project has gone through 4 major iterations over an approx. 17 year period: 1. In 2009, obtained 404 permit from Corps of Engineers (NWW-2007-01218); Encroachment permit by the ID Dept of Lands; ID Div of Environmental Quality 401 Water Quality Certification; and Biological Opinion Clearance from US Fish and Wildlife Service for a project with 124 Boat slips at two locations; A breakwater; A Concrete Boat Launch and Boat Service Facilities; and Multiple condominium units and support infrustructure. (.88 acres of jurisdictional fill and 1.1 acre of excavation in jursidictional areas). 2. All the above permits and determinations were re-issued by all agencies in 2019 for a similar project (105 Docks; 1.19 acres of jurisdictional fill and 1.43 acres of excavation in jurisdictional waters) that eliminated the South Marina portion (17 docks and breakwater), condominiums, and service dock facilities. 3. A 2023 permit application had 105 docks with 1.19 acres of jurisdictional fill and 1.53 acres of excavation in Juriscitional areas.
4. This application has 88 docks with a total of less than 0.15 acres of jursidictional fill associated with stream restoration; 0.74 acres of shoreline stabilization Rip Rap; and 3.2 acres of excavation / contouring in jurisdictional areas. ATTACHMENT C FOR FURTHER DETAILS

18. PROPOSED MITIGATION STATEMENT or PLAN: If you believe a mitigation plan is not needed, provide a statement and your reasoning why a mitigation plan is NOT required. Or, attach a copy of your proposed mitigation plan.

Jurisdictional Fills are limited to: 1. The reconfiguration and restoration of the natural flow of the North Branch of Trestle Creek. Impacts are offset by the stream restoration work designed by River Design Group (Appendix 2). No lake related fills below 2062.5 (Nav 29), are proposed for this work; 2. Shoreline rip rap to stabilize existing highwall shoreline areas exhibiting ongoing erosion and contributing to sedimentation into Lake Pend Oreille. Excavations in jurisdictional areas are related to restoring the depth of the boat basin and dock marina area that have filled over time from adjacent shoreline erosion, and to allow adequate navigable circulation to the public.
Based on the minimized jurisdictional fills, and net environmental benefits associated with project related actions, further compensatory mitigation is not proposed by the applicant. (See Attachment D for additional details)

IDAHO DEPARTMENT OF LANDS
JUN-27 2024

19. TYPE and QUANTITY of MATERIAL(S) to be discharged below the ordinary high water mark and/or wetlands:

Dirt or Topsoil:	0	cubic yards
Dredged Material:	0	cubic yards
Clean Sand:	0	cubic yards
Clay:	0	cubic yards
Gravel, Rock, or Stone:	2,915	cubic yards
Concrete:	0	cubic yards
Other (describe): _____ :	0	cubic yards
Other (describe: _____ :	0	cubic yards

TOTAL: _____ cubic yards

20. TYPE and QUANTITY of impacts to waters of the United States, including wetlands:

7/16/24 formw Above OHWM

PEND OREILLE LAKE AREA

Milling:	0.15	acres	6,780	sq ft.	370	cubic yards
Backfill & Bedding:	_____	acres	_____	sq ft.	_____	cubic yards
Land Clearing:	_____	acres	_____	sq ft.	_____	cubic yards
Dredging:	_____	acres	_____	sq ft.	_____	cubic yards
Flooding:	_____	acres	_____	sq ft.	_____	cubic yards
Excavation:	3.2	acres	139,640	sq ft.	12,500	cubic yards
Draining:	_____	acres	_____	sq ft.	_____	cubic yards
Other: Rip Rap Stabilize :	0.74	acres	_____	sq ft.	2,915	cubic yards

TOTALS: _____ acres _____ sq ft. _____ cubic yards

21. HAVE ANY WORK ACTIVITIES STARTED ON THIS PROJECT? ☒ NO ☐ YES If yes, describe ALL work that has occurred including dates.

No jurisdictional work has occured on the applicants property. Minor upland work for survey access, safety, and owner access has and will continue as needed.

22. LIST ALL PREVIOUSLY ISSUED PERMIT AUTHORIZATIONS:

Corps 404 Permit No. NWW-2007-0012118 (issued in 2009 and 2019) wth associated 401 water quality certifications issued by Idaho DEQ
Department of Lands L-96-S-602A issued in 2009. L-96-S-602B issued in 2019
Bonner County Floodplain Development Permit #FDP-2020-0041
Bonner County PUD #CUP0006-20

23. ☐ YES, Alteration(s) are located on Public Trust Lands, Administered by Idaho Department of Lands

24. SIZE AND FLOW CAPACITY OF BRIDGE/CULVERT and DRAINAGE AREA SERVED: NA Square Miles

25. IS PROJECT LOCATED IN A MAPPED FLOODWAY? ☒ NO ☐ YES If yes, contact the floodplain administrator in the local government jsrisdiction in which the project is located. A Floodplain Development permit and a No-rise Certification may be required.

26a WATER QUALITY CERTIFICATION: Pursuant to the Clean Water Act, anyone who wishes to discharge dredge or fill material into the waters of the United States, either on private or public property, must obtain a Section 401 Water Quality Certification (WQC) from the appropriate water quality certifying government entity.
See Instruction Guide for further clarification and all contact information.

The following information is requested by IDEQ and/or EPA concerning the proposed impacts to water quality and anti-degradation:

☐ NO ☒ YES Is applicant willing to assume that the affected waterbody is high quality?
☐ NO ☒ YES Does applicant have water quality data relevant to determining whether the affected waterbody is high quality or not?
☒ NO ☐ YES Is the applicant willing to collect the data needed to determine whether the affected waterbody is high quality or not?

26b. BEST MANAGEMENT PRACTICTES (BMP's): List the Best Management Practices and describe these practices that you will use to minimize impacts on water quality and anti-degradation of water quality. All feasible alternatives should be considered - treatment or otherwise. Select an alternative which will minimize degrading water quality

RESPONSES TO 26a: - Applicant stipulates that the affected waterbodies are high quliaty based on publicly available information.
- Data Applicant has is from applicable regulatory agencies.
- Given the stipulation above and readily available information through public sources and agencies, the need for applicant collection of further data to determine whether the affected water body is of high quality is moot.

26.b See Attachmnt E "Water Quality Management Plan." and Appendix 6.b "BMPs"

IDAHO DEPARTMENT OF LANDS

JUN 27 2024

PEND OREILLE LAKE AREA

Through the 401 Certification process, water quality certification will stipulate minimum management practices needed to prevent degradation.

27. LIST EACH IMPACT to stream, river, lake, reservoir, including shoreline: Attach site map with each impact location.

Activity	Name of Water Body	Intermittent Perennial	Description of Impact and Dimensions	Impact Length Linear Feet
Excavation	Lake Pend Oreille	P	Shoreline reconfiguration and stabilization (Attach B.b.1.)	3,830 LF
Rip-Rap	Lake Pend Oreille	P	Shoreline Stabilization (Rip Rap) (Attachment B.b.2.)	3,830 LF
Encroachments - Docks / B	Lake Pend Oreille	P	Docks / Breakwater / Bridge (Attach B and Appendix 2)	1,229 LF; 358 LF
Excavation & Fill - Lot 3 On	North Branch Trestle Creek	I	Stream Restoration (Attach B and Appendix 2)	200 LF; 100 LF
			TOTAL STREAM IMPACTS (Linear Feet):	

28. LIST EACH WETLAND IMPACT include mechanized clearing, fill excavation, flood, drainage, etc. Attach site map with each impact location.

Activity	Wetland Type: Emergent, Forested, Scrub/Shrub	Distance to Water Body (linear ft)	Description of Impact Purpose: road crossing, compound, culvert, etc.	Impact Length (acres, square ft linear ft
Stream Restoration - Lot 3	R4SBC. PUB3H. PFO1C. (Appendix 4)	0-10	See N B Trestle Creek Restoration Impacts in 27	0.15 acres
			TOTAL WETLAND IMPACTS (Square Feet):	

29. ADJACENT PROPERTY OWNERS NOTIFICATION REQUIREM: Provide contact information of ALL adjacent property owners below.

Name:
USA (RP57N01E165700A) USAC
Mailing Address:
NEED * Albeni Falls Dam 2376 E Highway 2
City: Oldtown ID State: * Zip Code: 83822
NEED *
Phone Number (include area code): E-mail: per email 7/23/24 SMW

Name:
Remolque-Refugio LLC (RP57N01E213151A)
Mailing Address:
298 Trailer Haven Road
City: Hope State: ID Zip Code: 83836
Phone Number (include area code): 208-610-2211 E-mail:

Name:
Janice S. Best (RP57N01E166400A)
Mailing Address:
298 Trailer Haven Road
City: Hope State: ID Zip Code: 83836
Phone Number (include area code): E-mail:

Name: jsmw 7/16/24
Kalispel Tribe (RP031740000030A) Mr. Ray D Entz
Mailing Address:
NEED * PO Box 38
City: NEED * Usk State: WA Zip Code: 99180
Phone Number (include area code): E-mail:
NEED rent2@kalispeltribe.com

Name:
Mailing Address:
City: State: Zip Code:
Phone Number (include area code): E-mail:

Name:
Mailing Address:
City: State: Zip Code:
Phone Number (include area code): E-mail:

Name:
Mailing Address:
City: State: Zip Code:
Phone Number (include area code): E-mail:

Name:
Mailing Address:
City: State: Zip Code:
IDAHO DEPARTMENT OF LANDS
Phone Number (include area code): E-mail:
JUN 27 2024
PEND OREILLE LAKE AREA

30. SIGNATURES: STATEMENT OF AUTHORIAZATION / CERTIFICATION OF AGENT / ACCESS

Application is hereby made for permit, or permits, to authorize the work described in this application and all supporting documentation. I certify that the information in this application is complete and accurate. I further certify that I possess the authority to undertake the work described herein; or am acting as the duly authorized agent of the applicant (Block 2). I hereby grant the agencies to which this application is made, the right to access/come upon the above-described location(s) to inspect the proposed and completed work/activities.

Signature of Applicant: [signature] Managing Member, Valiant Idaho, LLC Manager, Valiant Idaho II, LLC *Date:* 6/18/24

Signature of Agent: jonathan j. grimm *Date:* 6/20/24

This application must be signed by the person who desires to undertake the proposed activity AND signed by a duly authorized agent (see Block 1, 2, 30). Further, 18 USC Section 1001 provides that: *"Whoever, in any manner within the jurisdiction of any department of the United States knowingly and willfully falsifies, conceals, or covers up any trick, scheme, or disguises a material fact or makes any false, fictitious, or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious or fraudulent statements or entry, shall be fined not more than $10,000 or imprisoned not more than five years or both".*

S sonw 7/16/24

Application Number L96527984A

COMMERCIAL/COMMUNITY/NON-NAVIGATIONAL ENCROACHMENT PERMIT APPLICATION

This information sheet and checklist must be completed when submitting an encroachment permit application. Incomplete applications will be returned without processing.

ENCROACHMENT TYPE: (Check all that apply)
- ☐ - Community dock
- ☒ - Commercial marina
- ☒ - Bank stabilization
- ☒ - Other – describe: Excavation / Pedestrian Bridge
- ☐ - Float home
- ☐ - Boat garage
- ☐ - Mooring buoy(s)

Applicant's Littoral Rights Are:
- ☒ - Owned, fee simple title holder
- ☐ - Leased
- ☐ - Other – describe: _____

☐ - Signature of littoral rights owner is obtained if applicant is not the owner of the riparian/littoral rights

Provide a Black/White Copy of Each Required Document on 8½"x14" or Smaller Paper:
- ☒ - County plat map showing both neighboring littoral lots.
- ☒ - Tax record identifying the owner of the upland parcel(s)
- ☒ - Lakebed profile with encroachment and water levels of winter and summer
- ☒ - General vicinity map that allows Department to find the encroachment
- ☒ - Scaled air photo or map showing lengths of nearby encroachments, distances to adjacent encroachments, and location and orientation of the proposed encroachment.

Are Existing Docks or Other Encroachment(s) Permitted On This Parcel(s)?
- ☐ - No
- ☒ - Yes Please attach a current photograph and a "to scale" drawing (see Document Requirements Above)

Permit # _____ Date of Construction: _____

What will happen to the existing dock or encroachment if this permit application is approved?
- ☐ - Remain unchanged
- ☒ - Complete removal
- ☐ - Modification
- ☐ - Other: _____

(Please note that old dock materials must be removed from the lake. Discarding these materials creates serious boating safety issues and offenders will be subject to prosecution and penalties.)

How Many Feet Does the Proposed Encroachment Extend Beyond the Ordinary (or Artificial) High Water Mark? 235 feet ** See Proposed Dock Plan, J.A. Sewell dated 5/21/24

The Proposed Dock Length Is:
- ☐ **The same or shorter** than the two adjacent docks
- ☐ **Longer** than the two adjacent docks
- ☒ **Longer** than the two adjacent docks, but within the line of navigability established by the majority of existing docks in the area.
- ☐ _____ **feet and not located near any other docks or other encroachments.**

For Community Docks, Does the Proposed Dock Exceed the Maximum Square Footage of 7 ft² per Littoral Front Foot?
- ☐ - No
- ☐ - Yes

Total square footage: _____ ft²

For Community Docks, Does the Property Have at Least 50 Feet of Littoral Frontage?
- ☐ - Yes **Total front footage:** _____ feet
- ☐ - No

DEPT OF LANDS
JUN 20 2024

Will the Proposed Encroachment Exceed the Maximum Width of 10 Feet?

☒ - No
☐ - Yes If yes, explain why:_____

Will the Proposed Encroachment Be Located Closer Than 25 Feet to the Riparian/Littoral Right Lines Established With Your Neighbors?

☒ - No
☐ - Yes If yes, what are the proposed distances? _____ feet
☐ - Consent of affected neighbor was obtained

Determining Riparian/Littoral Right Lines

Littoral right lines are not simple extensions of the upland property lines. Littoral right lines are generally perpendicular, or at right angles, to the shoreline. Curved shorelines or unusual circumstances may require Department Staff, or other professionals, to closely examine littoral right lines and assess the potential for infringement on adjacent littoral property owners.

Valiant Idaho, LLC
Valiant Idaho II, LLC
By: William Haberman 6/20/24

Printed Name Date

Signature of Applicant or Agent

Managing Member : Manager

DEPT OF LANDS
JUN 2 0 2024

Instrument # 1021079
Bonner County, Sandpoint, Idaho
06/07/2023 01:11:58 PM No. of Pages: 2
Recorded for: NORTH IDAHO TITLE COMPANY- COEUR D' ALENE- RW
Michael W. Rosedale Fee: $15.00
Ex-Officio Recorder Deputy rflaherty
Index to: QUIT CLAIM DEED

ABOVE FOR RECORDER -- Recorded by Valiant Idaho, LLC, 151 Clubhouse Way, Sandpoint ID 83864

QUITCLAIM DEED

FOR VALUE RECEIVED, the GRANTOR, VALIANT IDAHO II, LLC, an Idaho limited liability company, does hereby quitclaim, release and convey unto the GRANTEE, VALIANT IDAHO, LLC, an Idaho limited liability company, whose current address is 151 Clubhouse Way, Sandpoint, ID 83864,

all of Grantor's right, title, and interest in the real property legally described on Exhibit A, attached hereto and incorporated herein, situated in Bonner County, State of Idaho.

AND TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any after acquired right, title or interest in the above-described real estate.

TO HAVE AND TO HOLD the above-described real estate unto the said Grantees, their heirs, successors and assigns forever.

DATED this 7 day of June, 2023.

VALIANT IDAHO II, LLC

By: _____

William Haberman, Manager

DEPT OF LANDS
JUN 2 3 2024

STATE OF Idaho
COUNTY OF Bonner

This record was acknowledged before me on June 7, 2023 by William Haberman as Manager of Valiant Idaho II, LLC.

(Sign) _____

(Stamp)

DOROTHY PROPHET
Notary Public - State of Idaho
Commission Number 37619
My Commission Expires 03-03-2026

EXHIBIT A

LEGAL DESCRIPTIONS

Parcel 1:

Lot 1, The Idaho Club North Lake, according to the Plat thereof, recorded in Book 13 of Plats, Page 42, Instrument No. 926831, Official Records, Bonner County, Idaho.

DEPT OF LANDS
JUN 2 3 2024

Instrument # 1017716
Bonner County, Sandpoint, Idaho
03/13/2023 01:31:51 PM No. of Pages: 3
Recorded for: NORTH IDAHO TITLE COMPANY- COEUR D' ALENE- RW
Michael W. Rosedale Fee: $15.00
Ex-Officio Recorder Deputy bcentorbi
Index to: QUIT CLAIM DEED

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all of Grantor's right, title, and interest in the real property legally described on Exhibit A, attached hereto and incorporated herein, situated in Bonner County, State of Idaho.

AND TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any after acquired right, title or interest in the above-described real estate.

TO HAVE AND TO HOLD the above-described real estate unto the said Grantees, their heirs, successors and assigns forever.

DATED this 8 day of March, 2023.

VALIANT IDAHO, LLC

By: _____

William Haberman, Managing Member

STATE OF FLORIDA
COUNTY OF OSCEOLA

This record was acknowledged before me on March 8, 2023 by William Haberman as Managing Member of Valiant Idaho, LLC.

(Sign) _____

(Stamp)

ERIK RUSCETTE
MY COMMISSION # HH 157147
EXPIRES: July 31, 2025
Bonded Thru Notary Public Underwriters

ACCOMMODATION RECORDING
NORTH IDAHO TITLE HAS
NOT EXAMINED THIS DOCUMENT, ASSUMES
NO LIABILITY AS TO THE VALIDITY AND
ITS EFFECTS UPON THE TITLE.

EXHIBIT A

LEGAL DESCRIPTIONS

Parcel 1:

Lot 1, The Idaho Club North Lake, according to the Plat thereof, recorded in Book 13 of Plats, Page 42, Instrument No. 926831, Official Records, Bonner County, Idaho.

Parcel 2:

Lot 2, The Idaho Club North Lake, according to the Plat thereof, recorded in Book 13 of Plats, Page 42, Instrument No. 926831, Official Records, Bonner County, Idaho.

Parcel 3:

That portion of the Southwest quarter of the Southwest quarter of Section 16, Township 57 North, Range 1 East, Boise Meridian, Bonner County, Idaho, lying West of the State Highway No. 200 right of way and East of the Northern Pacific Railway right of way and lying North of the North line of the following described tract:

Beginning at a point where the Section line between Sections 16 and 21, Township 57 North, Range 1 East, Boise Meridian, intersects the State Highway on the Westerly side as it now exists;

thence in a Northwesterly direction along the Westerly side of said Highway, 752 feet;

thence in a Southwesterly direction, 97 feet;

thence in a Southeasterly direction 672 feet to the Section line between Section 16 and 21;

thence East on said Section line between said Sections 16 and 21, 104.25 feet, more or less, to the place of beginning.

Said parcel is also described as follows:

A tract of land situated in the Southwest quarter of the Southwest quarter of Section 16, Township 57 North, Range 1 East of the Boise Meridian, Bonner County, Idaho, lying Southwest of the right of way of State Highway No. 200 and Northeast of the right of way of Montana Rail Link Railway, being a portion of that property described as Parcel 1 of Instrument No. 168846 and more particularly described as follows:

Commencing at the intersection of the South line of the Southwest quarter of the Southwest quarter of Section 16 and the Northeasterly right of way of Montana Rail Link Railway which is South 88° 10' 56" East, 944.95 feet from the Southwest corner of Section 16;

thence leaving said South line and along said right of way North 23° 38' 59" West, 672.00 feet to the true point of beginning;

thence continuing along said right of way North 23° 38' 59" West, 786.99 feet to the intersection with the North line of the Southwest quarter of the Southwest quarter;

thence leaving said right of way and along the said North line South 88° 43' 23" East, 241.38 feet to the Westerly right of way of State Highway No. 200;

thence leaving said North line and along said right of way the following four (4) courses:

on a non-tangential curve to the right having a central angle of 01° 19' 25" (radial bearing=South 73° 15' 16" West), a radius of 768.50 feet, for an arc length of 17.75 feet (chord=South 16° 06' 41" East, 17.75 feet);

thence along a line offset 50.00 feet Westerly of and parallel to a spiral curve (centerline is=200 feet, a=3.5, S=7°) for a chord of South 10° 43' 01" East, 193.87 feet);

thence South 08° 25' 19" East, 86.06 feet;

thence on a curve to the left having a central angle of 13° 56' 48", a radius of 1482.53 feet, for an arc length of 360.87 feet (chord=South 15° 23' 43" East, 359.98 feet);

thence leaving said right of way South 44° 37' 10" West, 106.45 feet (record = "Southwesterly 97 feet") to the true point of beginning.

EXCEPT that portion as described in Default Judgment and Final Order of Condemnation in favor of the State of Idaho, Idaho Transportation Board, recorded May 2, 2012, Instrument No. 825632, Official Records.

INSTRUMENT No. ______

THE IDAHO CLUB NORTH LAKE

LOCATED IN GOVERNMENT LOT 5, SECTION 17, AND IN THE SW 1/4 OF THE SW 1/4 OF SECTION 16, TOWNSHIP 57 NORTH, RANGE 1 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNER'S CERTIFICATION

THIS IS TO CERTIFY THAT TRESTLE CREEK INVESTMENTS, LLC, AN IDAHO LIMITED LIABILITY COMPANY, THE RECORD OWNER OF THE REAL PROPERTY DESCRIBED AS PARCEL 2 IN PLATTING CERTIFICATE N-42620 ISSUED BY NORTH IDAHO TITLE INSURANCE, INC., ON OCTOBER 26, 2017, HAS CAUSED THE SAME TO BE SURVEYED AND DIVIDED INTO PARCELS AS HEREIN PLATTED, TO BE KNOWN AS "THE IDAHO CLUB NORTH LAKE", BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 57 NORTH, RANGE 1 EAST, B.M., LYING SOUTHWESTERLY OF THE MONTANA RAIL LINK RAILROAD RIGHT-OF-WAY, AND ALSO BEING A PORTION OF GOVERNMENT LOT 5, TOWNSHIP 57 NORTH, RANGE 1 EAST, B.M, LOCATED IN BONNER COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" REBAR WITH PLASTIC CAP MARKED "PLS 7877" AT THE INTERSECTION OF THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16 AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID MONTANA RAIL LINK RAILROAD, FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 16, A 2.5-INCH ALUMINUM CAP MONUMENT STAMPED "AVK PLS 974", AS SHOWN ON THAT C.P.& F. RECORDED AS INSTRUMENT NO.737480, BEARS NORTH 87°33'20" WEST, 834.32 FEET; THENCE ALONG SAID SOUTHWESTERLY RAILROAD RIGHT-OF-WAY LINE, NORTH 23°01'14" WEST, 1457.85 FEET TO THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16; THENCE ALONG SAID NORTH LINE, NORTH 88°05'38" WEST, 243.80 FEET TO THE WEST LINE OF SAID SECTION 16; THENCE ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 5 OF SECTION 17, NORTH 88°54'25" WEST, 1224.37 FEET, MORE OR LESS, TO THE MEANDER LINE OF LAKE PEND OREILLE AS DEFINED BY THE ORIGINAL GLO SURVEY OF 1897; THENCE ALONG SAID MEANDER LINE, SOUTH 53°04'15" EAST, 561.00 FEET; THENCE SOUTH 37°04'15" EAST, 800.31 FEET TO A POINT ON A LINE THAT LIES 350.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16; THENCE LEAVING SAID MEANDER LINE AND ALONG SAID PARALLEL LINE, SOUTH 87°33'20" EAST, 279.01 FEET TO SAID WEST LINE OF SECTION 16; THENCE CONTINUING ALONG THE SAME COURSE, SOUTH 87°33'20" EAST, 159.00 FEET TO THE INTERSECTION WITH THE CENTERLINE OF TRESTLE CREEK; THENCE ALONG SAID CREEK CENTERLINE, SOUTH 52°16'49" EAST, 63.61 FEET; THENCE SOUTH 43°59'41" EAST, 117.83 FEET; THENCE SOUTH 41°31'00" EAST, 77.28 FEET; THENCE SOUTH 79°27'22" EAST, 145.49 FEET; THENCE SOUTH 54°37'47" EAST, 86.34 FEET; THENCE SOUTH 40°18'46" EAST, 113.98 FEET; THENCE SOUTH 75°05'25" EAST, 28.83 FEET; THENCE SOUTH 37°10'43" EAST, 27.48 FEET, MORE OR LESS, TO SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16; THENCE LEAVING SAID CREEK CENTERLINE AND ALONG SAID SOUTH LINE, SOUTH 87°33'20" EAST, 116.84 FEET TO THE POINT OF BEGINNING. CONTAINS 28.037 ACRE, MORE OR LESS.

AN EASEMENT 30.00 FEET IN WIDTH BENEFITTING LOTS 1, 2, AND 3, AS SHOWN HEREON, IS HEREBY GRANTED FOR INGRESS, EGRESS, AND UTILITIES.

Martin W. Quill *Aug 20, 2018*
MARTIN QUILL — DATE
MANAGING MEMBER
TRESTLE CREEK INVESTMENTS, LLC,
AN IDAHO LIMITED LIABILITY COMPANY

ACKNOWLEDGEMENT

STATE OF *Idaho*)
) S.S.
COUNTY OF *Bonner*)

ON THIS *20th* DAY OF *August*, IN THE YEAR 2018, BEFORE ME *KRISTINA S. OWENS*, A NOTARY PUBLIC, PERSONALLY APPEARED MARTIN QUILL, KNOWN OR IDENTIFIED TO ME TO BE THE MANAGING MEMBER OF TRESTLE CREEK INVESTMENTS, LLC, AN IDAHO LIMITED LIABILITY COMPANY, WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME.

Kristina S. Owens
NOTARY PUBLIC

MY COMMISSION EXPIRES ON *2/17/21*

KRISTINA S. OWENS NOTARY PUBLIC STATE OF IDAHO

PANHANDLE HEALTH DISTRICT 1

SANITARY RESTRICTIONS, AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13, ARE IN FORCE. NO OWNER SHALL CONSTRUCT ANY BUILDING, DWELLING, OR SHELTER WHICH NECESSITATES THE SUPPLYING OF WATER OR SEWAGE FACILITIES FOR PERSONS USING SUCH PREMISES UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

SURVEYORS CERTIFICATE

I, KENNETH FISHER, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, LICENSE NUMBER 13444, DO HEREBY CERTIFY THAT THIS PLAT WAS MADE BY ME OR UNDER MY DIRECTION AND THAT IT IS IN CONFORMANCE WITH STATE OF IDAHO CODES.

Kenneth Fisher *8/17/18*
KENNETH FISHER PLS NO. 13444

PROFESSIONAL LAND SURVEYOR LICENSED 13444 STATE OF IDAHO KENNETH FISHER

NOTES:

1. EASEMENTS OF RECORD REPORTED IN NORTH IDAHO TITLE INSURANCE, INC., PLATTING CERTIFICATE, ORDER NO. N-42620, DATED OCTOBER 26, 2017, THAT ARE NOT LOCATABLE ON THE GROUND OR ARE A BLANKET EASEMENT FOR UTILITY FACILITIES:
   A. ELLEN EAGAN TO F.W. EAGAN, RECORDED APRIL 16, 1937, IN BOOK 57 OF DEEDS, PAGE 486
   B. F.W. & EVA M. EAGAN TO WALTER S. & RUTH HOPPER, RECORDED JULY 25, 1946, IN BOOK 74 OF DEEDS, PAGE 185
   C. WALTER S. & RUTH HOPPER TO MOUNTAIN STATES POWER CO., RECORDED DECEMBER 14, 1953, AS INSTRUMENT NO. 47726, BONNER COUNTY OFFICIAL RECORDS
   D. KAMLOOPS RESORT C/O VILLELLI ENTERPRISES, INC. TO GENERAL TELEPHONE CO., RECORDED AUGUST 11, 1987, AS INSTRUMENT NO. 338546, BONNER COUNTY OFFICIAL RECORDS
   E. EASEMENT DEED BY COURT ORDER IN SETTLEMENT OF LANDOWNER ACTION, RECORDED SEPTEMBER 28, 2011, AS INSTRUMENT NO. 815904, BONNER COUNTY OFFICIAL RECORDS

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED FOR FILING.

DATED THIS *27* DAY OF *August*, 2018.

[signature]
BONNER COUNTY PLANNING DIRECTOR

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR 2018.

DATED THIS *26TH* DAY OF *AUGUST*, 2018.

Cheryl D. Piehl
BONNER COUNTY TREASURER

COUNTY COMMISSIONERS' CERTIFICATE

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF BONNER COUNTY, IDAHO.

DATED THIS *28th* DAY OF *August*, 2018.

Glen Bailey
CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "THE IDAHO CLUB NORTH LAKE" AND CHECKED THE PLAT AND COMPUTATIONS THEREON AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE IDAHO STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET.

DATED THIS *21* DAY OF *AUGUST*, 2018.

Douglas R. Mitchell
BONNER COUNTY SURVEYOR

COUNTY RECORDER'S CERTIFICATE

THIS PLAT HAS BEEN FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF BONNER COUNTY, IDAHO, AT THE REQUEST OF WELCH-COMER ENGINEERS. DATED THIS *28TH* DAY OF *August*, 2018, AT *10:54 A*M., AND WAS DULY RECORDED IN PLAT BOOK *13*, PAGE *42* AS INSTRUMENT No. *926831*

By Cynthia Branson
BONNER COUNTY RECORDER

WELCH-COMER ENGINEERS / SURVEYORS www.welchcomer.com 208-664-9382 350 E. Kathleen Ave (toll free) 877-815-5672 Coeur d'Alene, ID 83815 (fax) 208-664-5946	THE IDAHO CLUB NORTH LAKE IN GOV'T. LOT 5, SEC. 17, & SW1/4 SW 1/4 SEC. 16, T.57N., R.1E., B.M., BONNER COUNTY, IDAHO	PROJECT NO.: 44026.020 DESIGNED BY: DRAWN BY: KAF CHECKED BY: MLH DWG NAME: 44026.020PLT.DWG DATE: 8-17-2018 SCALE: SHEET NO. 1 OF 3

JUN 2 6 2024

926831 BK 13 PG 42 2 of 3

INSTRUMENT No. ____________

THE IDAHO CLUB NORTH LAKE

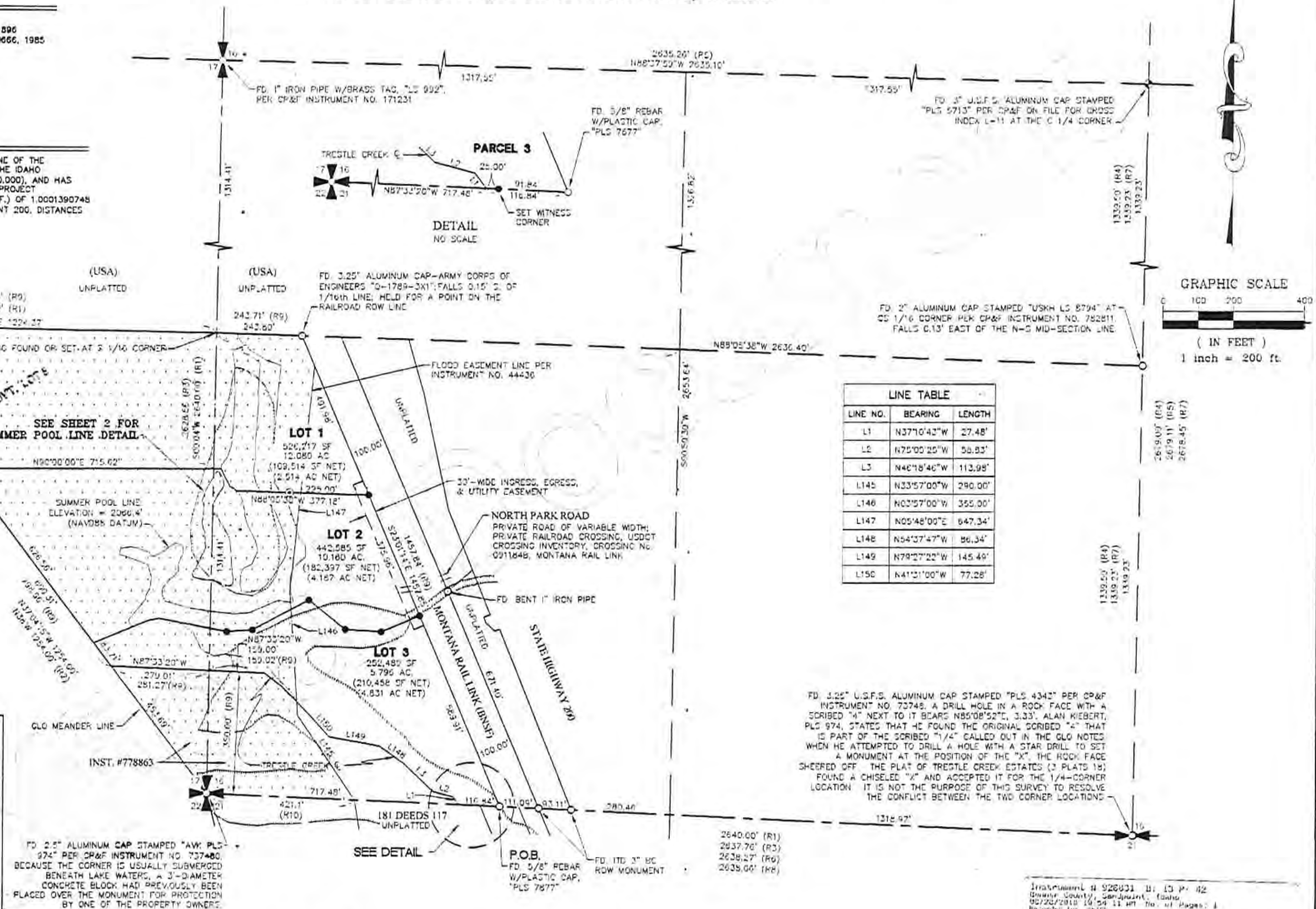
LOCATED IN GOVERNMENT LOT 5, SECTION 17, AND IN THE SW 1/4 OF THE SW 1/4 OF SECTION 16, TOWNSHIP 57 NORTH, RANGE 1 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

REFERENCES: RECORDS OF BONNER COUNTY

R1) ORIGINAL GLO PLAT, OSCAR SONNENKALD, 1897
R2) ORIGINAL MEANDER FIELD NOTES, OSCAR SONNENKALB, 1896
R3) ALBENI FALLS CADASTRAL SURVEY, INSTRUMENT NO. 310666, 1985
R4) RECORD OF SURVEY, INSTRUMENT NO. 395582, 1991
R5) RECORD OF SURVEY, INSTRUMENT NO. 396953, 1991
R6) RECORD OF SURVEY, INSTRUMENT NO. 530336, 1998
R7) RECORD OF SURVEY, INSTRUMENT NO. 783260, 2009
R8) RECORD OF SURVEY, INSTRUMENT NO. 860537, 2014
R9) QUITCLAIM DEED, INSTRUMENT NO. 907627, 2017
R10) WARRANTY EASEMENT, INSTRUMENT NO. 44436, 1952

BASIS OF BEARING

THE GRID BEARING N87°33'20"W IS BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 16. THE PROJECT IS ON THE IDAHO COORDINATE SYSTEM, WEST ZONE, NAD83 (2011)(EPOCH 2010.000), AND HAS BEEN ADJUSTED FROM STATE PLANE GRID COORDINATES TO PROJECT COORDINATES USING A COMBINED ADJUSTMENT FACTOR (C.A.F.) OF 1.0001390748 AND A CONVERGENCE ANGLE OF −0°26'50" AT CONTROL POINT 200. DISTANCES SHOWN HEREON ARE GROUND DISTANCES.



LINE TABLE		
LINE NO.	BEARING	LENGTH
L1	N37°10'43"W	27.48'
L2	N75°05'25"W	58.83'
L3	N46°18'46"W	113.98'
L145	N33°57'00"W	290.00'
L146	N03°57'00"W	355.00'
L147	N05°48'00"E	647.34'
L148	N54°37'47"W	86.34'
L149	N79°27'22"W	145.49'
L150	N41°31'00"W	77.28'

VICINITY MAP
NO SCALE

LEGEND

- ● SET 5/8" X 30" REBAR WITH PLASTIC CAP MARKED "WELCH COMER PLS 13444"
- ⊙ SET 5/8" X 30" REBAR WITH 2.5" ALUMINUM CAP MARKED, "WC PLS 13444", FOR WITNESS CORNER
- ○ FOUND SURVEY MONUMENT AS NOTED
- U.S.A. FLOOD EASEMENT PER INSTRUMENT NO. 44436
- U.S. FISH & WILDLIFE SERVICE WETLANDS BOUNDARY

NOTES:

1. MONUMENTS WERE NOT SET ALONG THE SUMMER-POOL LINE OR IN AREAS USUALLY INUNDATED BY THE WATERS OF LAKE PEND OREILLE OR TRESTLE CREEK.
2. NET ACREAGE IS THE AREA OF LAND ABOVE THE SUMMER POOL ELEVATION OF 2066.4' (NAVD 88 DATUM)

PROFESSIONAL LAND SURVEYOR LICENSED 13444 STATE OF IDAHO KENNETH FISHER

WELCH-COMER ENGINEERS | SURVEYORS
www.welchcomer.com
350 E. Kathleen Ave
Coeur d'Alene, ID 83815
208-664-9382
(toll free) 877-815-5672
(fax) 208-664-5946

THE IDAHO CLUB NORTH LAKE

IN GOV'T LOT 5, SEC. 17, & SW1/4 SW 1/4 SEC 16, T.57N., R.1E., B.M., BONNER COUNTY, IDAHO

PROJECT NO.: 44026.020
DESIGNED BY:
DRAWN BY: KAF
CHECKED BY: MLH
DWG NAME: 44026.020PLT.DWG
DATE: 6-17-2018
SCALE: 1" = 200'
SHEET NO.: 2 OF 3

INSTRUMENT No. ______
Instrument # 926831 Bk 13 Pg 42
Bonner County, Sandpoint, Idaho
Recorded for: ... Deputy ______

THE IDAHO CLUB NORTH LAKE

LOCATED IN GOVERNMENT LOT 5, SECTION 17, AND IN THE SW 1/4 OF THE SW 1/4 OF SECTION 16, TOWNSHIP 57 NORTH, RANGE 1 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

LINE TABLE

LINE NO.	BEARING	LENGTH
L4	S07°07'55"W	117.94'
L5	N86°19'29"W	102.16'
L6	N50°45'55"W	134.12'
L7	S61°52'48"W	181.73'
L8	S86°04'29"W	72.63'
L9	S79°04'49"E	138.69'
L10	S79°23'34"W	31.67'
L11	N67°23'04"E	166.11'
L12	N28°37'45"E	8.25'
L13	N36°38'21"W	32.59'
L14	S69°20'17"W	4.96'
L15	N35°57'27"W	15.72'
L16	N56°11'19"W	60.00'
L17	N71°31'40"W	42.09'
L18	N06°00'58"E	76.54'
L19	N03°55'45"E	46.72'
L21	N04°24'04"E	41.06'
L22	N04°13'43"E	93.47'
L23	N10°02'22"W	35.89'
L24	N32°45'26"W	32.28'
L25	S30°06'13"E	26.88'
L26	S15°27'07"E	31.00'
L27	S07°21'23"W	42.84'
L28	S00°53'28"E	43.44'
L29	S05°29'31"W	42.98'

LINE TABLE

LINE NO.	BEARING	LENGTH
L80	N15°04'14"W	38.00'
L81	N07°22'54"E	33.11'
L82	N33°53'58"E	18.81'
L83	N07°17'59"E	15.00'
L84	N39°39'58"E	74.35'
L85	N20°50'01"W	24.00'
L86	N07°23'04"E	51.89'
L87	S67°23'04"W	116.22'
L88	N20°30'47"W	18.14'
L89	N44°01'51"W	74.92'
L90	N38°43'40"W	27.42'
L91	N55°54'01"W	23.91'
L92	N69°48'22"W	35.83'
L93	N78°01'57"W	48.28'
L94	N84°18'12"W	26.07'
L95	S83°05'20"W	30.76'
L96	N64°02'27"W	27.48'
L97	N49°02'20"W	19.71'
L98	N25°00'40"W	43.17'
L99	N52°23'00"W	52.77'
L100	N79°04'49"W	46.39'
L101	N79°04'49"W	90.30'
L102	N79°04'49"W	57.09'
L103	S30°00'13"E	13.45'
L104	S37°25'23"E	56.03'

LINE TABLE

LINE NO.	BEARING	LENGTH
L30	S03°10'21"W	65.94'
L31	S12°35'02"E	10.73'
L32	S04°03'39"W	63.62'
L33	S34°40'44"E	9.60'
L34	S56°45'55"E	32.84'
L35	S68°59'16"E	17.99'
L36	S19°55'20"E	11.66'
L37	S34°34'26"W	7.98'
L38	N69°10'40"E	32.24'
L39	N08°10'43"W	42.82'
L40	N00°47'48"W	61.83'
L41	N25°15'17"W	3.61'
L42	N02°41'51"E	110.91'
L43	N06°13'02"E	47.97'
L44	N18°44'41"E	32.89'
L45	N36°28'19"E	29.14'
L46	N00°35'06"W	9.32'
L47	N32°45'36"W	41.90'
L48	N18°22'05"W	108.51'
L49	N48°27'51"W	18.27'
L50	N07°55'21"W	33.98'
L51	N47°32'31"E	45.68'
L52	N20°54'10"E	26.12'
L53	N01°25'03"E	35.06'
L54	N15°27'59"W	37.77'

LINE TABLE

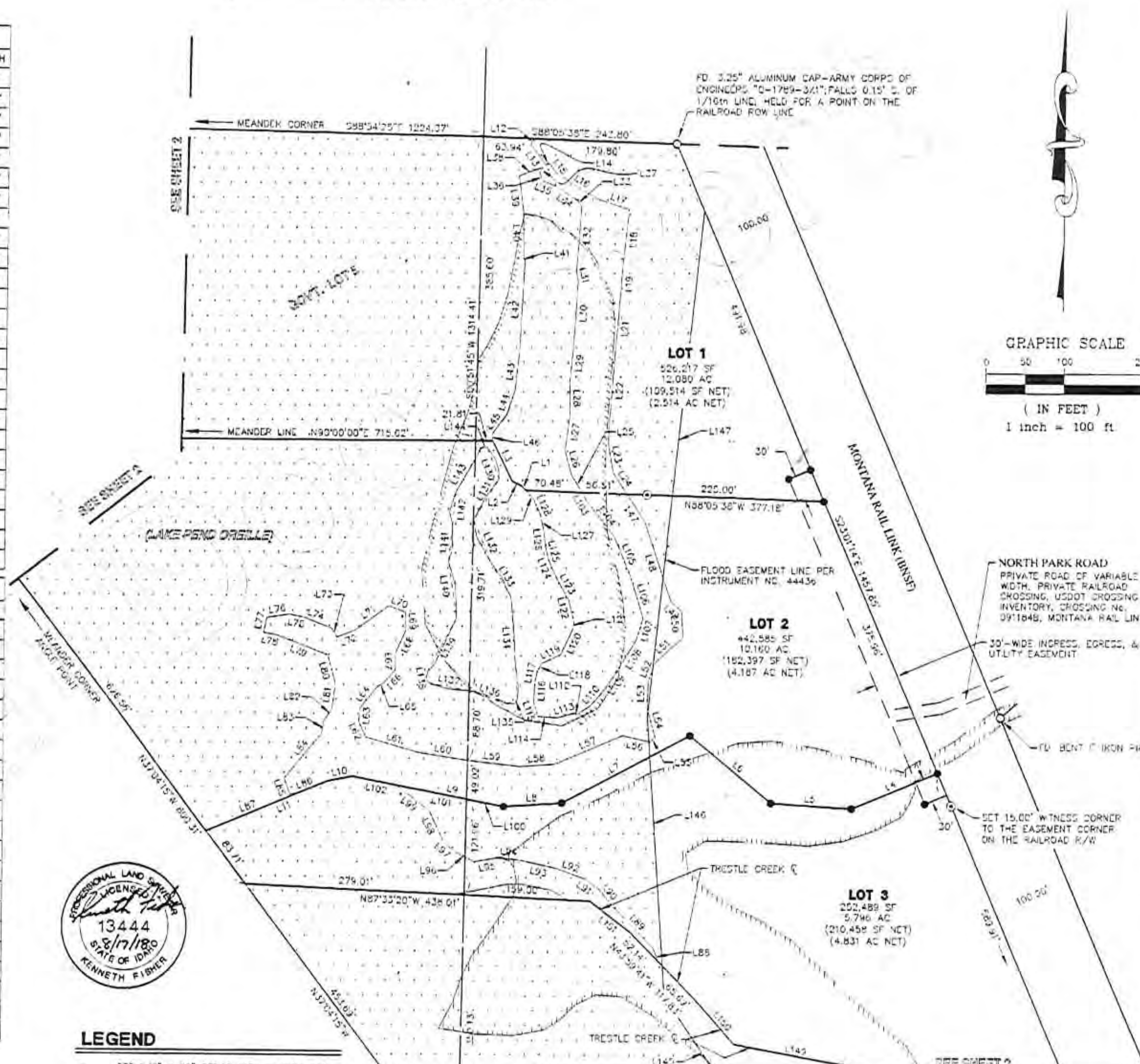
LINE NO.	BEARING	LENGTH
L105	S22°25'06"E	53.91'
L106	S16°57'25"E	56.53'
L107	S10°19'33"W	30.69'
L108	S20°45'34"W	42.41'
L109	S33°22'33"W	29.66'
L110	S40°08'56"W	27.78'
L111	S55°21'01"W	20.00'
L112	N72°05'40"W	4.68'
L113	S73°40'53"W	21.62'
L114	N86°32'54"W	24.41'
L115	N17°12'33"W	18.47'
L116	N02°17'07"E	25.80'
L117	N12°35'01"E	14.66'
L118	N29°22'26"E	11.34'
L119	N64°18'07"E	26.10'
L120	N24°14'26"E	36.75'
L121	N08°57'11"E	8.75'
L122	N14°19'55"W	28.17'
L123	N28°26'42"W	34.80'
L124	N23°18'32"W	22.98'
L125	N14°09'30"W	17.91'
L126	N05°27'31"W	19.01'
L127	N12°43'27"W	23.35'
L128	N24°41'41"W	23.23'
L129	N43°45'38"W	12.59'

LINE TABLE

LINE NO.	BEARING	LENGTH
L55	N40°03'28"E	8.68'
L56	S77°19'59"E	35.20'
L57	N60°40'02"E	92.36'
L58	N55°37'13"E	43.74'
L59	S83°43'39"E	67.41'
L60	S81°10'00"E	63.89'
L61	S74°00'40"E	60.27'
L62	S25°18'22"E	21.33'
L63	S04°05'21"W	17.05'
L64	S38°03'57"W	35.35'
L65	S50°57'57"W	9.18'
L66	S42°12'56"W	22.91'
L67	S00°49'52"E	21.04'
L68	S23°47'14"W	32.02'
L69	S01°07'02"E	23.38'
L70	S09°37'09"E	22.83'
L71	N54°02'13"E	53.46'
L72	N68°11'11"E	24.40'
L73	S30°40'45"E	13.35'
L74	S68°30'19"E	36.61'
L75	S79°14'19"E	20.21'
L76	N81°18'21"E	26.43'
L77	N13°03'58"E	19.57'
L78	N79°42'34"W	17.51'
L79	N68°50'04"W	69.55'

LINE TABLE

LINE NO.	BEARING	LENGTH
L130	N21°06'13"W	42.08'
L131	N30°53'49"E	61.48'
L132	N22°01'54"W	57.98'
L133	N30°25'11"W	52.75'
L134	N04°12'42"W	131.48'
L135	N71°29'09"E	34.51'
L136	S71°09'33"E	50.90'
L137	S79°38'23"E	52.02'
L138	S08°24'13"E	14.09'
L139	S27°44'42"W	78.45'
L140	S08°32'34"E	73.35'
L141	S05°48'07"W	46.11'
L142	S04°31'37"W	42.88'
L143	S20°35'54"W	66.33'
L144	N81°53'44"W	7.10'
L145	N33°57'00"W	290.00'
L146	N03°57'00"W	355.00'
L147	N05°48'00"E	647.34'
L149	N79°27'22"W	145.40'
L150	N41°31'00"W	77.28'
L151	S52°16'49"E	63.61'



NOTES:

1. MONUMENTS WERE NOT SET ALONG THE SUMMER-POOL LINE OR IN AREAS USUALLY INUNDATED BY THE WATERS OF LAKE PEND OREILLE OR TRESTLE CREEK.
2. NET ACREAGE IS THE AREA OF LAND ABOVE THE SUMMER POOL ELEVATION OF 2066.4'.

LEGEND

- ● SET 5/8" X 30" REBAR WITH PLASTIC CAP MARKED "WELCH COMER PLS 13444"
- ◉ SET 5/8" X 30" REBAR WITH 2.5" ALUMINUM CAP MARKED, "WC PLS 13444", FOR WITNESS CORNER
- ○ FOUND SURVEY MONUMENT AS NOTED
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- U.S. FISH & WILDLIFE SERVICE WETLANDS BOUNDARY

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(fax) 208-664-5946

THE IDAHO CLUB NORTH LAKE

IN GOV'T. LOT 5, SEC. 17, & SW1/4 SW 1/4 SEC. 16, T.57N., R.1E., B.M., BONNER COUNTY, IDAHO

PROJECT NO.	44026.020
DESIGNED BY:	
DRAWN BY:	KAF
CHECKED BY:	MLH
DWG NAME:	44026.020PLT.DWG
DATE:	8-17-2018
SCALE:	1" = 100'
SHEET NO.:	3 OF 3

IDAHO CLUB NORTH LAKE P.U.D.
DISTANCES TO PROPERTY LINES AND ENCROACHMENTS

LOTS 1 & 2, IDAHO CLUB NORTH LAKE, SEC 16 & 17,
T57N, R1E, BOISE MERIDIAN, BONNER COUNTY, IDAHO

PRELIMINARY
NOT FOR CONSTRUCTION

NO	DATE	REVISION	DRAWN

James A. Sewall and Associates, LLC
1319 NORTH DIVISION AVENUE
SANDPOINT, IDAHO 83864
(208) 263-4160

SHEET TITLE: DISTANCES TO PROPERTY LINES AND ENCROACHMENTS
PROJECT: IDAHO CLUB NORTH LAKE P.U.D.
BONNER COUNTY, IDAHO

DATE	06/03/2024
SCALE	AS SHOWN
DESIGNED	BSD
DRAWN	BSD
CHECKED	BSD
PROJECT NO.	22043-20-001
CAD FILE	

SHEET 1 OF 1

THE IDAHO CLUB

TABLE OF CONTENTS

IDAHO CLUB MARINA AND RESIDENTIAL COMMUNITY JOINT APPLICATION

BINDER #1

TAB #1. JOINT APPLICATION

TAB #2. JOINT APPLICATION ATTACHMENTS

A. Purpose and Need

A.a.1. Existing Condition on Bathymetric Survey Map

A.a.2. Existing Conditions Review Narrative

A.a.3. Existing Conditions Photo Documentation Fall 2023

A.a.4. Existing Conditions Photo Documentation Spring 2023

B. Project Description Details and Plans

B.b. Proposed Conditions

B.b.1. Excavations

B.b.2. Jurisdictional Fills and Rip Rap

B.b.3. Dock Plans

C. Alternatives Analysis

D. Mitigation Review and Statement

E. Water Quality Management Plan

E.e. Hazardous Materials Review

F. Public Interest Review

BINDER # 2 APPLICATION SUPPORT APPENDICES

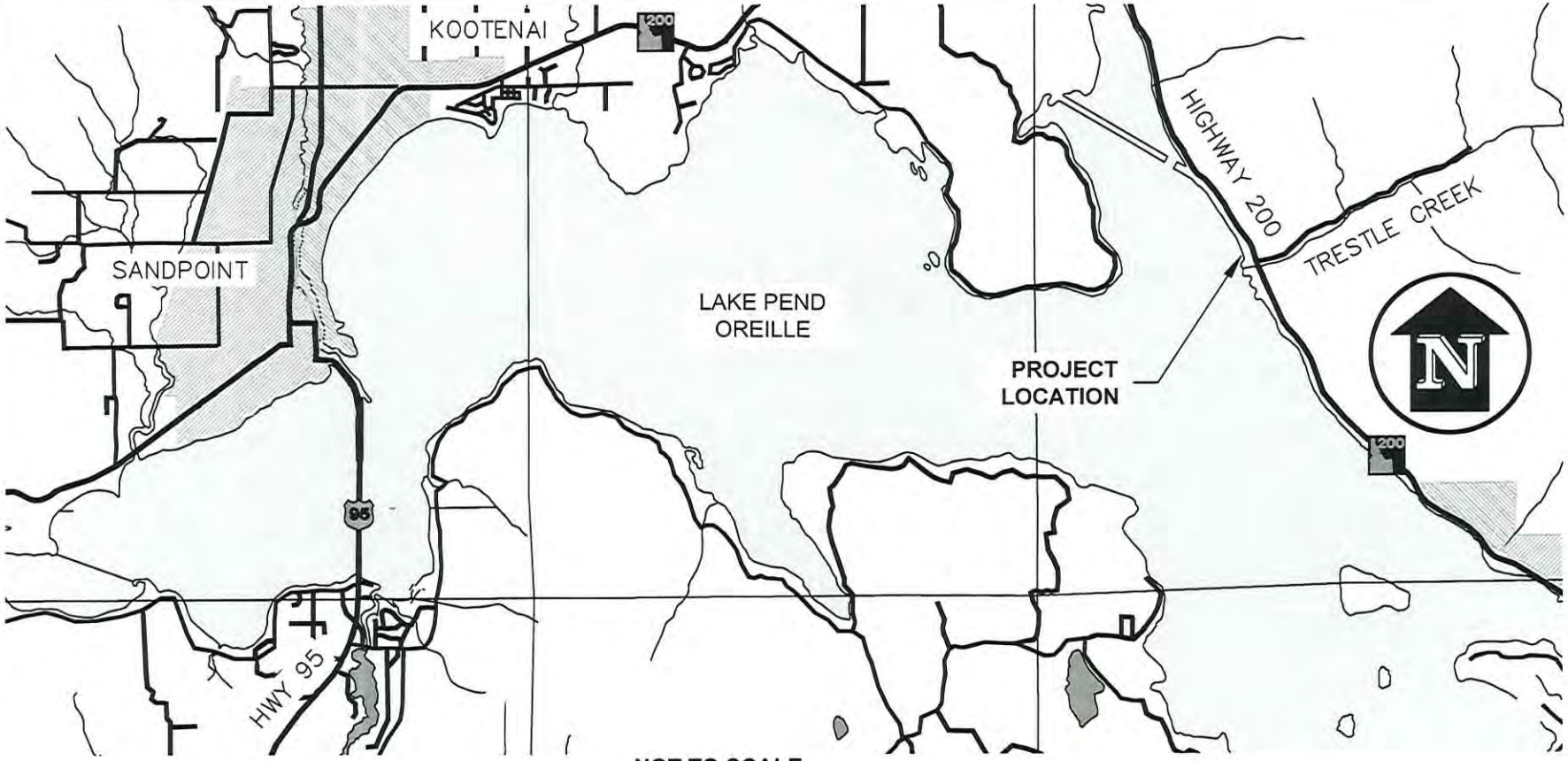
1. Easement Documents for Trestle Creek Restoration
2. River Design Group Plans
3. Archeological Survey Report
4. Wetland Reports, Maps, and Updates
5. Hydrogeology Report
6. Preliminary SWPPP and BMP's
7. Preliminary Vegetation Restoration and Planting Plans
8. Bonner County Documents

Available by Special request to IDL - not required by IDL for application processing

IDAHO DEPARTMENT OF LANDS

MAY 13 2024

PEND OREILLE LAKE AREA



NOT TO SCALE

SHEET INDEX

SHEET #	SHEET TITLE
1	VICINITY MAP
2	EXISTING SITE CONDITIONS
3	EXCAVATION PLAN
4	SHORELINE PROTECTION PLAN
5	MARINA SITE PLAN
6	SITE CROSS SECTION
7	SHORELINE PROTECTION CROSS SECT.
8	DOCK PLAN
9	DOCK CROSS SECTION
10	BREAKWATER CROSS SECTION
11	BREAKWATER CROSS SECTION
12	BRIDGE CROSS SECTION
13	BOAT PUMP OUT STATION PLAN
14	BOAT PUMP OUT STATION DETAIL
15	PRELIMINARY SWPPP PHASE 1
16	PRELIMINARY SWPPP PHASE 2

PROFESSIONAL ENGINEER REGISTERED 8607 6/26/2024 STATE OF IDAHO B. SCOTT BROWN

IDAHO DEPARTMENT OF LANDS
JUN 27 2024
PEND OREILLE LAKE AREA

APPLICANT:	**VALIANT IDAHO II, LLC**
LOCATION:	**BONNER COUNTY, IDAHO SECTION 16 & 17, T 57 N, R 1 E, B.M.**
WATERBODY:	**LAKE PEND OREILLE**
DA NUMBER:	

SHEET TITLE: **VICINITY MAP**

PROJECT: **IDAHO CLUB NORTH LAKE P.U.D.**

DATE: 06/26/2024
SCALE: AS SHOWN
DRAWN: NCF/JPJ
CHECKED: BSB
PROJ. NO.: 22043-20-001
CAD FILE: E-VALIANT

James A. Sewell and Associates, LLC
1319 N. DIVISION
SANDPOINT, IDAHO 83864, (208) 263-4160

SHT 1 OF 16

ATTACHMENT A

PURPOSE & NEED STATEMENT

Idaho Club Joint Permit Application

Statement of Purpose:

To remove and reconstruct an existing dilapidated marina to meet current safety, environmental and aesthetic commercial marina standards, and convert an old RV park property into private residential homesites. To provide a medium-sized commercial marina with an adjacent boat and recreational vehicle storage facility, and seven (7) single family lots, on Lake Pend Oreille within reasonable proximity to, and operated in conjunction with, The Idaho Club recreational and residential community. To serve significant local and regional market demand for such uses that affords Applicant with a reasonable use of its real property.

Statement of Need:

Both boat slips and waterfront lots on Lake Pend Oreille are in high demand, with a deficit of availability to current demand.

The need for excavation and minimal fill within Waters of the U. S. as part of the project scope includes:

(1) Eliminating a substantial safety hazard, and related potential legal liability to the Applicants, by removing dilapidated and dangerous old docks, boardwalks, bridges and other man-made features that prevent the safe and reasonable use of Applicants' property;
(2) Protecting and stabilizing the existing banks for the safe and reasonable use of Applicants property;
(3) Removing a dilapidated, unsafe and unsecured existing boat ramp that is located in close proximity to the mouth of Trestle Creek;
(4) Removing a hanging culvert and man-made rock feature that is a safety hazard as well as detrimental to migrating fish, including bull trout; and,
(5) Restoring the North Branch of Trestle Creek to its natural configuration to improve the aquatic habitat for bull trout, in cooperation with the Kalispell Tribe on whose land Trestle Creek is located.

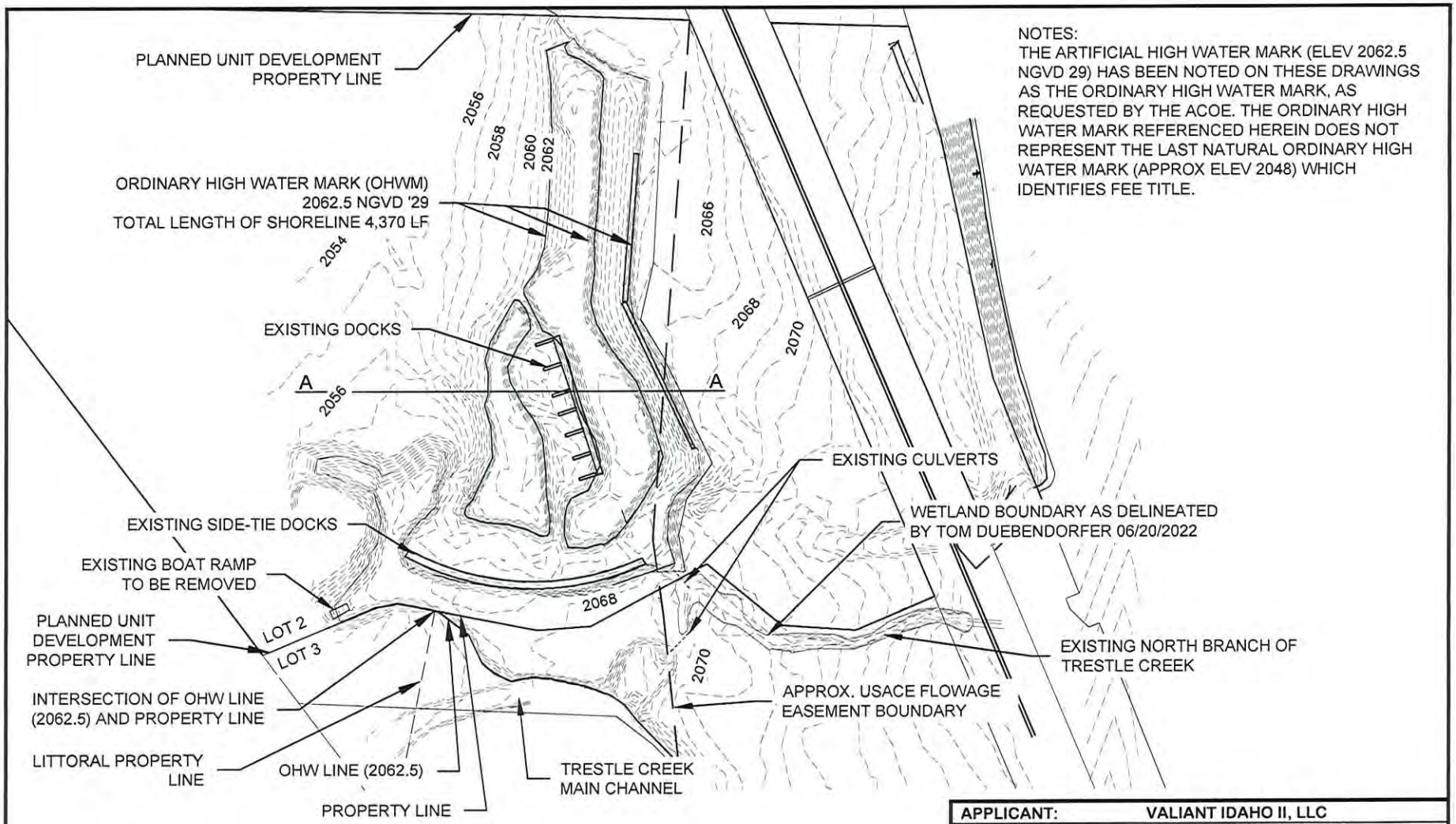
Existing Site Conditions:

The attached map and photographic summary shows the existing conditions, including:
(1) The hanging culvert and culvert barrier;
(2) Hazardous boardwalk and docks, and walking bridges;
(3) The slack water inlet and limited and impeded outlets;
(4) Failing retaining walls and hazardous unstable banks; and,
(5) The hazardous and unsecured boat ramp near the mouth of Trestle Creek.

ATTACHMENT A.a.1.

EXISTING CONDITION ON BATHYMETRIC SURVEY

Idaho Club Joint Permit Application



NOTES:
THE ARTIFICIAL HIGH WATER MARK (ELEV 2062.5 NGVD 29) HAS BEEN NOTED ON THESE DRAWINGS AS THE ORDINARY HIGH WATER MARK, AS REQUESTED BY THE ACOE. THE ORDINARY HIGH WATER MARK REFERENCED HEREIN DOES NOT REPRESENT THE LAST NATURAL ORDINARY HIGH WATER MARK (APPROX ELEV 2048) WHICH IDENTIFIES FEE TITLE.

0 100 200 400

SCALE IN FEET
CONTOUR INTERVAL IS 1'
DATUM: NGVD '29

NOTE: SOME ELEVATIONS, CONTOUR LINES, AND ORIGINAL HIGH WATER MARK DEPICTED IN THIS DRAWING IS PER 2017 TOPOGRAPHIC SURVEY PREPARED BY WELCH-COMER ENGINEERS AND SURVEYORS

PROFESSIONAL ENGINEER REGISTERED B. Scott 8607 6/26/2024 STATE OF IDAHO B. SCOTT BROWN

IDAHO DEPARTMENT OF LANDS
JUN 27 2024
PEND OREILLE LAKE AREA

APPLICANT:	VALIANT IDAHO II, LLC
LOCATION:	BONNER COUNTY, IDAHO SECTION 16 & 17, T 57 N, R 1 E, B.M.
WATERBODY:	LAKE PEND OREILLE
DA NUMBER:	

SHEET TITLE:	EXISTING SITE CONDITIONS
PROJECT:	IDAHO CLUB NORTH LAKE P.U.D.

James A. Sewell and Associates, LLC
1319 N. DIVISION
SANDPOINT, IDAHO 83864, (208) 263-4160

DATE:	06/26/2024
SCALE:	AS SHOWN
DRAWN:	NCF/JPJ
CHECKED:	BSB
PROJ. NO.	22043-20-001
CAD FILE:	E-VALIANT
SHT	2 OF 16

ATTACHMENT A.a.2.

EXISTING CONDITIONS REVIEW NARRATIVE

Idaho Club Joint Permit Application

ATTACHMENT A.a. 2

EXISTING CONDITIONS REVIEW

Idaho Club Joint Permit Application

The following photo documentation provides visual evidence that work related to the excavation and fill associated with the proposed action in jurisdictional areas can be accomplished with minimal impact to open waters and no impact to waters with a direct surface water connection to the lake.

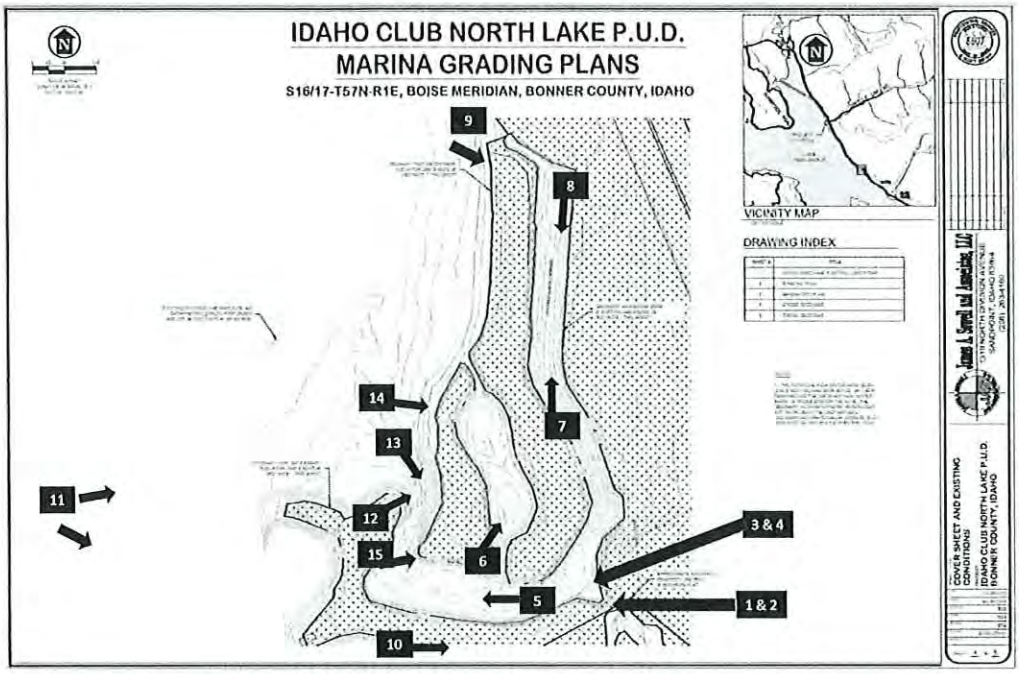
The North Branch of Trestle Creek historically goes dry in late August or early September and remains so until significant rains begin in late November or early December. The photographs showing the dry and minimal surface water conditions were taken on November 6, 2023, following a previous weeklong precipitation total of 3.39 inches. No water was flowing in the North Branch of Trestle Creek and water within the boat basin area was primarily incidental rain accumulation. There was no indication at that time that any water was flowing or any seepage from the embankments into the boat basin area. The final pictures of the flow at the culvert that directs the North Branch to the boat basin were taken on December 7, 2023, following a significant high precipitation rain on snow event. Work on the relocation of the North Branch of Trestle Creek will occur only when the creek is completely dry, and the duration of any such work can be completed before any large rain on snow event. The proposed timeframe for that work will be late August through October, when the potential for any flow in the North Branch of Trestle Creek is minimal.

The two photographs that show the typical existing embankments for both the island and the basin side banks are to identify that the work proposed for this project will eliminate a significant source of ongoing erosion along several hundred feet of shoreline and will result in an equally significant reduction of yearly sediment input to the lake. This reduction or elimination of unprotected embankment sediment production, combined with the application of the BMPs defined in the WQMP, will provide a net reduction in sediment, and associated nutrient TMDL from this location.

ATTACHMENT A.a.3.

EXISTING CONDITIONS PHOTO DOCUMENTATION Fall 2023

Idaho Club Joint Permit Application



Existing Conditions
Fall 2023

Exhibit A Supplemental Photos

#1. North Branch inlet culvert

#2. North Branch dry channel upstream from culvert

IDAHO DEPARTMENT OF LANDS
MAY 13 2024
PEND OREILLE LAKE AREA

#3. North Branch outlet into marina

ı.Existing south marina boat
ısin from North Branch outlet

#5. Mid south boat basin

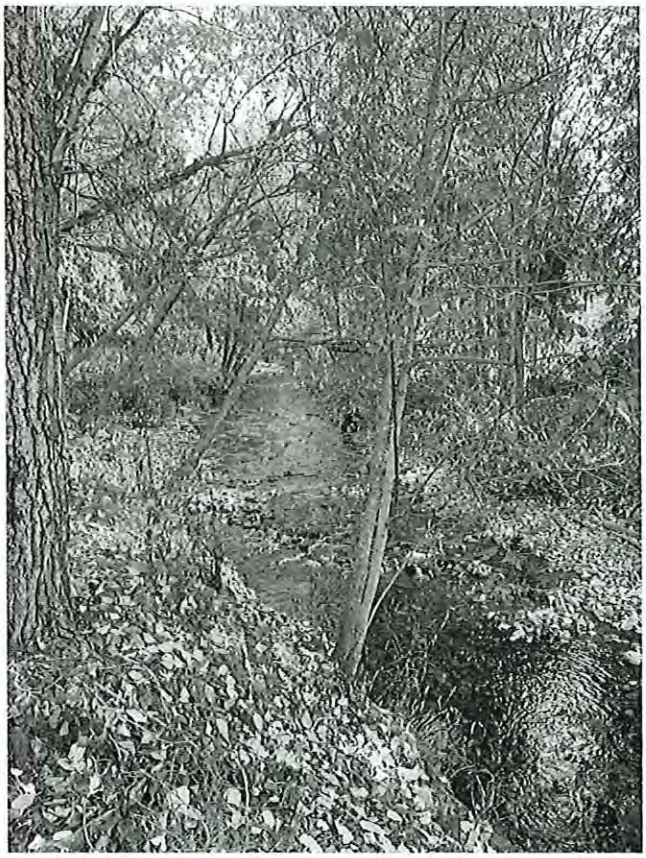
#6. Backwater channel from south end

#7. Backwater channel from south mid channel

#8. Backwater channel from north end

#9. Backwater channel outlet

#10. Trestle Creek Main

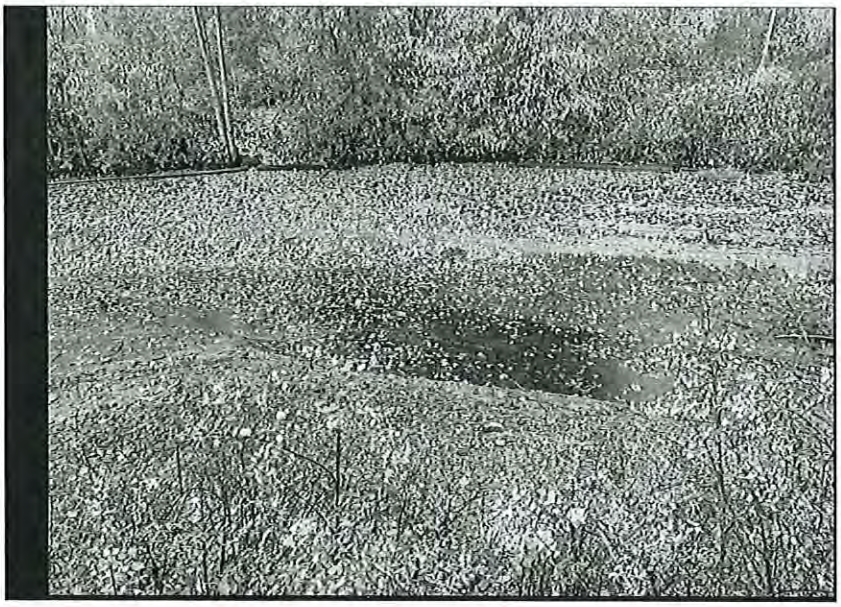


#11. From gravel bar at Trestle Creek Outlet. Trestle Creek on right and entrance to marina on far left. Shallow gravel bar separation.

#12. Entrance area to the marina boat basin both existing and proposed.

#13. Water impounded behind beaver dam.

#14. Water pooled below beaver dam.



15. Typical island edge erosion.

#16. Typical Embankment erosion throughout existing marina edges.

North Branch Culvert inlet Dec 7, 2023.
Following rain on snow event.

Outlet of North Branch
culvert to marina Dec 7, 2023.
Following rain on snow event.

Upstream from North Branch culvert inlet Dec 7, 2023. Following rain on snow event.

ATTACHMENT A.a.4.

EXISTING CONDITIONS PHOTO DOCUMENTATION Spring 2023

Idaho Club Joint Permit Application

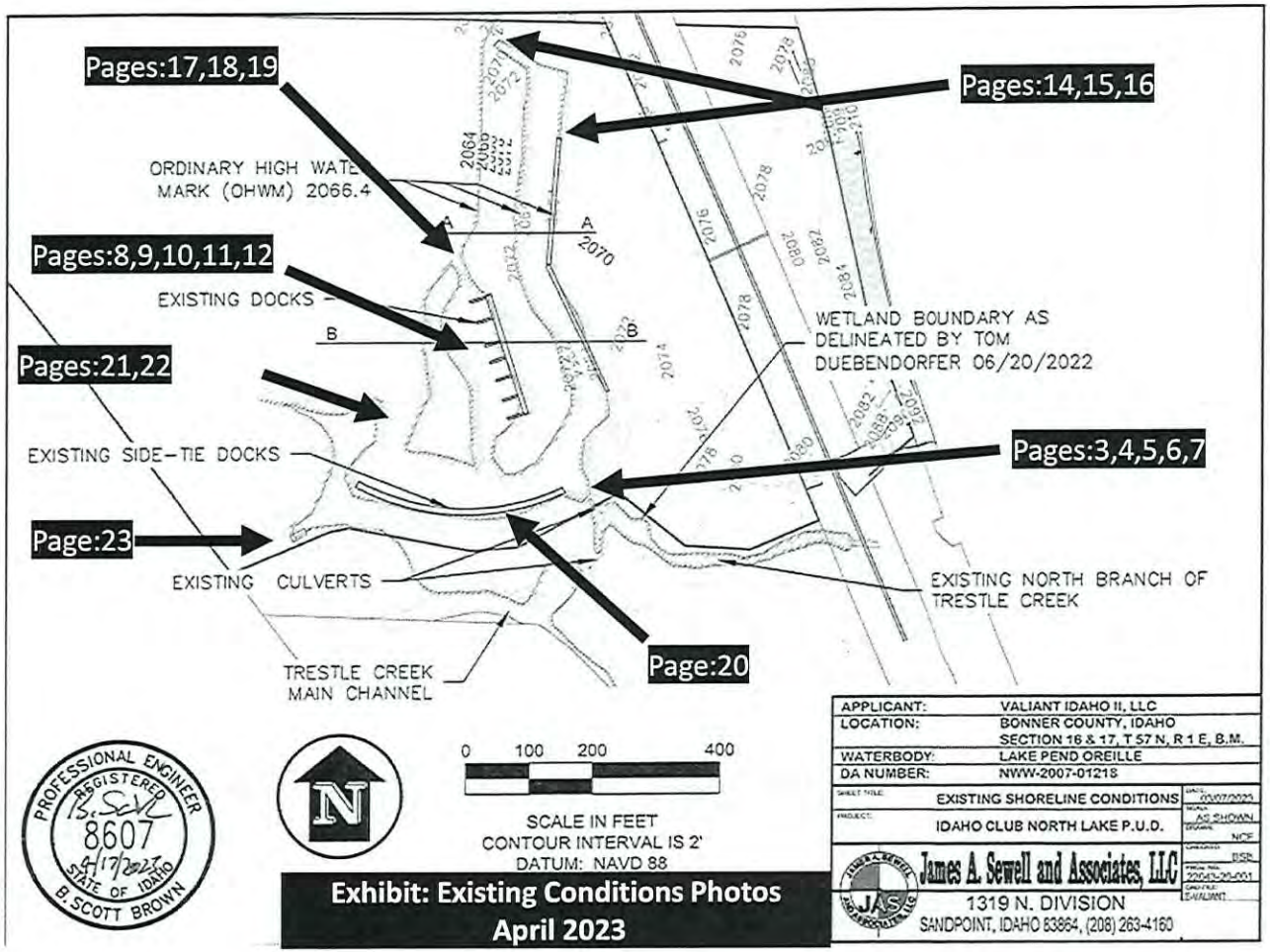
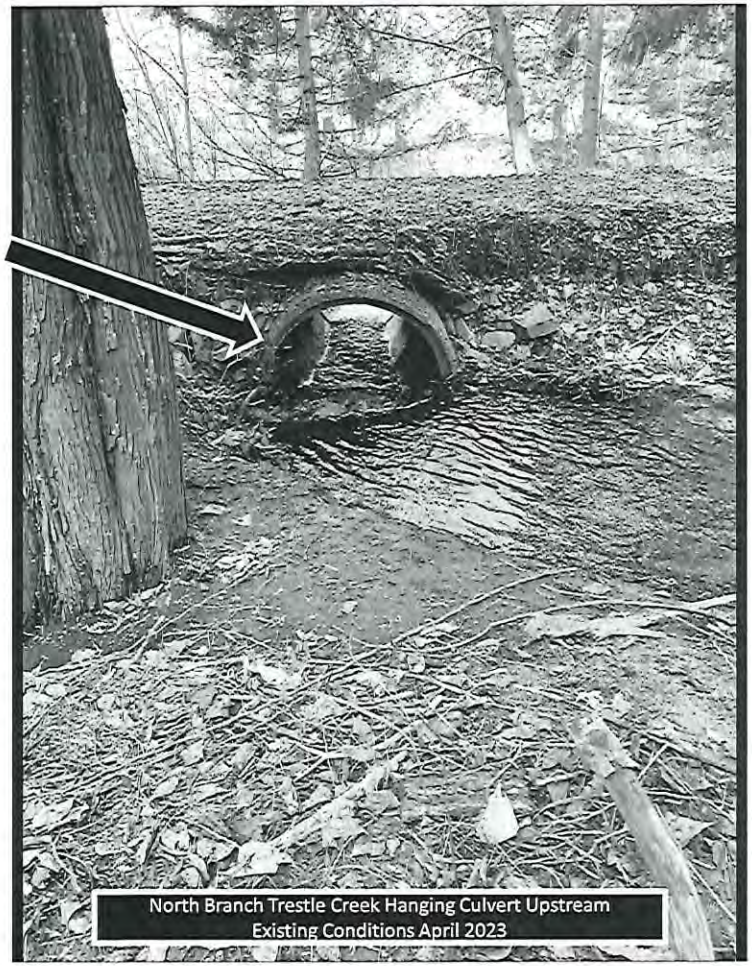


Exhibit: Existing Conditions Photos
April 2023

IDAHO DEPARTMENT OF LANDS
MAY 13 2024
PEND OREILLE LAKE AREA

NBTC Hanging Culvert Inflow
Existing Conditions April 2023



North Branch Trestle Creek Hanging Culvert Upstream
Existing Conditions April 2023

Hazardous Docks & Boardwalk
Existing Conditions April 2023

9

Hazardous Docks & Boardwalk
Existing Conditions April 2023

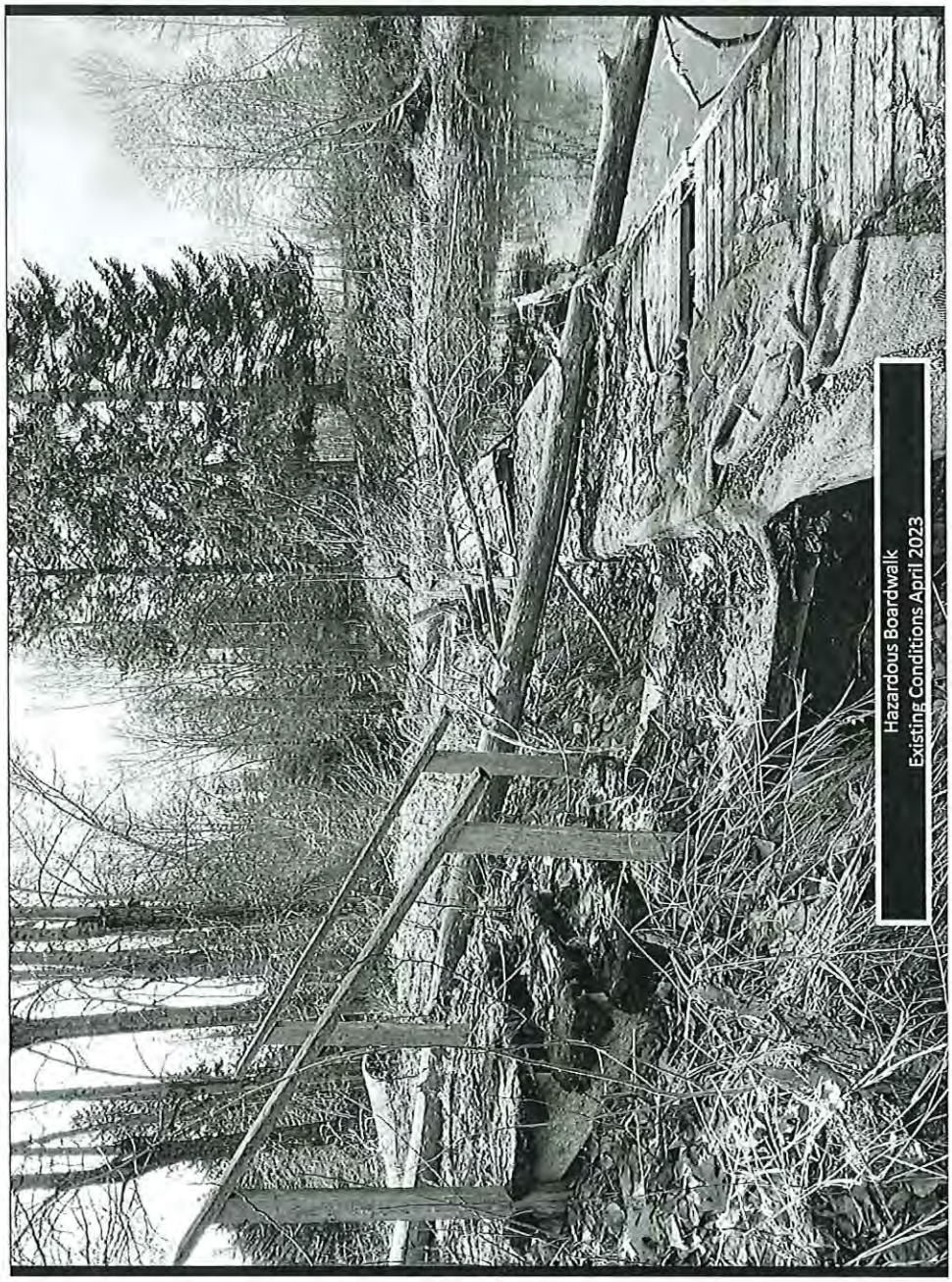
11

Hazardous Docks & Boardwalk
Existing Conditions April 2023

13

Hazardous Bridge to Island
Existing Conditions April 2023

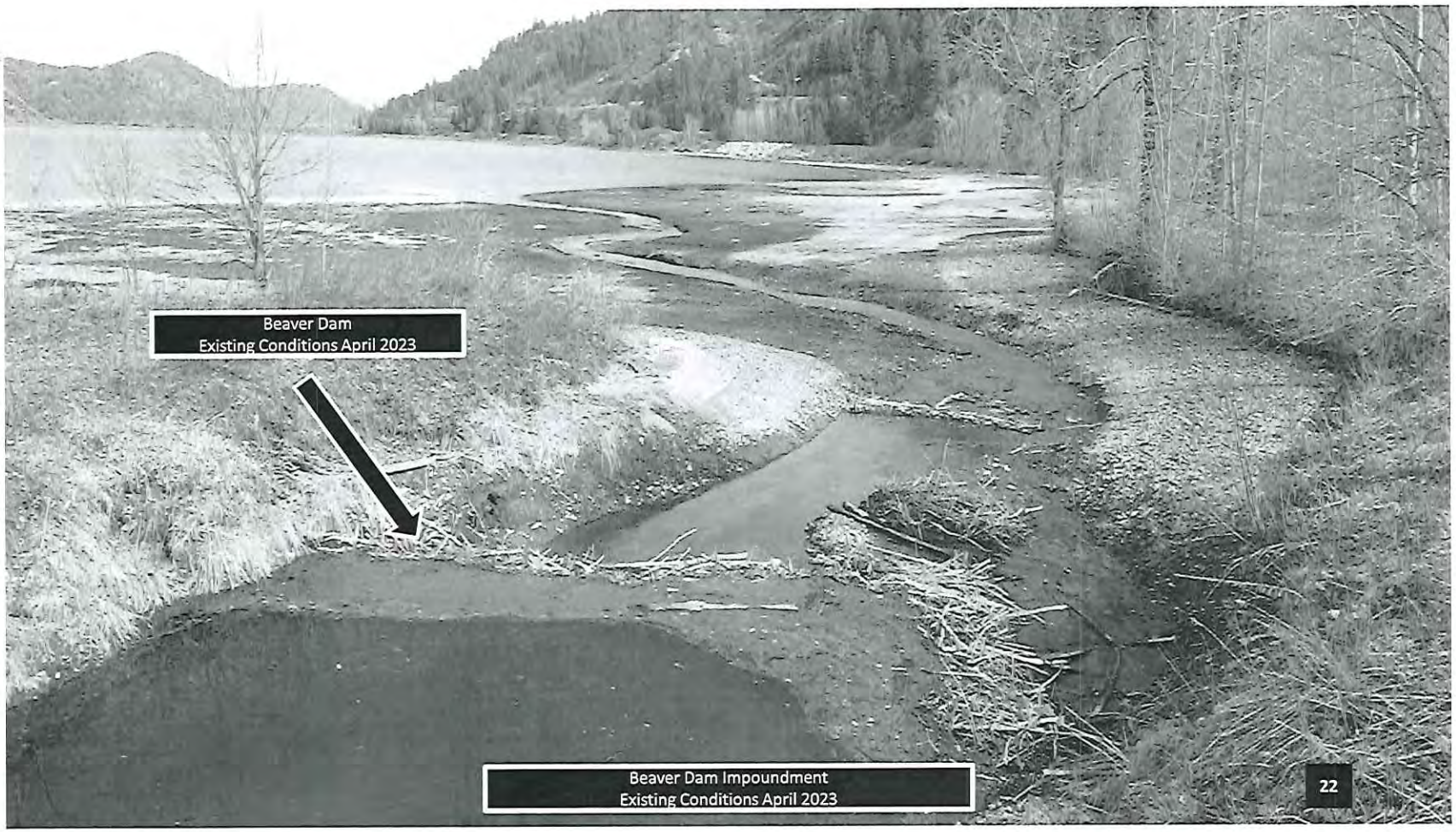
Hazardous Boardwalk
Existing Conditions April 2023



Hazardous Boardwalk
Existing Conditions April 2023

Slack Water Outlet
Existing Conditions April 2023

Slack Water Outlet & Hazardous Bridge
Existing Conditions April 2023



ATTACHMENT B

DETAILED PROJECT DESCRIPTION, MATERIALS AND METHODS

The Idaho Club Joint Application

1. Background:

During the period in which the Applicants have had valid permits from both the U. S. Army Corps of Engineers ("USACE") and Idaho Department of Lands ("IDL"), Applicant received feedback from permitting and commenting agencies, as well as public comments, and has revised the layout of The Idaho Club PUD and Marina. The shoreline reconfiguration concentrates the boat basin and marina into a footprint that closely matches the existing boat basin and marina and significantly reduces the amount jurisdictional fill and excavations from all previous proposals. Additional minor adjustments to the project plans such as an added boat bilge pump out station were also incorporated based on public and agency input.

2. Project Description Summary:

The project involves the redevelopment of a previous privately owned recreation vehicle park, camp site and marina into a private residential community development and commercial marina that meets current safety, environmental and aesthetic standards. The marina will be available for use by the general public.

3. Construction of Commercial Public Marina:

Applicants are proposing the construction of a commercial dock system consisting of: (1) eighty-eight (88) fixed pier docks; (2) a breakwater to protect the new marina docks and basin from wave and wind action; (3) boat bilge pump out station; (4) a spanning pedestrian bridge to access the docks; and, (5) shore aligned fixed pier docks at each of the seven (7) private residential lots and one (1) fixed pier dock for maintenance that will be private and owned in conjunction with the commercial marina.

Pile driving for sixty-six (66) of the fixed docks along the shoreline will be done from adjacent uplands to minimize the impact and compaction to the bottom of the exposed lakebed during low water activities. The extension of the dock structure that will consist of an addition twenty-two (22) fixed docks and breakwater piles, and a spanning pedestrian bridge, over the open lakebed will be installed from a barge in the Summer of 2025 due to being out of reach for an upland mounted crane to safely reach them. Piles will be vibratory driven and during all in-water pile work and the work area will be surrounded with sediment/ turbidity curtains. All of the boat slips will be fixed elevation docks in the configuration shown on the engineering drawings included in this Attachment. Seven (7) fixed elevation docks will be constructed along the shoreline edge of the private residential lots and one (1) fixed elevation dock will be constructed along the shoreline of the island.

None of the docks or structures extend over lakebed elevations at or below 2051'. The fixed dock and pedestrian bridge structures will be steel frame construction with light penetrating decking. Pilings for the dock and bridge structures will be steel piles painted with a non-toxic, long lasting light colored marine paint to reduce dark habitat hiding areas for predator fish. There will be no year around access to any of the docks generally from November to May of each year, and limited access in October and May while the water is being drawn up or down.

The dock walkway structures and bridge structure will be assembled on-site in upland areas and be placed

and secured in a consecutive manner via a barge mounted crane during seasonal high water (2062.5') in the spring and summer of 2025. The barge will not ground itself on the lakebed. Along the shoreline, the boardwalk and headwall (bulkhead) structure will involve the minimum excavation and fill needed to protect the shoreline from erosion and will consist of rock rip rap, along the fixed dock headwalls at an approximate 1.5:1 slope.

Quantity and configuration details of the dock structures and spanning pedestrian bridge are included in the construction drawings B.b.4.

Reconstruction and reconfiguring the existing boat basin area shoreline. Limited portions of the existing boat basin, slack water channel, island within the boat basin, and adjacent shoreline will be excavated, reconfigured and stabilized to enhance safe navigation throughout the marina. The excavation contouring work below the ordinary high water line (2062.5') is proposed to result in a gently sloping boat basin bottom elevation from 2058 to 2055.5'.

The primary reconfiguration of the shoreline will be the removal of a small portion of the Northern end of the artificial island and along the existing main shoreline from the North property boundary to the South portion of the basin, and minor edge excavations on the interior of the peninsula. This will create a contiguous open water boat basin area with improved navigation, water flow and circulation, while preserving most of the island and existing habitat on that island.

Some excavation will be performed to restore a stable angle of repose and more natural embankment slope. The existing contours of the shoreline will be maintained to the best extent practicable. Existing native riparian vegetation will be retained, when possible, and additional native plantings will be installed to restore and establish a stable combined rock and vegetated shoreline.

Excavation and fill below the ordinary high water line will be done after the lake has been drawn down below 2055' in Fall 2024 and Winter 2024/2025. Materials will be stockpiled at least one hundred feet (100') inland of the work area and allowed to drain into the well drained soils prior to removal or redeployment throughout the site as needed. Excavation Plan Maps are under B.b.1.

4. Restoration of North Branch of Trestle Creek:

In cooperation with the Kalispel Tribe, the North Branch of Trestle Creek will be redirected from the culvert that flows into the existing boat basin back to its historic alignment, stabilized, and restored to its original outlet in the Main Branch of Trestle Creek. This is pursuant to a reciprocal easement for access and utilities between the Applicant and the Tribe, who now owns the parcel on which Trestle Creek flows as a result of an ownership transfer sale for conservation from a related party to the Applicants to the Kalispell Tribe at the end of 2023. This work is proposed to be completed in the late Summer or Fall of 2024, when the creek is dry. Restoration planting will occur in the Fall of 2024 and early Spring of 2025 for both the North Branch and Main Branch of Trestle Creek's riparian restoration zones.

The relocation and restoration of the North Branch of Trestle Creek will maintain or improve the high water flow conditions of Trestle Creek and eliminate the possibility of out-migrating bull trout getting flushed into the boat basin. All of the seasonal flow of the North Branch will be restored to the Main Branch of Trestle Creek, which will provide out migrating fish direct and unimpeded access to the lake's deeper, colder and safer waters away from any marina areas.

The existing hanging culvert fish barrier at the outlet of the North Branch of Trestle Creek will be eliminated. As previously requested by U. S. Fish and Wildlife Service ("USFWS"), a sill weir or artificial fish barrier near to the connection to the Main Branch will be installed and managed in conjunction with Idaho Fish and Game ("IFG") to prevent up-migrating or spawning bull trout moving

into the North Branch and getting stranded when it dries up.

The riparian corridor of the North Branch and Main Branch of Trestle Creek, where impacted, will be restored with native riparian vegetation along the creek channels.

Project plans for the Restoration of the North Branch of Trestle Creek are found in Appendix 2. River Design Group Restoration Plans.

5. Placement of Jurisdictional Fill

Other than the shoreline protection Rip Rap, there are two locations of minor jurisdictional fill and/or rip-rap necessary for stabilization, safety, and environmental restoration. The artificial North Branch Trestle Creek channel will be filled (0.15 acres) during the North Branch stream restoration work. A small area of unstable embankment at the north end of the project slack water channel conversion to a navigable waterway will be stabilized with additional rock / rip-rap (less than 0.01 acres) as part of the surrounding embankment rip rap stabilization. Fill and Rip rap Plan Map B.b.2.

6. Placement of Rip Rap:

Placement of headwall rip rap along 1,310 feet of shoreline where docks will be constructed; Placement of 2,520 feet of combined vegetated rip rap along areas of existing, ongoing shoreline edge erosion, and locations of edge excavations necessary for navigability needs. This work will be performed from adjacent upland areas. Fill and Rip rap Plan Map B.b.2.

7. Removal of Existing Concrete Boat Launch Ramp and Existing Structures:

Applicants are proposing the removal of an existing concrete boat launch ramp near the mouth of Trestle Creek at the most southwest point of the project area, as well as the removal of old foot bridges, docks and bulkhead structures throughout the property.

8. Type of Excavated Material:

Soil, subsoils, cobbles, gravel and sand from the island and shoreline/peninsula stabilization or reconfiguration; boat basin lake bottom sediments consisting of outwash sand, silt and gravels from adjacent eroded areas, and broken concrete and dock debris from the previous development.

9. Disposal Site for Excavated Material:

Excavated materials will be evaluated and tested to ensure they are free of hazardous or toxic materials. When determined to be clean and free of hazards, and structurally appropriate by the project engineer, a portion may be then used at the jurisdictional fill locations, if appropriate. Excess materials will be used on the project uplands as backfill for project buildings and berms, or removed to an approved upland site.

10. Construction Methods and Equipment:

Project work sequencing will be generally as follows:

Low Water Conditions (October 2024 to May 2025): Excavation related to the reconfiguration of the

boat basin and shoreline; pile placement for the fixed dock structures along the shoreline; construction of the spanning pedestrian bridge, revegetation / restoration plantings; and reconfiguration / restoration of the North Branch of Trestle Creek when it goes dry (September 2024).

High-Water Conditions - Dock piling placement for docks in the boat basin and the breakwater; dock decking and pedestrian bridge decking placement; and revegetation / restoration plantings.

The dock structures and pedestrian bridge will be primarily pre-built and either built on-site in upland staging areas, trucked in on land via existing access roads to the property, or brought to the site via work barges.

Construction Equipment will generally consist of Cranes, Excavators, Backhoes, Low compression haulers, Loaders, Dump trucks, and Support vehicles / equipment as the contractor deems needed.

As defined in the WQMP (Attachment E) all work machinery and support vehicles, other than the work barges used, will not be operating in open water. All machinery and equipment will have appropriate and sufficient spill protection materials available and deployed at the point of use. The pile driving crane and machinery, even when working in dry conditions, will utilize hydraulic fluids that are EPA approved for marine environments (Chevron Clarity ISO 46, or equivalent). Equipment fluids and fuels will be stored in a designated upland staging area, in double walled containers as well as within a covered, 130% capacity, fuel/fluid containment structure. All major servicing of machinery will occur in the designated upland staging areas at least one hundred feet (100') from any open water, or the high water line.

11. Uplands Development of Residential Lots:

Uplands development will include: Seven residential home sites; Parking and boat storage areas; and minor road development for access to The Idaho Club North Lake PUD. The upland development activities are not expected to result in jurisdictional actions. However, upland activities have the potential of affecting jurisdictional areas, and thus are addressed in both the Water Quality Management Plan (Attachment E) and the preliminary Storm Water Pollution Prevention Plan (Appendix 6).

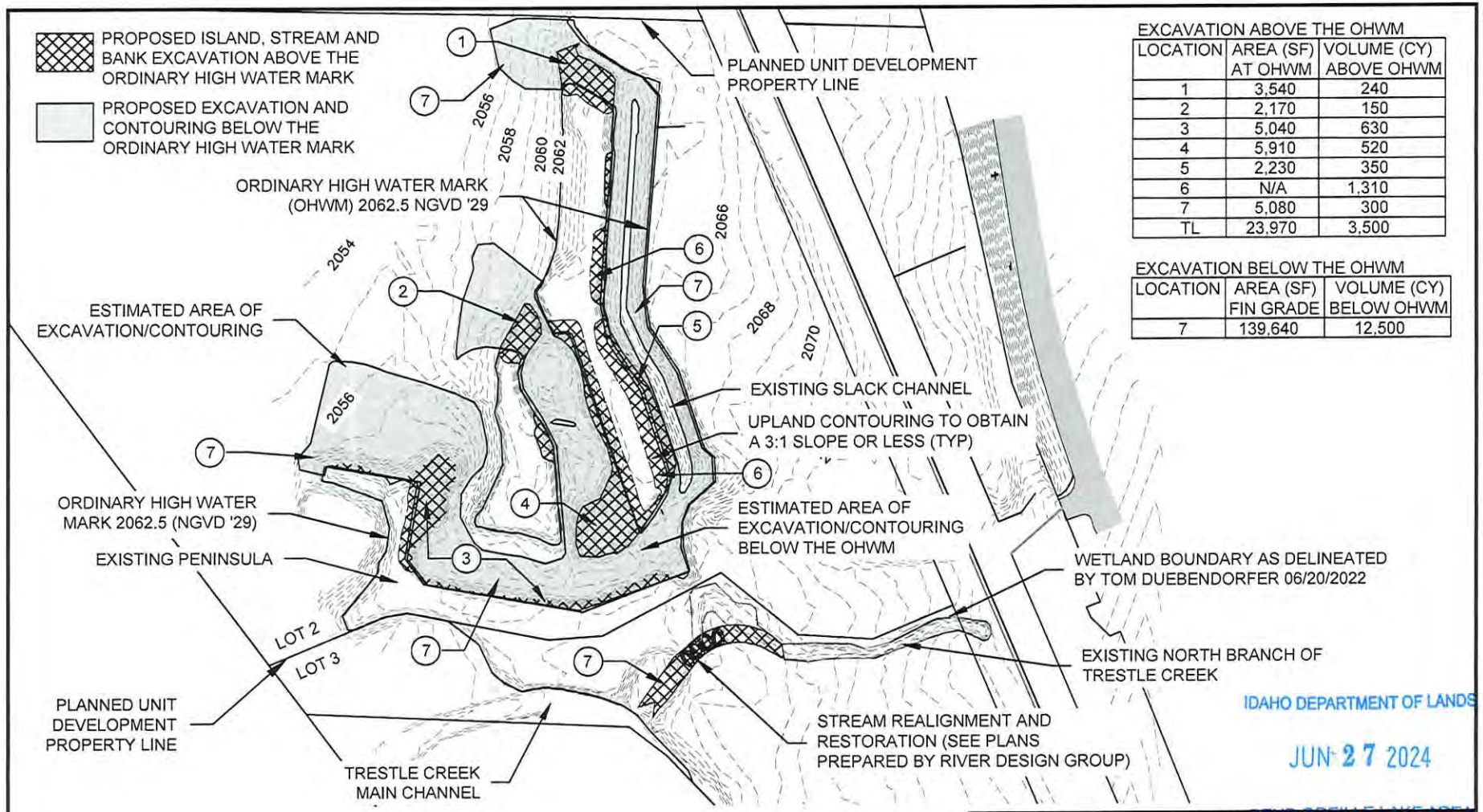
12. Length of Project Along Stream or Extension into Lake:

3,830 ft Lake. Approximately 300 feet North Branch Trestle Creek. The Tables on Attachments B.b.1 and B.b.2 provide details of excavations and fills per location.

ATTACHMENT B.b.1.

PROPOSED CONDITIONS EXCAVATIONS

Idaho Club Joint Permit Application



EXCAVATION ABOVE THE OHWM

LOCATION	AREA (SF) AT OHWM	VOLUME (CY) ABOVE OHWM
1	3,540	240
2	2,170	150
3	5,040	630
4	5,910	520
5	2,230	350
6	N/A	1,310
7	5,080	300
TL	23,970	3,500

EXCAVATION BELOW THE OHWM

LOCATION	AREA (SF) FIN GRADE	VOLUME (CY) BELOW OHWM
7	139,640	12,500

PROFESSIONAL ENGINEER REGISTERED B. Scott 8607 6/26/2024 STATE OF IDAHO B. SCOTT BROWN

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SCALE IN FEET
CONTOUR INTERVAL IS 1'
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IDAHO DEPARTMENT OF LANDS
JUN 27 2024
COEUR D'ALENE LAKE AREA

APPLICANT:	VALIANT IDAHO II, LLC
LOCATION:	BONNER COUNTY, IDAHO SECTION 16 & 17, T 57 N, R 1 E, B.M.
WATERBODY:	LAKE PEND OREILLE
DA NUMBER:	

SHEET TITLE: EXCAVATION PLAN
PROJECT: IDAHO CLUB NORTH LAKE P.U.D.

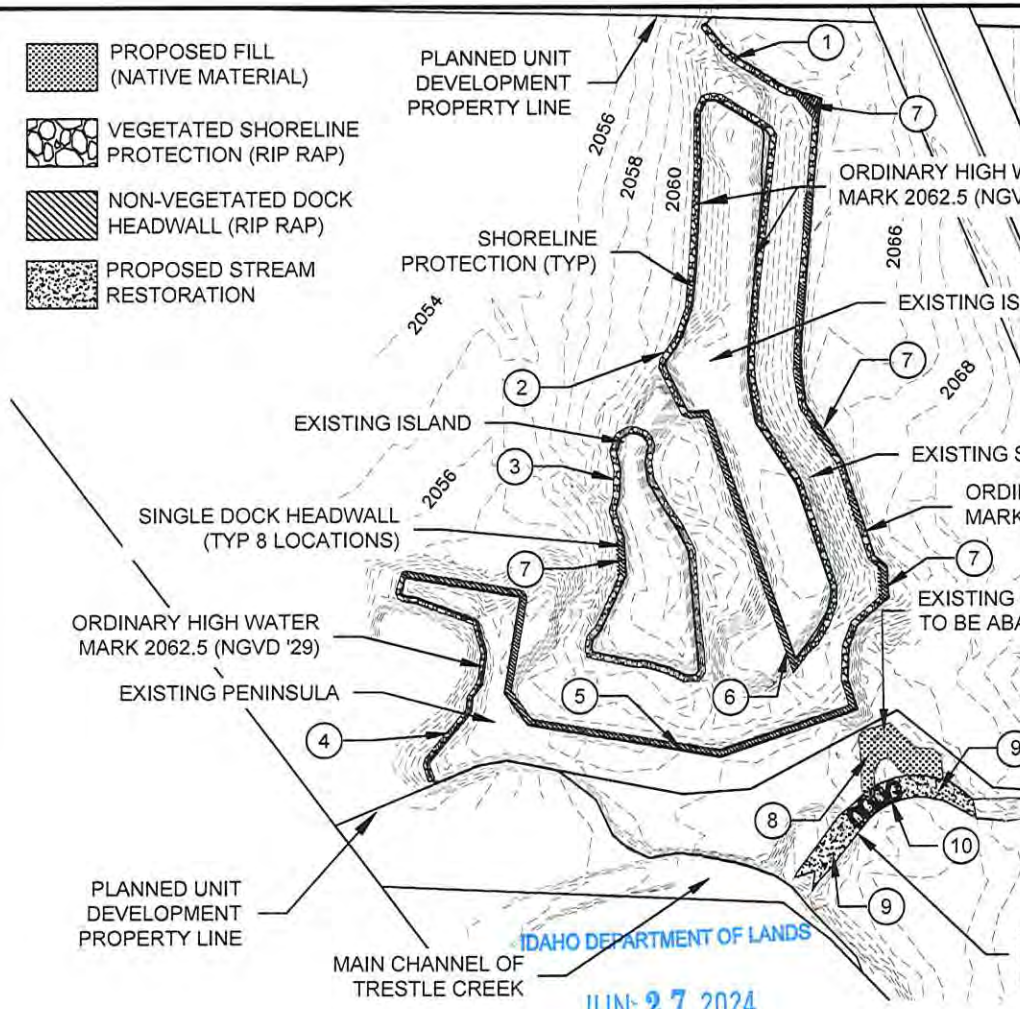
DATE: 06/26/2024
SCALE: AS SHOWN
DRAWN: NCF/JPJ
CHECKED: BSB
PROJ. NO.: 22043-20-001
CAD FILE: F-VALIANT
SHT 3 OF 16

James A. Sewell and Associates, LLC
1319 N. DIVISION
SANDPOINT, IDAHO 83864, (208) 263-4160

ATTACHMENT B.b.2.

PROPOSED CONDITIONS
Jurisdictional Fills and Rip Rap Plans

Idaho Club Joint Permit Application



VEGETATED SHORELINE PROTECTION

LOCATION	LENGTH (LF)	AREA (SF)	VOLUME (CY) BELOW OHW	VOLUME (CY) ABOVE OHW
1	550	4,950	450	100
2	1,040	8,680	790	190
3	630	4,950	450	110
4	300	1,500	150	30
TL	2,520	20,080	1,840	430

NON-VEGETATED ROCK HEADWALL

LOCATION	LENGTH (LF)	AREA (SF)	VOLUME (CY) BELOW OHW	VOLUME (CY) ABOVE OHW
5	680	6,120	550	130
6	310	2,790	250	60
7	320	3,120	275	70
TL	1,310	12,030	1,075	260

NATIVE FILL MATERIAL

LOCATION	AREA (SF)	VOLUME (CY) BELOW OHW	VOLUME (CY) ABOVE OHW
8	3,640	N/A	300

STREAMBED FILL

LOCATION	AREA (SF)	(NO FILL BELOW THE OHWM)	JURISDICTIONAL FILL (CY)
9	5,080	N/A	90

CAT-1 AND CAT-2 ROCK (STEP POOLS)

LOCATION	AREA (SF)	VOLUME (CY) BELOW OHW	VOLUME (CY) ABOVE OHWM
10	1,450	N/A	130

IDAHO DEPARTMENT OF LANDS
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PEND OREILLE LAKE AREA

PROFESSIONAL ENGINEER REGISTERED 8607 6/26/2024 STATE OF IDAHO B. SCOTT BROWN

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LOCATION:	BONNER COUNTY, IDAHO SECTION 16 & 17, T 57 N, R 1 E, B.M.
WATERBODY:	LAKE PEND OREILLE
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SHEET TITLE: SHORELINE PROTECTION PLAN
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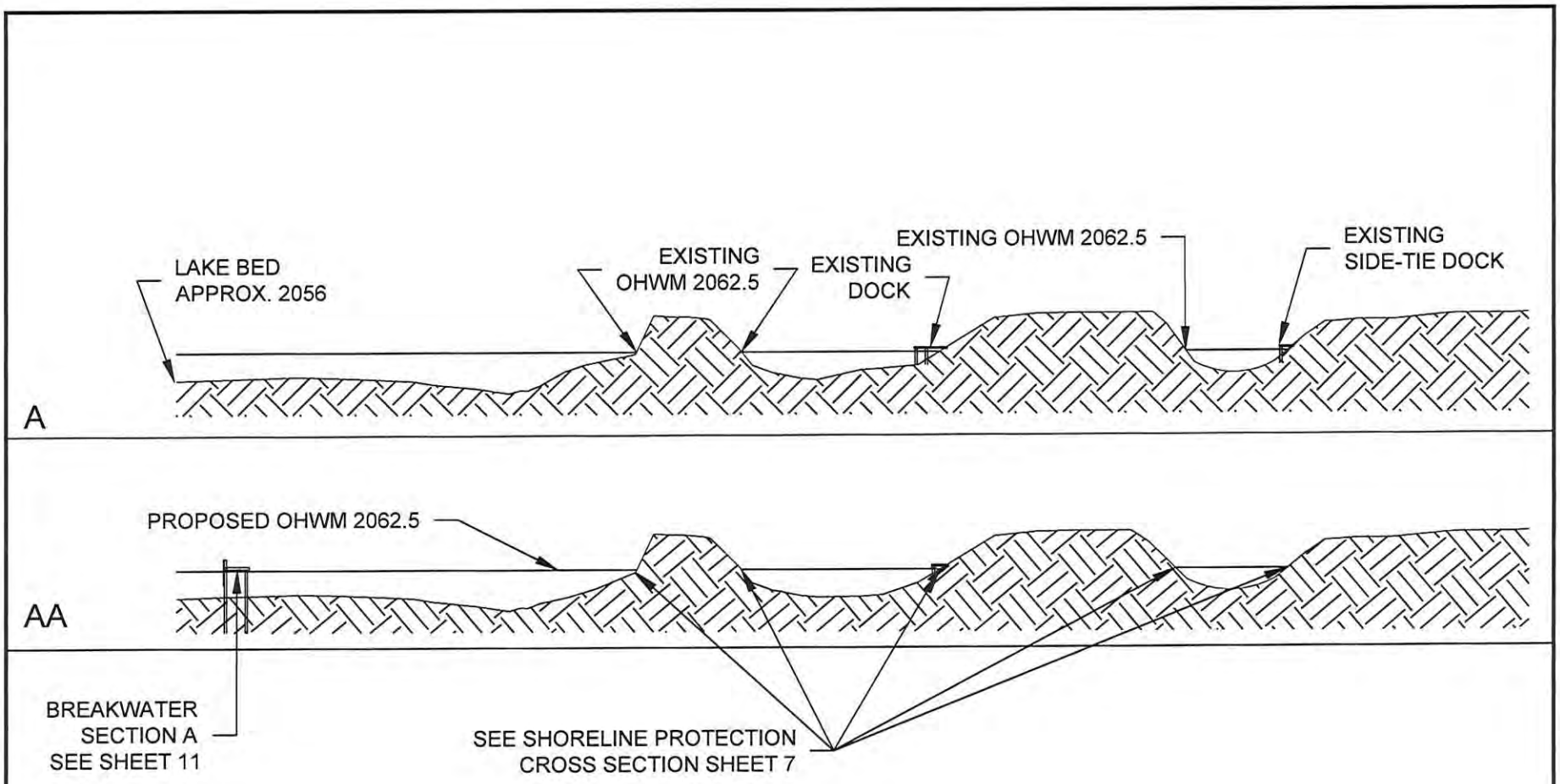
SANDPOINT, IDAHO 83864, (208) 263-4160

SHT 4 OF 16



NOT TO SCALE

NOTES:
THE ARTIFICIAL HIGH WATER MARK (ELEV 2062.5 NGVD 29) HAS BEEN NOTED ON THESE DRAWINGS AS THE ORDINARY HIGH WATER MARK, AS REQUESTED BY THE ACOE. THE ORDINARY HIGH WATER MARK REFERENCED HEREIN DOES NOT REPRESENT THE LAST NATURAL ORDINARY HIGH WATER MARK (APPROX ELEV 2048) WHICH IDENTIFIES FEE TITLE.

PROFESSIONAL ENGINEER
REGISTERED
8607
6/26/2024
STATE OF IDAHO
B. SCOTT BROWN

IDAHO DEPARTMENT OF LANDS
JUN 27 2024
PEND OREILLE LAKE AREA

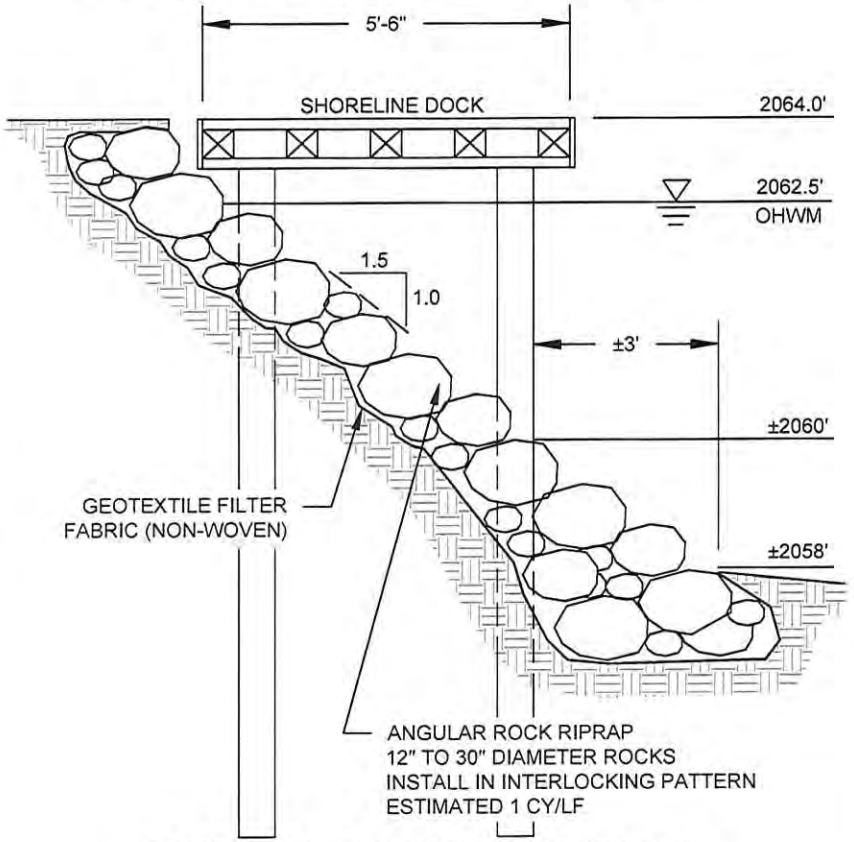
APPLICANT:	VALIANT IDAHO II, LLC
LOCATION:	BONNER COUNTY, IDAHO SECTION 16 & 17, T 57 N, R 1 E, B.M.
WATERBODY:	LAKE PEND OREILLE
DA NUMBER:	

SHEET TITLE:	SITE CROSS SECTION
PROJECT:	IDAHO CLUB NORTH LAKE P.U.D.

James A. Sewell and Associates, LLC
1319 N. DIVISION
SANDPOINT, IDAHO 83864, (208) 263-4160

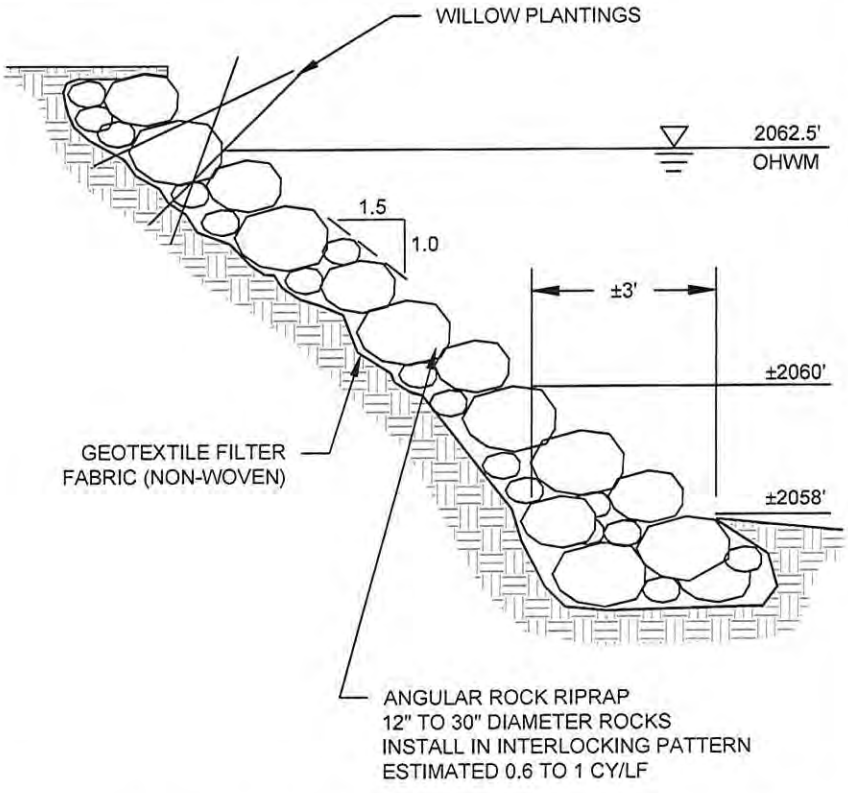
DATE:	06/26/2024
SCALE:	AS SHOWN
DRAWN:	NCF/JPJ
CHECKED:	BSB
PROJ. NO.:	22043-20-001
CAD FILE:	F-VALIANT
SHT.	6 OF 16

NOTE: ELEVATIONS SHOWN ARE BASED ON NGVD 29 DATUM



NON-VEGETATED SHORELINE PROTECTION
(NOT TO SCALE)

NOTE: ELEVATIONS SHOWN ARE BASED ON NGVD 29 DATUM



VEGETATED SHORELINE PROTECTION (NOT TO SCALE)

THIS DRAWING IS TO BE USED FOR PERMITTING PURPOSES - NOT FOR CONSTRUCTION

PROFESSIONAL ENGINEER
REGISTERED
8607
6/28/2024
STATE OF IDAHO
B. SCOTT BROWN

IDAHO DEPARTMENT OF LANDS
JUN 27 2024
PEND OREILLE LAKE AREA

APPLICANT:	VALIANT IDAHO II, LLC
LOCATION:	BONNER COUNTY, IDAHO SECTION 16 & 17, T 57 N, R 1 E, B.M.
WATERBODY:	LAKE PEND OREILLE
DA NUMBER:	

SHEET TITLE: SHORELINE PROTECTION CROSS SECT.
PROJECT: IDAHO CLUB NORTH LAKE P.U.D.

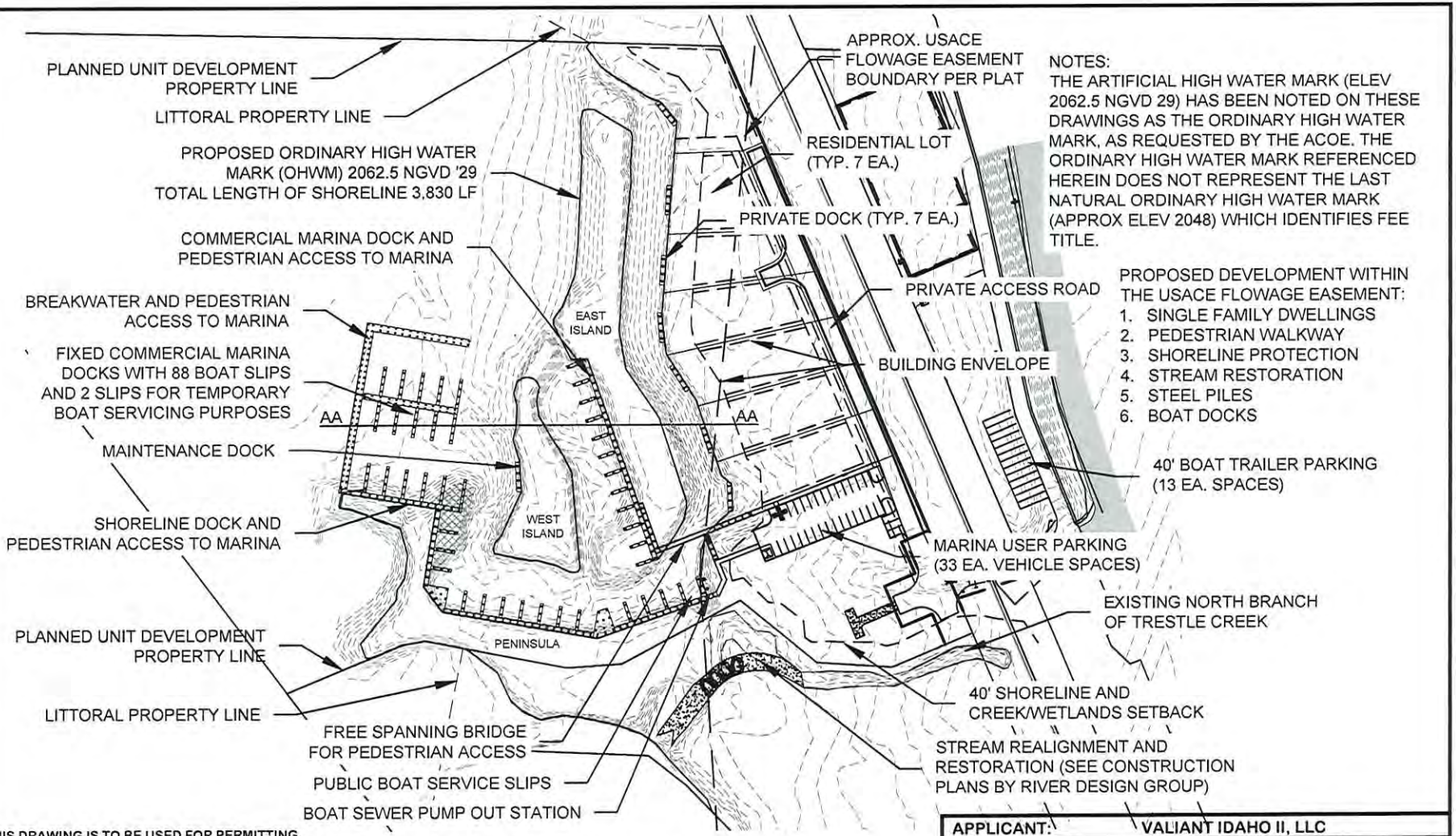
DATE: 06/26/2024
SCALE: AS SHOWN
DRAWN: NCF/JPJ
CHECKED: BSB
PROJ. NO.: 22043-20-001
CAD FILE: E-VALIANT
SHT 7 OF 16

James A. Sewell and Associates, LLC
1319 N. DIVISION
SANDPOINT, IDAHO 83864, (208) 263-4160

ATTACHMENT B.b.3.

OVERALL FINAL PROPOSED CONDITIONS MAP

Idaho Club Joint Permit Application



NOTES:
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PROPOSED DEVELOPMENT WITHIN THE USACE FLOWAGE EASEMENT:
1. SINGLE FAMILY DWELLINGS
2. PEDESTRIAN WALKWAY
3. SHORELINE PROTECTION
4. STREAM RESTORATION
5. STEEL PILES
6. BOAT DOCKS

THIS DRAWING IS TO BE USED FOR PERMITTING PURPOSES - NOT FOR CONSTRUCTION

PROFESSIONAL ENGINEER REGISTERED B. SCOTT BROWN 8607 6/26/2024 STATE OF IDAHO

N

0 100 200 400

SCALE IN FEET
CONTOUR INTERVAL IS 1'
DATUM: NGVD '29

NOTE: SOME ELEVATIONS, CONTOUR LINES, AND ORIGINAL HIGH WATER MARK DEPICTED ON THIS DRAWING ARE PER 2017 TOPOGRAPHIC SURVEY PREPARED BY WELCH-COMER ENGINEERS AND SURVEYORS.

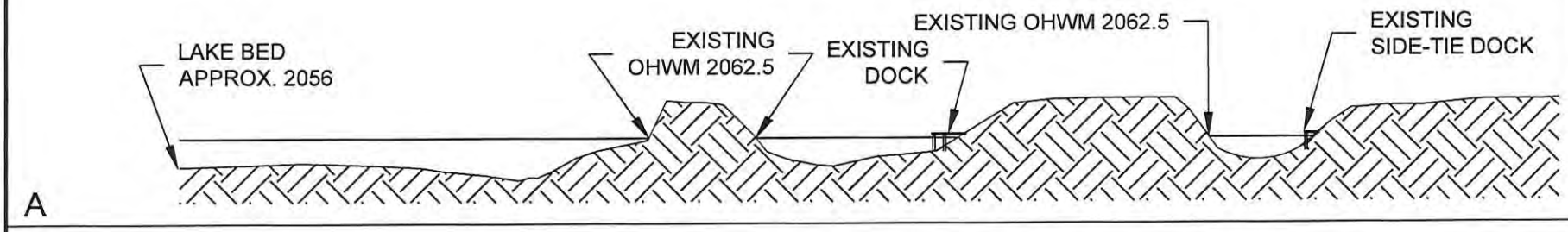
IDAHO DEPARTMENT OF LANDS
JUN 27 2024
PEND OREILLE LAKE AREA

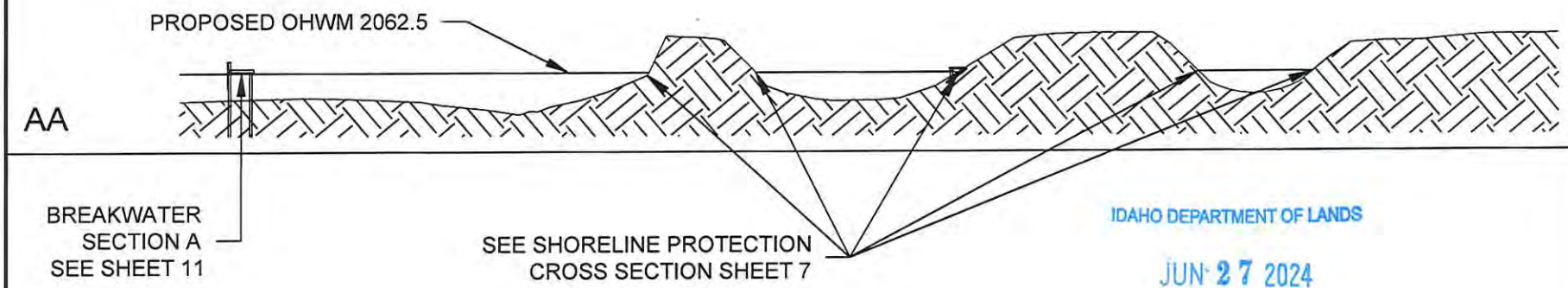
APPLICANT:	VALIANT IDAHO II, LLC
LOCATION:	BONNER COUNTY, IDAHO SECTION 16 & 17, T 57 N, R 1 E, B.M.
WATERBODY:	LAKE PEND OREILLE
DA NUMBER:	

SHEET TITLE:	MARINA SITE PLAN
PROJECT:	IDAHO CLUB NORTH LAKE P.U.D.

James A. Sewell and Associates, LLC
1319 N. DIVISION
SANDPOINT, IDAHO 83864, (208) 263-4160

DATE:	06/26/2024
SCALE:	AS SHOWN
DRAWN:	NCF/JPJ
CHECKED:	BSB
PROJ. NO.	22043-20-001
CAD FILE:	E-VALIANT
SHT	5 OF 16





IDAHO DEPARTMENT OF LANDS

JUN 27 2024

PEND OREILLE LAKE AREA

NOT TO SCALE

NOTES:
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PROFESSIONAL ENGINEER
REGISTERED
8607
6/26/2024
STATE OF IDAHO
B. SCOTT BROWN

APPLICANT:	VALIANT IDAHO II, LLC
LOCATION:	BONNER COUNTY, IDAHO SECTION 16 & 17, T 57 N, R 1 E, B.M.
WATERBODY:	LAKE PEND OREILLE
DA NUMBER:	

SHEET TITLE:	SITE CROSS SECTION
PROJECT:	IDAHO CLUB NORTH LAKE P.U.D.

James A. Sewell and Associates, LLC
1319 N. DIVISION
SANDPOINT, IDAHO 83864, (208) 263-4160

DATE:	06/26/2024
SCALE:	AS SHOWN
DRAWN:	NCF/JPJ
CHECKED:	BSB
PROJ. NO.:	22043-20-001
CAD FILE:	E-VALIANT
SHT	6 OF 16

ATTACHMENT B.b.4.

PROPOSED CONDITIONS
Dock Details

Idaho Club Joint Permit Application

COMMERCIAL MARINA BOAT SLIP SCHEDULE

SLIP LENGTH	TOTAL NO.	SLIP NUMBERS
24'	22 EACH	1-22
28'	32 EACH	23-54
28'	2 EACH	SERVICE SLIPS
40' NARROW	32 EACH	55-76, 79-88
40' WIDE	2 EACH	77-78

PRIVATE BOAT SLIP SCHEDULE

SLIP LENGTH	TOTAL NO.	SLIP NUMBERS
40' SIDE-TIE	8 EACH	N/A

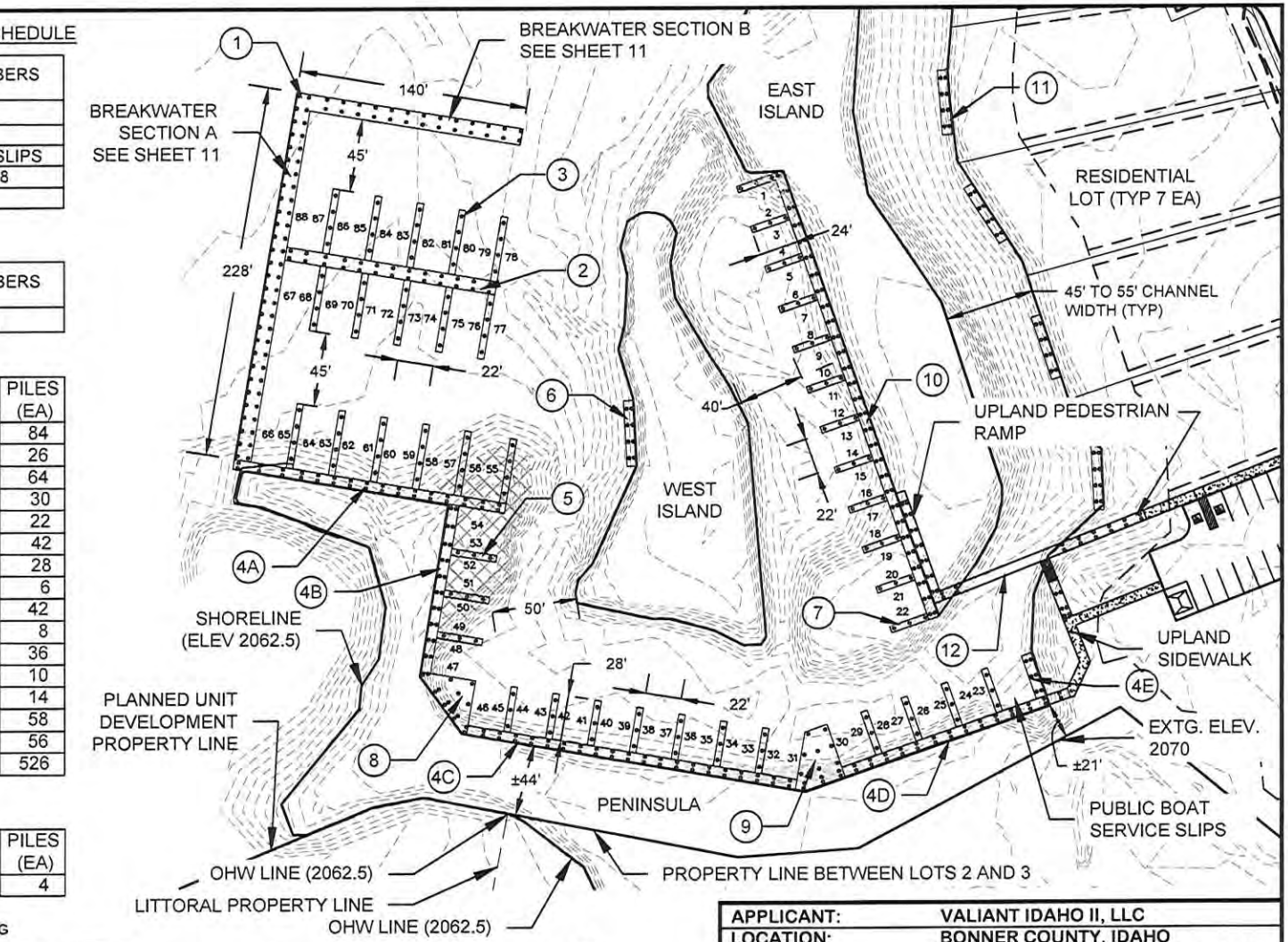
BREAKWATER AND DOCK SIZES

ID #	LENGTH (FT)	WIDTH (FT)	QTY (EA)	AREA (SF)	PILES (EA)
1	358	10	1	3,580	84
2	130	8	1	1,040	26
3	40	4	16	2,560	64
4A	168	6	1	1,008	30
4B	105	6	1	630	22
4C	204	6	1	1,224	42
4D	132	6	1	792	28
4E	28	6	1	168	6
5	28	4	14	1,568	42
6	40	6	1	240	8
7	24	4	12	1,152	36
8	N/A	N/A	1	656	10
9	N/A	N/A	1	786	14
10	290	6	1	1,740	58
11	40	6	7	1,680	56
TL				18,824	526

FREE SPANNING BRIDGE SIZE

ID #	LENGTH (FT)	WIDTH (FT)	QTY (EA)	AREA (SF)	PILES (EA)
12	70	6	1	420	4

THIS DRAWING IS TO BE USED FOR PERMITTING PURPOSES - NOT FOR CONSTRUCTION



SCALE IN FEET
CONTOUR INTERVAL IS 1'
DATUM: NGVD '29

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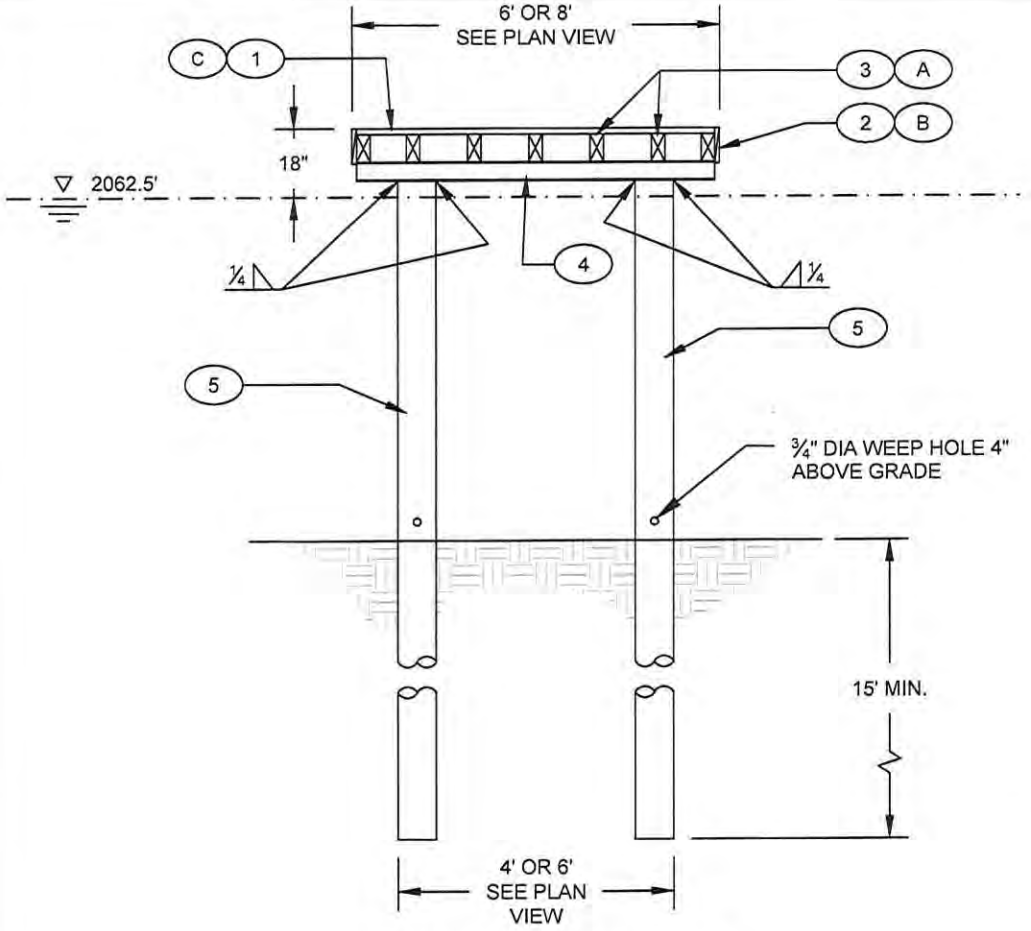
IDAHO DEPARTMENT OF LANDS
JUN 27 2024
PEND OREILLE LAKE AREA

APPLICANT:	VALIANT IDAHO II, LLC
LOCATION:	BONNER COUNTY, IDAHO SECTION 16 & 17, T 57 N, R 1 E, B.M.
WATERBODY:	LAKE PEND OREILLE
DA NUMBER:	

SHEET TITLE: DOCK PLAN
PROJECT: IDAHO CLUB NORTH LAKE P.U.D.

DATE: 06/26/2024
SCALE: AS SHOWN
DRAWN: NCF/JPJ
CHECKED: BSB
PROJ. NO.: 22043-20-001
CAD FILE: E-VALIANT
SHT 8 OF 16

James A. Sewell and Associates, LLC
1319 N. DIVISION
SANDPOINT, IDAHO 83864, (208) 263-4160



DOCK STRUCTURE CROSS SECTION
NOT TO SCALE

MATERIAL LEGEND

1. LIGHT PENETRATING DECKING
2. 2 X 10 CEDAR FASCIA BOARD OR EQUIV.
3. 4 X 8 JOISTS AT 16" O.C.
4. W 5 X 16 STEEL I-BEAM
5. 10" DIA SCH. 40 STEEL PILING AT 10' O.C. (WALL: ~ ⅜")

FASTENER LEGEND

A. JOISTS TO STEEL: ½" X 10" GALV. BOLTS WITH WASHERS AND NUTS THROUGH DRILLED HOLES AT EACH BEARING POINT. RECESS BOLT HEADS IN JOISTS.

B. FACIA: TWO #10 X 3" SCREWS EVERY 12" ALONG JOISTS AND EVERY CROSS TIE BEARING. SPACE SCREWS 1 ½" FROM END OF FACIA.

C. DECKING: INSTALL PER MANUFACTURER.

THIS DRAWING IS TO BE USED FOR PERMITTING PURPOSES - NOT FOR CONSTRUCTION

PROFESSIONAL ENGINEER LICENSED 14031 06-26-2024 STATE OF IDAHO JEFF JENSEN

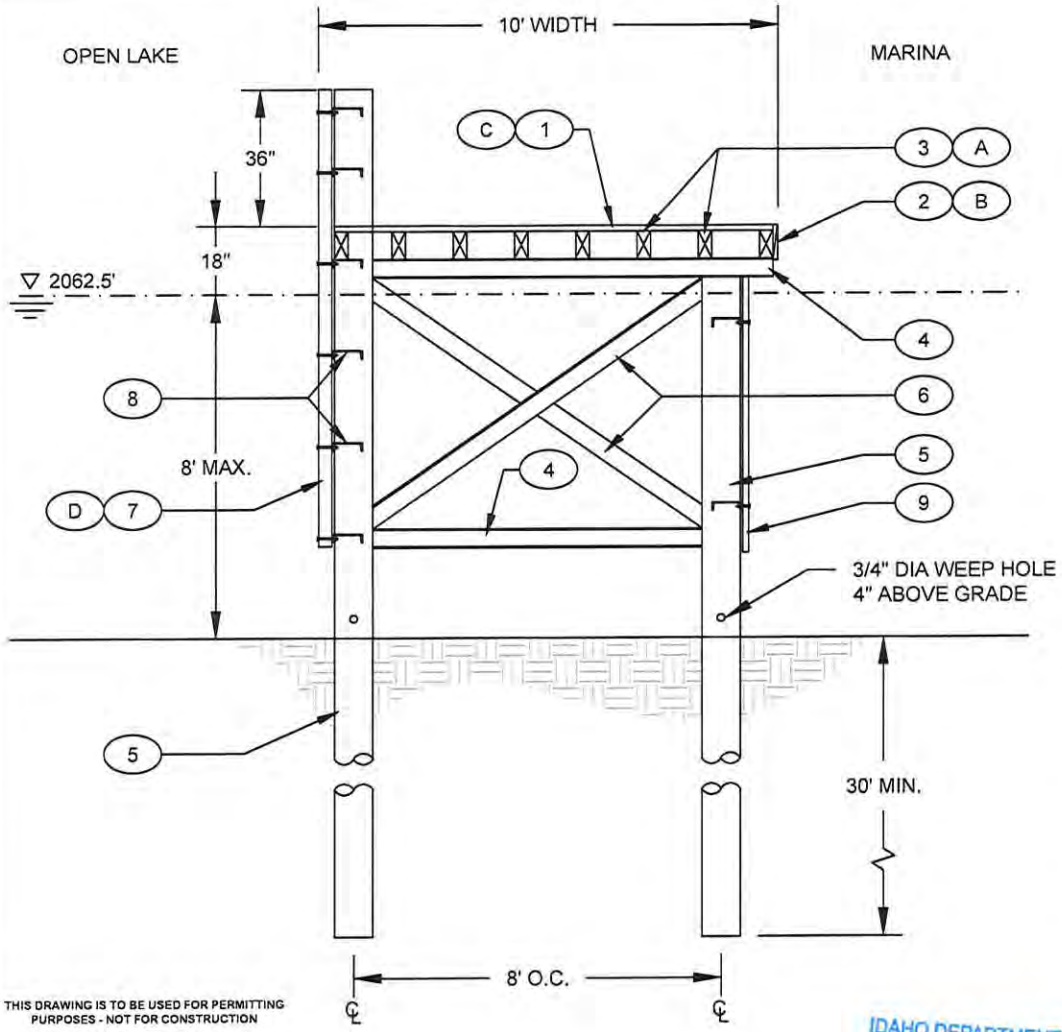
NOTES:
1. ALL DOCKS SHALL HAVE A LEVEL DECK THAT IS 1'-6" ABOVE THE HIGH WATER LEVEL
2. ALL DIMENSIONAL LUMBER (EXCEPT FACIA BOARD AND DECKING) SHALL BE DOUG FIR/HEM FIR, GRADE-NO.2 OR BETTER, PRESSURE TREATED WITH WATERBORNE SALT-CCA, TO A RETENTION LEVEL OF .40pct (SWPB-LP22). FACIA BOARD AND DECKING SHALL BE CEDAR, GRADE-NO.2 OR BETTER.
3. ALL SCREWS SHALL HAVE A RUST PROOF FINISH SUCH AS HOT-DIP GALVANIZED ALUMINUM OR STAINLESS STEEL. ALL OTHER FASTENERS, INCLUDING LAG BOLTS, MACHINE BOLTS, WASHERS AND NUTS SHALL HAVE A SIMILAR RUST PROOF FINISH.

IDAHO DEPARTMENT OF LANDS
JUN 27 2024
PEND OREILLE LAKE AREA

APPLICANT:	VALIANT IDAHO II, LLC
LOCATION:	BONNER COUNTY, IDAHO SECTION 16 & 17, T 57 N, R 1 E, B.M.
WATERBODY:	LAKE PEND OREILLE
DA NUMBER:	
SHEET TITLE:	DOCK CROSS SECTION
PROJECT:	IDAHO CLUB NORTH LAKE P.U.D.

James A. Sewell and Associates, LLC
1319 N. DIVISION
SANDPOINT, IDAHO 83864, (208) 263-4160

DATE: 06/26/2024
SCALE: AS SHOWN
DRAWN: NCF/JPJ
CHECKED: BSB
PROJ. NO.: 22043-20-001
CAD FILE: F-VALIANT
SHT 9 OF 16



NOT TO SCALE

MATERIAL LEGEND

1. LIGHT PENETRATING DECKING
2. 2 X 10 CEDAR FASCIA BOARD OR EQUIV.
3. 4 X 8 JOISTS AT 16" O.C.
4. W 5 X 16 STEEL I-BEAM
5. 10" DIA SCH. 40 STEEL PILING AT 8' O.C. (WALL: ~ ⅜"), CAP TALL PILES
6. L 5" X 5" X 3/8" STEEL ANGLE
7. 4 X 6 PT HEM-FIR VERTICAL BOARDS AT 7" O.C. WITH 1-1/2" GAPS
8. C 8 X 11.5 STEEL CHANNEL, TYP. AS SHOWN 24" O.C. VERTICAL SPACING OR AS SHOWN
9. 2 X 6 PT HEM FIR VERTICAL BOARDS AT 7" O.C. WITH 1-1/2" GAPS

STEEL CONNECTION NOTES:
ALL STEEL MEMBERS SHALL BE COPED TO FIT TIGHT AND CONNECTED WITH 1/4" FILLET OR EQUIVALENT WELDS ALONG THE ENTIRE PERIMETER OF THE CONNECTED PART.

FASTENER LEGEND

- A: JOISTS TO STEEL: ½" X 10" GALV. BOLTS WITH WASHERS AND NUTS THROUGH DRILLED HOLES AT EACH BEARING POINT. RECESS BOLT HEADS IN JOISTS.
- B: FACIA: TWO #10 X 3" SCREWS EVERY 12" ALONG JOISTS AND EVERY CROSS TIE BEARING. SPACE SCREWS 1 ½" FROM END OF FACIA.
- C: DECKING: INSTALL PER MANUFACTURER.
- D: VERTICAL BOARDS TO STEEL: ½" X 5" OR 3" GALV. BOLTS WITH WASHERS AND NUTS THROUGH DRILLED HOLES AT 7" O.C.

THIS DRAWING IS TO BE USED FOR PERMITTING PURPOSES - NOT FOR CONSTRUCTION

PROFESSIONAL ENGINEER LICENSED 14031 06-26-2024 STATE OF IDAHO JEFF JENSEN

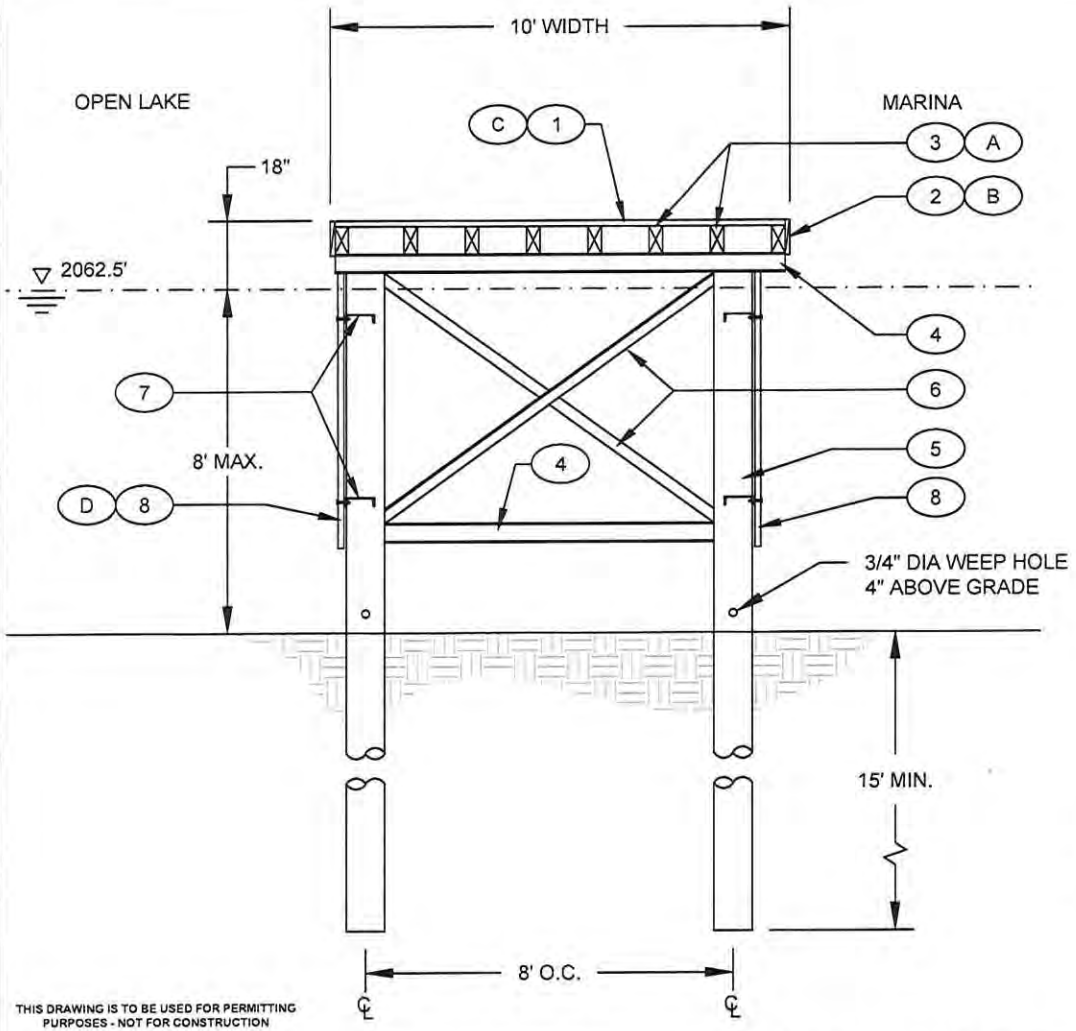
IDAHO DEPARTMENT OF LANDS
JUN 27 2024
PEND OREILLE LAKE AREA

NOTES:
1. ALL SCREWS SHALL HAVE A RUST PROOF FINISH SUCH AS HOT-DIP GALVANIZED ALUMINUM OR STAINLESS STEEL. ALL OTHER FASTENERS, INCLUDING LAG BOLTS, MACHINE BOLTS, WASHERS AND NUTS SHALL HAVE A SIMILAR RUST PROOF FINISH.

APPLICANT:	VALIANT IDAHO II, LLC
LOCATION:	BONNER COUNTY, IDAHO SECTION 16 & 17, T 57 N, R 1 E, B.M.
WATERBODY:	LAKE PEND OREILLE
DA NUMBER:	
SHEET TITLE:	BREAKWATER CROSS SECTION
PROJECT:	IDAHO CLUB NORTH LAKE P.U.D.

DATE: 06/26/2024
SCALE: AS SHOWN
DRAWN: NCF/JPJ
CHECKED: BSB
PROJ. NO.: 22043-20-001
CAD FILE: F-VALIANT
SHT 10 OF 16

James A. Sewell and Associates, LLC
1319 N. DIVISION
SANDPOINT, IDAHO 83864, (208) 263-4160



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PROFESSIONAL ENGINEER LICENSED 14031 06-26-2024 STATE OF IDAHO JEFF JENSEN

BREAKWATER STRUCTURE CROSS SECTION B

NOT TO SCALE

NOTES:

1. ALL SCREWS SHALL HAVE A RUST PROOF FINISH SUCH AS HOT-DIP GALVANIZED ALUMINUM OR STAINLESS STEEL. ALL OTHER FASTENERS, INCLUDING LAG BOLTS, MACHINE BOLTS, WASHERS AND NUTS SHALL HAVE A SIMILAR RUST PROOF FINISH.

IDAHO DEPARTMENT OF LANDS
JUN 27 2024
PEND OREILLE LAKE AREA

MATERIAL LEGEND

1. LIGHT PENETRATING DECKING
2. 2 X 10 CEDAR FASCIA BOARD OR EQUIV.
3. 4 X 8 JOISTS AT 16" O.C.
4. W 5 X 16 STEEL I-BEAM
5. 10" DIA SCH. 40 STEEL PILING AT 10' O.C. (WALL: ~ ⅜"), CAP TALL PILES
6. L 3" X 3" X 3/8" STEEL ANGLE
7. C 8 X 11.5 STEEL CHANNEL, TYP. AS SHOWN 48" O.C. VERTICAL SPACING AND 12" FROM EACH END
8. 2 X 6 PT HEM FIR VERTICAL BOARDS AT 7" O.C. WITH 1-1/2" GAPS

STEEL CONNECTION NOTES:

ALL STEEL MEMBERS SHALL BE COPED TO FIT TIGHT AND CONNECTED WITH 1/4" FILLET OR EQUIVALENT WELDS ALONG THE ENTIRE PERIMETER OF THE CONNECTED PART.

FASTENER LEGEND

- A: JOISTS TO STEEL: ½" X 10" GALV. BOLTS WITH WASHERS AND NUTS THROUGH DRILLED HOLES AT EACH BEARING POINT. RECESS BOLT HEADS IN JOISTS.
- B: FACIA: TWO #10 X 3" SCREWS EVERY 12" ALONG JOISTS AND EVERY CROSS TIE BEARING. SPACE SCREWS 1 ½" FROM END OF FACIA.
- C: DECKING: INSTALL PER MANUFACTURER.
- D: VERTICAL BOARDS TO STEEL: ½" X 3" GALV. BOLTS WITH WASHERS AND NUTS THROUGH DRILLED HOLES AT 7" O.C.

APPLICANT:	VALIANT IDAHO II, LLC
LOCATION:	BONNER COUNTY, IDAHO SECTION 16 & 17, T 57 N, R 1 E, B.M.
WATERBODY:	LAKE PEND OREILLE
DA NUMBER:	
SHEET TITLE:	BREAKWATER CROSS SECTION
PROJECT:	IDAHO CLUB NORTH LAKE P.U.D.

DATE: 06/26/2024
SCALE: AS SHOWN
DRAWN: NCF/JPJ
CHECKED: BSB
PROJ. NO.: 22043-20-001
CAD FILE: F-VALIANT

James A. Sewell and Associates, LLC
1319 N. DIVISION
SANDPOINT, IDAHO 83864, (208) 263-4160

JAMES A. SEWELL & ASSOCIATES, LLC

1319 North Division Avenue
Sandpoint, Idaho 83864
(208) 263-4160

• Civil Engineering • Land Surveying • Building Inspection • Land Use Planning

June 26, 2024

Subject: **Idaho Club Lakeshore Marina and P.U.D.**
Ref: **Breakwater Design Parameters and Wave Height Analysis**

A proposed combination breakwater and dock system is proposed for the above referenced project which is north of Trestle Creek in Bonner County, Idaho. The breakwater will consist of steel piles supporting decking and wood slats. The breakwater is L-shaped with a north/south leg and an east/west leg.

Wave Height

The north/south leg of the breakwater is the most exposed to waves from Lake Pend Oreille. The maximum wave height was calculated using the fetch length and average maximum wind speed based on the following equation:

Hs = 0.00178 x U x (F/g)^0.5

Where: Hs is the wave height in feet
U is the average maximum sustained wind speed in feet per second
F is the fetch length in feet
g is the gravitational constant (32.2 ft^2/s)

Our calculations indicate that the maximum wave height is 3.9 feet using a fetch length (F) of 8.5 miles and a sustained wind speed of 40 mph. The fetch length is measured from a location near City Beach in Sandpoint, Idaho with a slight bend to the north prior to arriving at the marina. The 40-mph wind speed is estimated based on local experience and a limited online review of historical wind speed data. The calculated wave height of 3.9 feet would require a sustained wind speed of 40-mph directly out of the west.

The east/west leg of the docks is much less exposed than the other leg and the calculated wave height is approximately 1.3 ft.

Wave Loads

The hydrodynamic loads associated with the waves were calculated using ASCE 7-16, chapter 5. Using the design equations found in ASCE the maximum horizontal pressure on the north/south leg is approximately 1,100 psf. The maximum pressure on the east/west leg is approximately 380 psf.

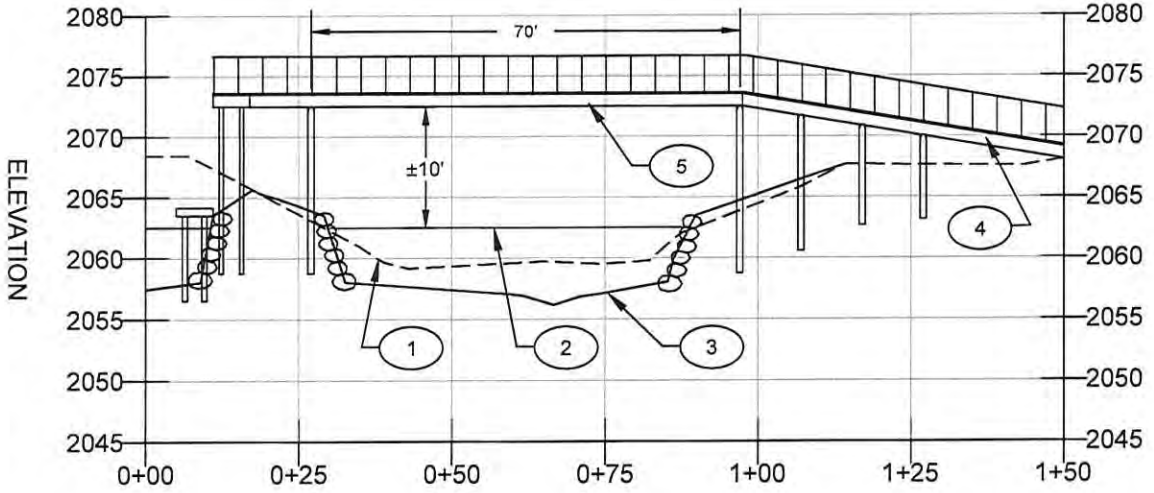
Live Loads

The dock has been designed for a live load of 100 psf.

JAMES A. SEWELL & ASSOCIATES, LLC

By _____
Jeff Jensen, P.E.

pc: File



KEY NOTES

1. EXISTING CHANNEL CROSS SECTION
2. ORDINARY HIGH WATER MARK (2062.5 NGVD '29)
3. PROPOSED CHANNEL CROSS SECTION
4. PEDESTRIAN RAMP (MAX. 1:12)
5. FREE SPANNING BRIDGE WITH LIGHT PENETRATING DECKING

BRIDGE STRUCTURE CROSS SECTION
NOT TO SCALE

THIS DRAWING IS TO BE USED FOR PERMITTING PURPOSES - NOT FOR CONSTRUCTION

PROFESSIONAL ENGINEER REGISTERED B. Scott 8607 6/26/2024 STATE OF IDAHO B. SCOTT BROWN

IDAHO DEPARTMENT OF LANDS

JUN 27 2024

PEND OREILLE LAKE AREA

0 15 30 60
HORIZONTAL SCALE IN FEET

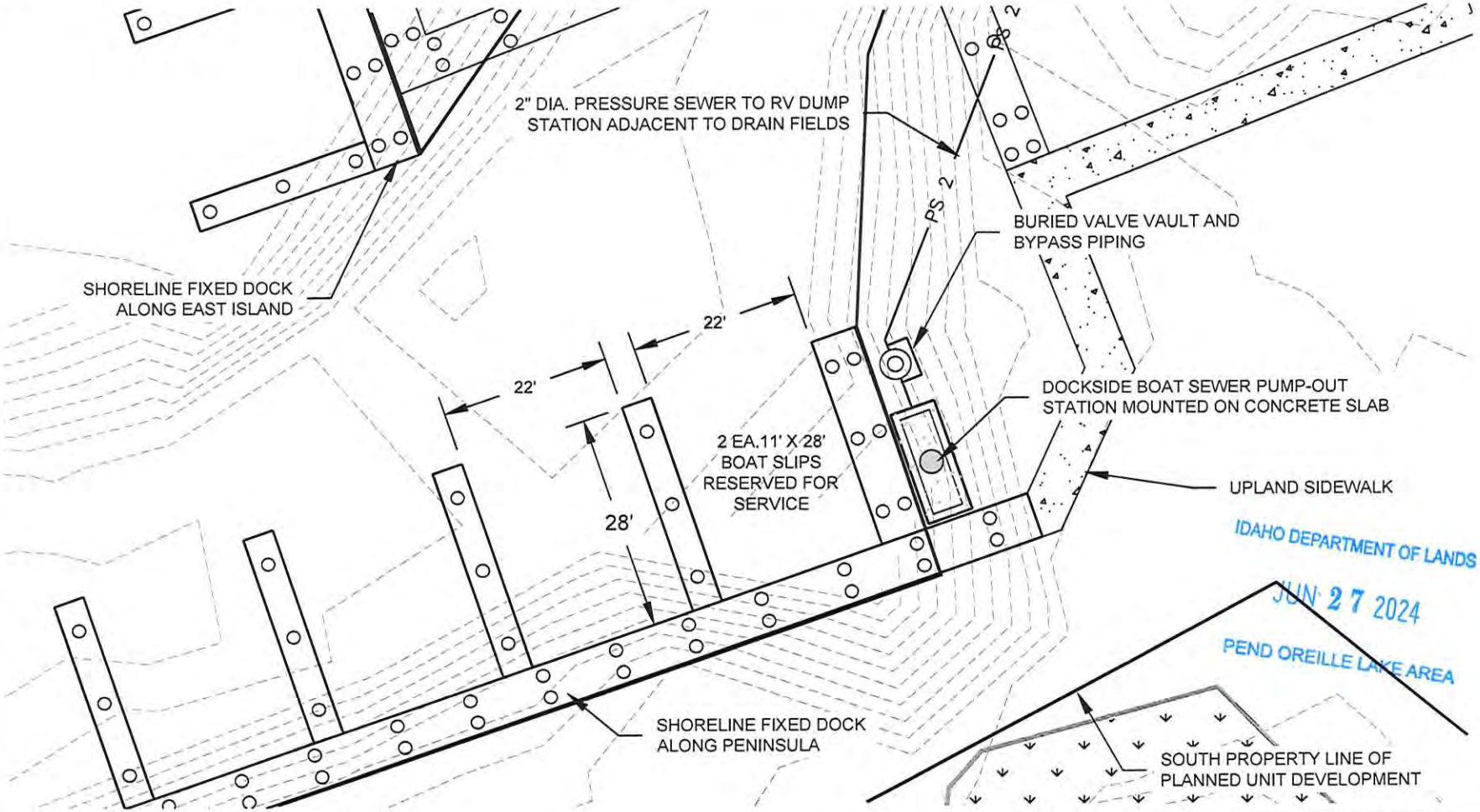
0 7.5 15 30
VERTICAL SCALE IN FEET

NOTE: SOME ELEVATIONS, CONTOUR LINES, AND ORIGINAL HIGH WATER MARK DEPICTED IN THIS DRAWING IS PER 2017 TOPOGRAPHIC SURVEY PREPARED BY WELCH-COMER ENGINEERS AND SURVEYORS

APPLICANT:	VALIANT IDAHO II, LLC
LOCATION:	BONNER COUNTY, IDAHO SECTION 16 & 17, T 57 N, R 1 E, B.M.
WATERBODY:	LAKE PEND OREILLE
DA NUMBER:	
SHEET TITLE:	BRIDGE CROSS SECTION
PROJECT:	IDAHO CLUB NORTH LAKE P.U.D.

DATE: 06/26/2024
SCALE: AS SHOWN
DRAWN: NCF/JPJ
CHECKED: BSB
PROJ. NO.: 22043-20-001
CAD FILE: E-VALIANT

James A. Sewell and Associates, LLC
1319 N. DIVISION
SANDPOINT, IDAHO 83864, (208) 263-4160



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PROFESSIONAL ENGINEER REGISTERED B. SCOTT BROWN 8607 6/26/2024 STATE OF IDAHO

N

0 10 20 40

SCALE IN FEET
CONTOUR INTERVAL IS 1'
DATUM: NGVD '29

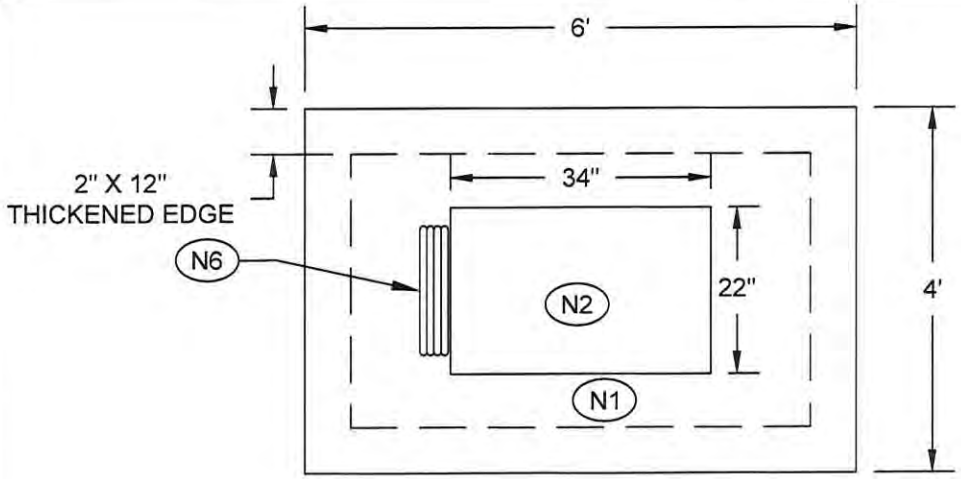
NOTE: SOME ELEVATIONS, CONTOUR LINES, AND ORIGINAL HIGH WATER MARK DEPICTED IN THIS DRAWING IS PER 2017 TOPOGRAPHIC SURVEY PREPARED BY WELCH-COMER ENGINEERS AND SURVEYORS

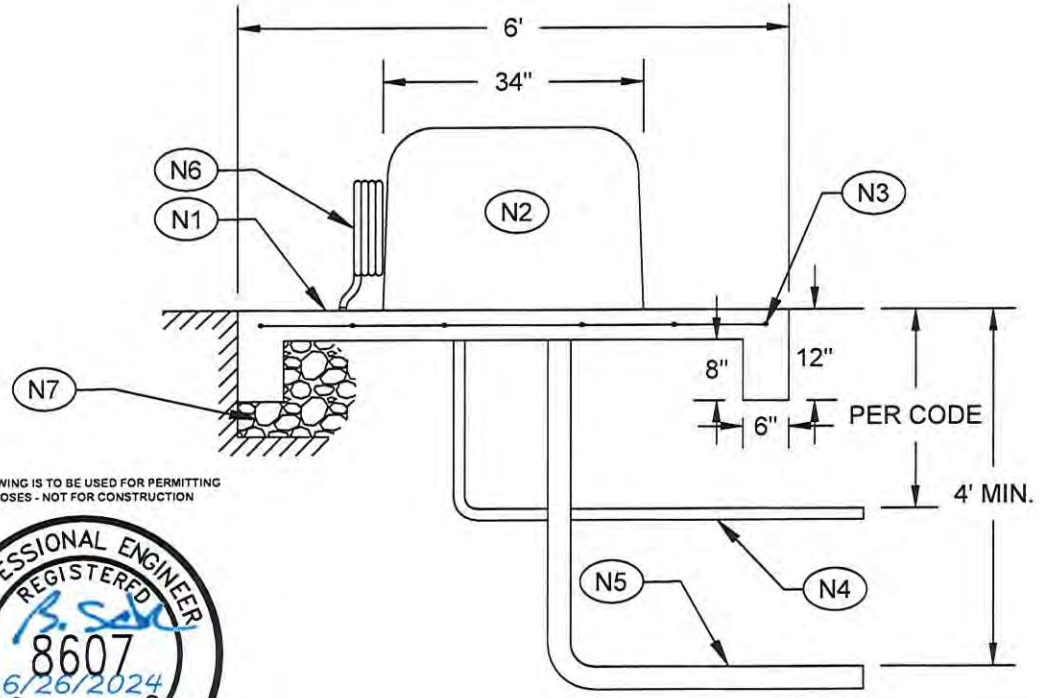
APPLICANT:	VALIANT IDAHO II, LLC
LOCATION:	BONNER COUNTY, IDAHO SECTION 16 & 17, T 57 N, R 1 E, B.M.
WATERBODY:	LAKE PEND OREILLE
DA NUMBER:	

SHEET TITLE:	BOAT PUMP OUT STATION PLAN
PROJECT:	IDAHO CLUB NORTH LAKE P.U.D.

James A. Sewell and Associates, LLC
1319 N. DIVISION
SANDPOINT, IDAHO 83864, (208) 263-4160

DATE:	06/26/2024
SCALE:	AS SHOWN
DRAWN:	NCF/JPJ
CHECKED:	BSB
PROJ. NO.:	22043-20-001
CAD FILE:	E-VALIANT
SHT	13 OF 16





- (N1) 4" REINFORCED CONCRETE SLAB
- (N2) KECO 900.M 34-D 2-HP FIXED DOCKSIDE PUMP OUT STATION (OR APPROVED EQUAL)
- (N3) #4 REINFORCEMENT BARS @ 18" O.C.E.W.
- (N4) ELECTRICAL CONDUIT
- (N5) 2" DIA. CLASS 200 HDPE DISCHARGE PIPE
- (N6) FLEXIBLE SUCTION PIPE (SUPPLIED BY MANUFACTURER)
- (N7) ¾" - MINUS BASE ROCK COMPACTED TO 95% RELATIVE DENSITY

THIS DRAWING IS TO BE USED FOR PERMITTING PURPOSES - NOT FOR CONSTRUCTION

PROFESSIONAL ENGINEER REGISTERED B. SCOTT BROWN 8607 6/26/2024 STATE OF IDAHO

IDAHO DEPARTMENT OF LANDS
JUN 27 2024
PEND OREILLE LAKE AREA

NOT TO SCALE

APPLICANT:	VALIANT IDAHO II, LLC
LOCATION:	BONNER COUNTY, IDAHO SECTION 16 & 17, T 57 N, R 1 E, B.M.
WATERBODY:	LAKE PEND OREILLE
DA NUMBER:	

SHEET TITLE: BOAT PUMP OUT STATION DETAIL
PROJECT: IDAHO CLUB NORTH LAKE P.U.D.

DATE: 06/26/2024
SCALE: AS SHOWN
DRAWN: NCF/JPJ
CHECKED: BSB
PROJ. NO.: 22043-20-001
CAD FILE: E-VALIANT
SHT 14 OF 16

James A. Sewell and Associates, LLC
1319 N. DIVISION
SANDPOINT, IDAHO 83864, (208) 263-4160

ATTACHMENT C

ALTERNATIVES ANALYSIS

The Idaho Club Marina Joint Application

Background

This project has gone through four major, and several minor, iterations over an approximate seventeen-year period. It has been fully permitted twice during that period, with both of those permitted projects having significantly higher levels of impacts than what is presently proposed. Based on feedback from permitting and reviewing agencies, as well as an abundance of public comments from previous submittals for permits related to this site, we have defined an alternative in this Joint Application that AVOIDS jurisdictional impacts to the greatest extent practicable while still allowing the Applicants a reasonable use of the property. The unavoidable jurisdictional impacts have been designed and engineered to MINIMIZE those impacts to the greatest extent practicable while achieving the purpose and need of the project. The actions proposed in this Joint Application address the previous owners' alterations that resulted in negative environmental conditions and result in site changes that serve as MITIGATION for both those past impacts and the minimal impacts proposed by this action.

On Site Alternatives Considered:

1. In 2009, a previous applicant was granted the following permits: USAE 404 Permit (NWW-2007-01218); IDL Encroachment Permit; IDEQ 401 Water Quality Certification; and, USFW Biological Opinion Clearance for a project that had 0.88 acres of jurisdictional fill and 1.1 acres of excavation in jurisdictional areas. The project generally consisted of:
   - One hundred twenty-four (124) boat slips at two locations;
   - High density seventy-six (76) unit condominium project and residential homesites;
   - Breakwater at the southernmost location;
   - Concrete boat launch ramp; Boat service dock and commercial facilities.

2. In 2019, all the above permits and determinations were re-issued by all agencies for a similar (updated) project that had 1.19 acres of jurisdictional fill and 1.43 acres of excavation in jurisdictional areas. That project generally consisted of:
   - One hundred five (105) boat slips at one location;
   - Five (5) private residential lots;
   - Common area and private pavilion; and,
   - Boat launch ramp.

3. In 2023, a similar Joint Application to the one that was granted at permit in 2019 was submitted. It had similar impacts, but without a boat launch ramp. It was updated throughout the period of the application process and was withdrawn earlier this year for further design and engineering. s.

4. This Joint Application has a total of 0.155 acres of jurisdictional fill, .74 acres of jurisdictional shoreline protection, 3.2 acres of excavations in jurisdictional areas. It generally consists of
   - An eighty-eight (88) boat slip marina and breakwater with service dock with boat bilge pump out station;
   - Shoreline protection and restoration
   - Restoration of the historic connection between the North Branch of Trestle Creek and the Main Branch
   - Spanning pedestrian bridge to provide access to the marina

Off Site Alternatives Considered:

Acquisition and Redevelopment of Jeb & Margaret's Trailer Haven, Hope, ID:

This alternative was evaluated as it would have provided a similar number of boat slips, the possibility of upland development of single-family residential lots and boat storage, and close proximity to The Idaho Club.

General Site Information:

(a) Parcel Information: Bonner County Tax ID # RP57N01E213151A.
GPS Coordinates: 48°16'49.41"N, 116°20'59.55"W.
Distance From Subject Properties: 0.12 Miles North.
Acreage: 16.4 +/- acres.
(b) Wetlands Information: National Inventory Map - Partial, Classification Code PF01C.
(c) County/City Zoning Designation: Bonner County - Rural-5 (would need a zoning change to allow mixed use including higher density single family residential and commercial).
(d) Presence of Federally-Listed Threatened or Endangered Species or Critical Habitat: Similar to subject properties due to close proximity to Trestle Creek to the North.
(e) Natural or Regionally Important Ecosystems That May Be Impacted: Similar to subject properties due to close proximity to Trestle Creek to the North.
(f) Site Infrastructure Requirements: Would likely require the replacement of the wastewater and sewer system to accommodate the proposed project.

Practicability Factors:

(a) Costs: Price to acquire the property uncertain, but likely to be significantly higher if the owner was willing to consider a sale. Similar development and construction costs.
(b) Existing Technology/Construction Feasibility: Likely feasible. Uncertain whether boat storage and/or wastewater and sewer components of proposed project could be accommodated on-site.
(c) Logistics: Same as subject properties.

Availability:

Not available. Inquired twice, but owner declined to entertain a sale both times.

Proposed Land Swap for Parcels Owned by Idaho Fish & Game, Sunnyside Road, Sandpoint, ID:

This alternative was proposed as a possibility by contacts at Kaniksu Land Trust after conversations with Idaho Fish & Game. This was considered as it would have provided the possibility of upland development of single-family residential lots, a marina and is within moderate proximity to The Idaho Club.

General Site Information:

(a) Parcel Information: Bonner County Tax ID # RP57N01E190750A and RP57N01E184800A.
GPS Coordinates: 48°16'50.92"N, 116°22'58.56"W.
Distance From Subject Parcel: 11 Miles West.
Acreage: 20 +/- acres.
(b) Wetlands Information: National Inventory Map - None.
(c) County/City Zoning Designation: Bonner County - Rural-5 and Forest (would need a zoning change to allow mixed use including higher density single family residential and commercial).
(d) Presence of Federally-Listed Threatened or Endangered Species or Critical Habitat: Uncertain.
(e) Natural or Regionally Important Ecosystems That May Be Impacted: Uncertain, although located along the Northern shoreline of Lake Pend Oreille.
(f) Site Infrastructure Requirements: Would require full community water system and wells, and community sewer including a drain field or sewage pond. Public roadways, Sunnyside Road and Sunnyside Hill Road, are currently unpaved.

Practicability Factors:

(a) Costs: Significantly higher development and construction costs due to unpaved roads and topography, among other potential issues. Marina costs would be significantly higher as all of the improvements would need to be built across Sunnyside Road.
(b) Existing Technology/Construction Feasibility: Likely feasible. Uncertain whether boat storage and/or wastewater and sewer components of proposed project could be accommodated on-site.
(c) Logistics: Much longer drive from The Idaho Club via Highway 200 and Sunnyside Road, a large portion of which is unpaved, makes this option less desirable. Boat storage, parking and service areas would need to be on the opposite side of a public road, Sunnyside Road, from the marina. Uncertainty as to where the boat storage could be located given the access and topography.

Availability:

Not officially available. Preliminary conversation only. Concerns were raised about whether the original land donors restricted the development rights to the properties when donated to Idaho Fish & Game, which could lead to a legal challenge of such a land swap for the proposed purpose. Additional concerns about a potential legal challenge by the adjacent property owners to rezoning and adaptation to commercial uses.

Acquisition and Development of Seasons at Sandpoint South Parcel, Sandpoint, ID:

This alternative was considered when the property was under previous ownership. At that time, the owner wanted to sell this parcel along with the development parcel to the North of Seasons at Sandpoint, which is currently under construction. Previous owner's asking price, and request that the parcel to the North be included in the sale, made this option cost prohibitive. Too many unresolved questions / issues to properly consider this as a viable option.

General Site Information:

(a) Parcel Information: Bonner County Tax ID # RPS00000233850A.
GPS Coordinates: 48°16'32.61"N, 116°32'40.07"W.
Distance from Subject Parcel: 8.83 Miles West.
Acreage: 2.15 +/- acres.
(b) Wetlands Information: National Inventory Map - None.
(c) County/City Zoning Designation: City of Sandpoint - Commercial A (would need a zoning change and/or modification of subject to Development Agreement with City to allow proposed project).
(d) Presence of Federally-Listed Threatened or Endangered Species or Critical Habitat: Uncertain.
(e) Natural or Regionally Important Ecosystems That May Be Impacted: Uncertain, although located along the Northwestern shoreline of Lake Pend Oreille.
(f) Site Infrastructure Requirements: Most infrastructure and services are located along adjacent roads. Access and construction staging during construction would be a challenge.

Practicability Factors:

(a) Costs: Significantly higher acquisition and development costs due to proposed purchase price, construction challenges within City of Sandpoint and within a densely developed area. When this was discussed with the previous owner, the price was substantially higher than the subject properties and was also contingent upon the purchase of a previously undeveloped parcel on the North end of the project.
(b) Existing Technology/Construction Feasibility: Not feasible for all three proposed uses - residential, marina and boat storage - due to the size of the parcel. Boat storage and/or single family residential components of proposed project could not be accommodated on-site.
(c) Logistics: Much longer drive from The Idaho Club via Highway 200, and to Downtown Sandpoint, made this alternative much less desirable or practical. Boat storage, parking and service areas would have to be eliminated or severely restricted. Uncertainty as to whether any additional boat slips could be approved with the limited lake frontage and space available alongside existing marina.

Availability:

No longer available. Preliminary conversation with previous ownership.

Acquisition and Redevelopment of Beyond Hope Resort, Hope, ID:

This alternative was considered as a possibility as it provided the possibility of upland development of single family residential lots, an existing marina and is within moderate proximity to The Idaho Club. Determined to be cost prohibitive at current asking price of $16M. Further, provided fewer boat slips and uncertainty as whether a zoning change could be secured to accommodate boat storage. Little to no lake frontage for single family residential sites. Most of the developable acreage is off the lakefront and of less development value.

General Site Information:

(a) Parcel Information: Bonner County Tax ID # RP56N01E126604A.
GPS Coordinates: 48°12'55.10"N, 116°17'5.43"W.
Distance From Subject Parcel: 5.7 Miles South.
Acreage: 49 +/- acres.
(b) Wetlands Information: National Inventory Map - No.
(c) County/City Zoning Designation: Bonner County - Recreation.
(d) Presence of Federally-Listed Threatened or Endangered Species or Critical Habitat: Uncertain.
(e) Natural or Regionally Important Ecosystems That May Be Impacted: Uncertain, although located along the Northeastern shoreline of Lake Pend Oreille.
(f) Site Infrastructure Requirements: Most infrastructure and services are located along adjacent roads. Would likely need to upgrade or expand water and sewer systems, as well as build and pave roads throughout the property. Uncertain as to whether community water or sewer systems exist that could accommodate the project.

Practicability Factors:

(a) Costs: Significantly higher acquisition and development costs due almost entirely to proposed asking price of $16,000,000. This price alone renders this alternative impractical.
(b) Existing Technology/Construction Feasibility: Likely feasible to build, but the acquisition price renders this financially unfeasible.
(c) Logistics: Much longer drive from The Idaho Club via Highway 200 makes this option much less desirable. Limited lake frontage severely limits the potential single family homesites and the possibility of increasing the size of the marina. Uncertainty as to whether any additional boat slips could be approved with the limited lake frontage and room alongside existing marina. Too many unresolved questions / issues to properly evaluate this as a viable option.

Availability:

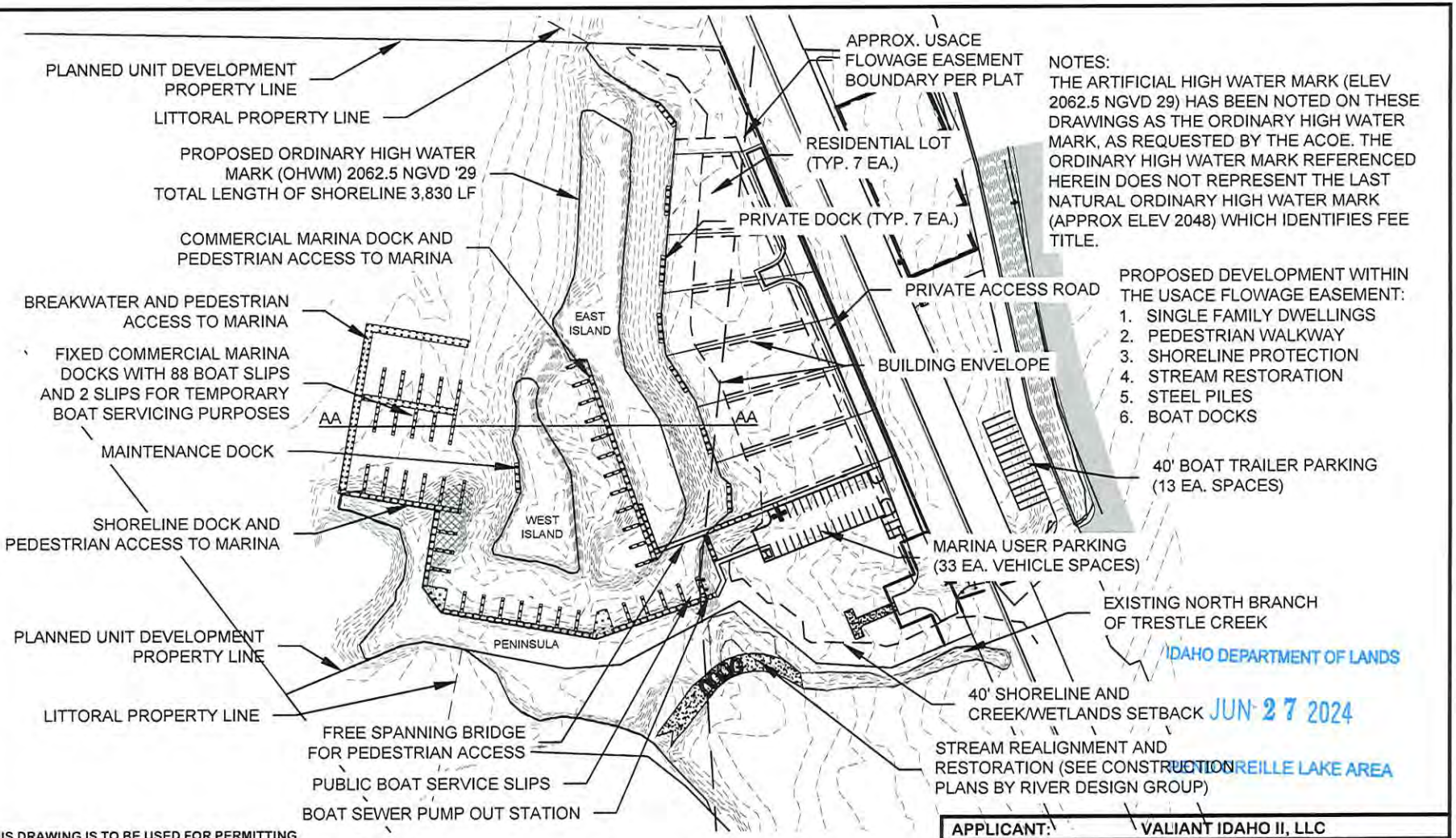
Listed for sale recently at $16,000,000. Price is prohibitive as an alternative to the proposed project.

ATTACHMENT C.c.1.

2024 PRESENT PERMIT APPLICATION ALTERNATIVE

ATTACHMENT C.c.2.

2023 PROPOSED PERMIT APPLICATION ALTERNATIVE



NOTES:
THE ARTIFICIAL HIGH WATER MARK (ELEV 2062.5 NGVD 29) HAS BEEN NOTED ON THESE DRAWINGS AS THE ORDINARY HIGH WATER MARK, AS REQUESTED BY THE ACOE. THE ORDINARY HIGH WATER MARK REFERENCED HEREIN DOES NOT REPRESENT THE LAST NATURAL ORDINARY HIGH WATER MARK (APPROX ELEV 2048) WHICH IDENTIFIES FEE TITLE.

PROPOSED DEVELOPMENT WITHIN THE USACE FLOWAGE EASEMENT:
1. SINGLE FAMILY DWELLINGS
2. PEDESTRIAN WALKWAY
3. SHORELINE PROTECTION
4. STREAM RESTORATION
5. STEEL PILES
6. BOAT DOCKS

IDAHO DEPARTMENT OF LANDS
JUN 27 2024
COEUR D'ALENE LAKE AREA

THIS DRAWING IS TO BE USED FOR PERMITTING PURPOSES - NOT FOR CONSTRUCTION

PROFESSIONAL ENGINEER REGISTERED 8607 6/26/2024 STATE OF IDAHO B. SCOTT BROWN

0 100 200 400

SCALE IN FEET
CONTOUR INTERVAL IS 1'
DATUM: NGVD '29

NOTE: SOME ELEVATIONS, CONTOUR LINES, AND ORIGINAL HIGH WATER MARK DEPICTED ON THIS DRAWING ARE PER 2017 TOPOGRAPHIC SURVEY PREPARED BY WELCH-COMER ENGINEERS AND SURVEYORS.

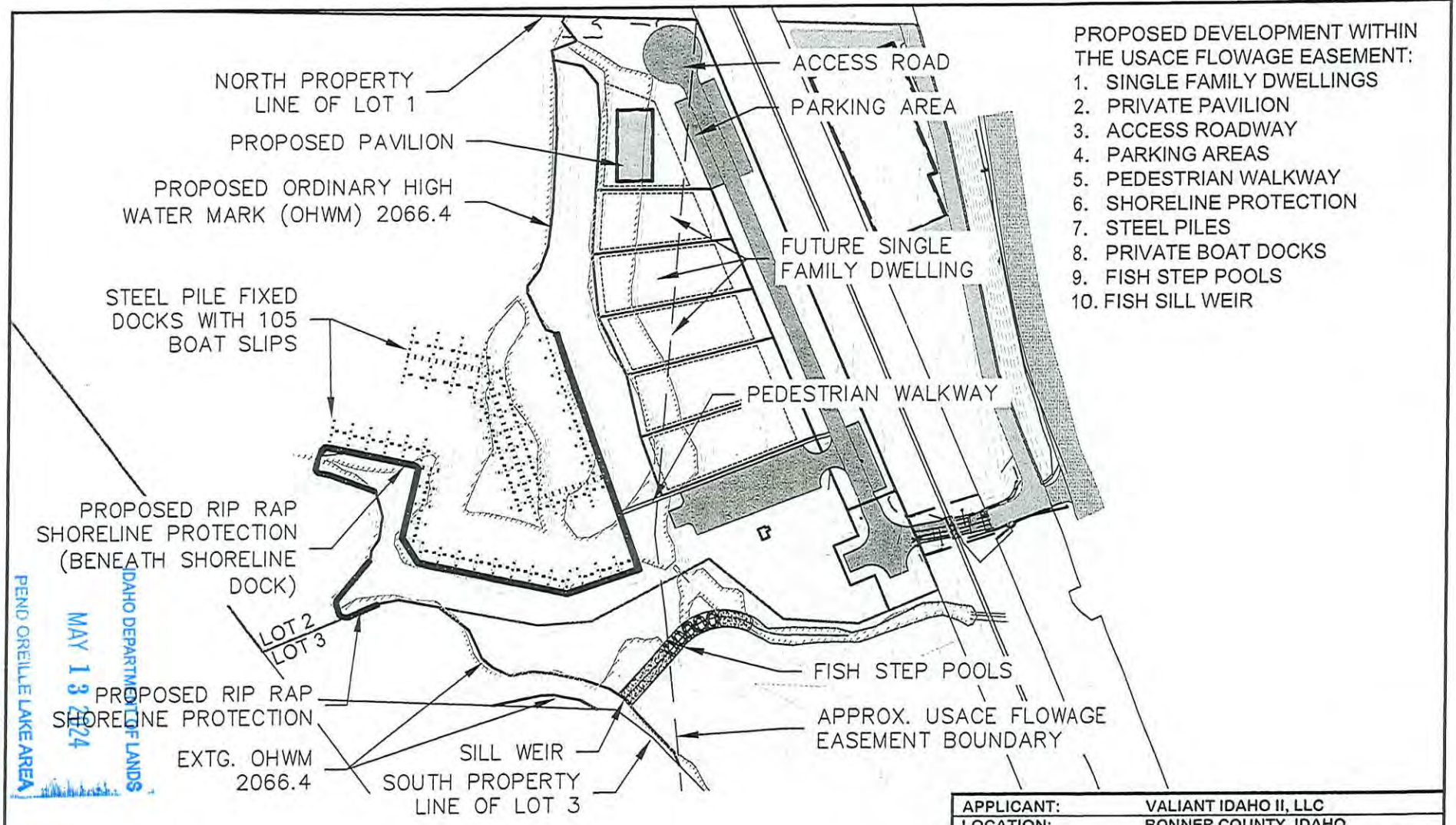
APPLICANT:	VALIANT IDAHO II, LLC
LOCATION:	BONNER COUNTY, IDAHO SECTION 16 & 17, T 57 N, R 1 E, B.M.
WATERBODY:	LAKE PEND OREILLE
DA NUMBER:	

SHEET TITLE: MARINA SITE PLAN
PROJECT: IDAHO CLUB NORTH LAKE P.U.D.

DATE: 06/26/2024
SCALE: AS SHOWN
DRAWN: NCF/JPJ
CHECKED: BSB
PROJ. NO.: 22043-20-001
CAD FILE: E-VALIANT

James A. Sewell and Associates, LLC
1319 N. DIVISION
SANDPOINT, IDAHO 83864, (208) 263-4160

SHT 5 OF 16



PROPOSED DEVELOPMENT WITHIN THE USACE FLOWAGE EASEMENT:

1. SINGLE FAMILY DWELLINGS
2. PRIVATE PAVILION
3. ACCESS ROADWAY
4. PARKING AREAS
5. PEDESTRIAN WALKWAY
6. SHORELINE PROTECTION
7. STEEL PILES
8. PRIVATE BOAT DOCKS
9. FISH STEP POOLS
10. FISH SILL WEIR

PEND OREILLE LAKE AREA

IDAHO DEPARTMENT OF LANDS
MAY 13 2024

PROFESSIONAL ENGINEER
REGISTERED
8607
6/2/2023
STATE OF IDAHO
B. SCOTT BROWN

N

0 100 200 400

SCALE IN FEET
CONTOUR INTERVAL IS 2'
DATUM: NAVD 88

NOTE: ALL ELEVATIONS, CONTOUR LINES, AND ORIGINAL HIGH WATER MARK DEPICTED IN THIS DRAWING IS PER 2017 TOPOGRAPHIC SURVEY PREPARED BY WELCH-COMER ENGINEERS AND SURVEYORS

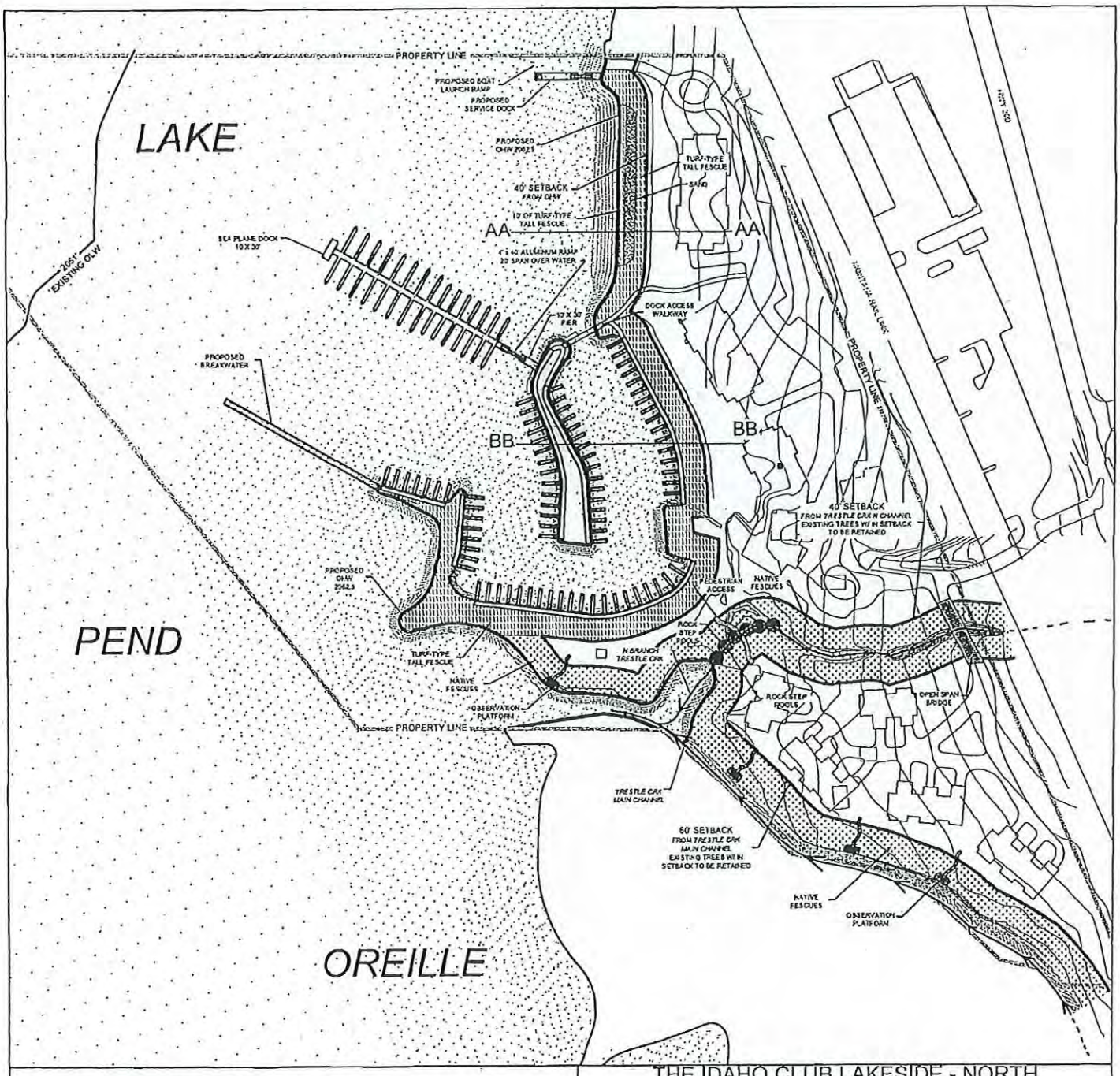
APPLICANT:	VALIANT IDAHO II, LLC
LOCATION:	BONNER COUNTY, IDAHO SECTION 16 & 17, T 57 N, R 1 E, B.M.
WATERBODY:	LAKE PEND OREILLE
DA NUMBER:	NWW-2007-01218
SHEET TITLE:	FLOWAGE EASEMENT EXHIBIT
PROJECT:	IDAHO CLUB NORTH LAKE P.U.D.

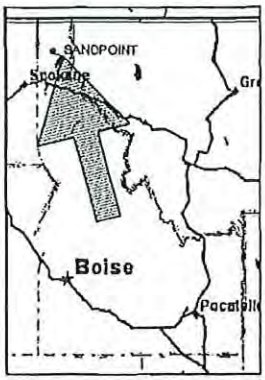
DATE: 06/01/2023
SCALE: AS SHOWN
DRAWN: NCF
CHECKED: BSB
PROJ. NO.: 22043-20-001
CAD FILE: F-VALIANT
SHT 4 OF 16

James A. Sewell and Associates, LLC
1319 N. DIVISION
SANDPOINT, IDAHO 83864, (208) 263-4160

ATTACHMENT C.c.3.

2008 PERMITTED ALTERNATIVE





2062.5 & 2051 ELEVATION SURVEY BY J.R.S. SURVEYING, INC., 2007.

1" = 200'

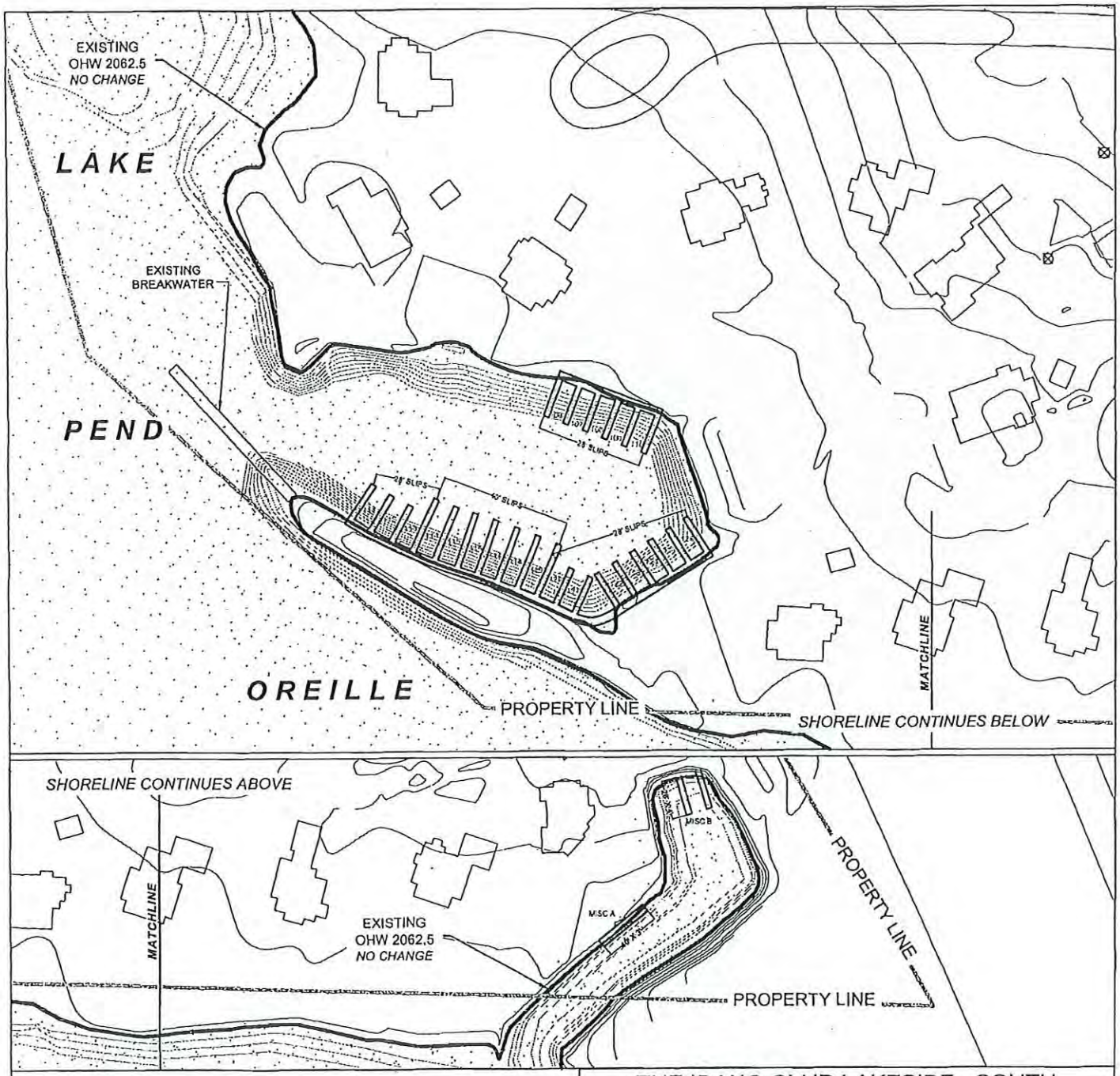
0 100 200

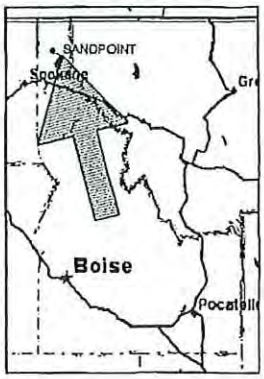
SCALE IN FEET

THE IDAHO CLUB LAKESIDE - NORTH

PROPOSED DOCK, SETBACKS, BREAKWATER & BOAT LAUNCH RAMP PLAN

USACE REF. NO.: 2007-1218-C01
FOR: PEND OREILLE BONNER DEVELOPMENT, LLC
151 CLUBHOUSE WAY
SANDPOINT, ID 83864
PROJECT: THE IDAHO CLUB LAKESIDE
PROJECT LOCATION: LAKE PEND OREILLE
SANDPOINT, ID 83864
LEGAL: A PORTION OF SEC 21, T 57 N, R 1 E, BOISE MER.
COUNTY: BONNER STATE: IDAHO
APPROX LAT/LONG: N 48° 16.819'; W 116° 21.031'
DATE: JOINT APP DATED 9/2007;
REVISED FOR CORPS PUBLIC NOTICE 12/2007
SHEET 6 OF 22





2062.5 & 2051 ELEVATION SURVEY BY
J.R.S. SURVEYING, INC., 2007.

1" = 100'

0 50 100
SCALE IN FEET

THE IDAHO CLUB LAKESIDE - SOUTH
PROPOSED DOCK LAYOUT DETAIL

USACE REF. NO.: 2007-1218-C01
FOR: PEND OREILLE BONNER DEVELOPMENT, LLC
151 CLUBHOUSE WAY
SANDPOINT, ID 83864
PROJECT: THE IDAHO CLUB LAKESIDE
PROJECT LOCATION: LAKE PEND OREILLE
SANDPOINT, ID 83864
LEGAL: A PORTION OF SEC 21, T 57 N, R 1 E, BOISE MER.
COUNTY: BONNER STATE: IDAHO
APPROX LAT/LONG: N 48° 16.819'; W 116° 21.031'
DATE: JOINT APP DATED 9/2007;
REVISED FOR CORPS PUBLIC NOTICE 12/2007
SHEET 13 OF 22

ATTACHMENT D

MITIGATION STATEMENT

The Idaho Club Marina Joint Application

I. JURISDICTIONAL IMPACT SUMMARY

A. Jurisdictional Fills are limited to:

(1) The reconfiguration and restoration of the natural flow of the North Branch of Trestle Creek (0.15 acres). Impacts are offset by the stream restoration work designed by River Design Group (Appendix 2). No fills below 2062.5 (Nav 29), are proposed for this work;

(2) Minor fill of less than 0.01 acre in the North end of the slack water channel for stability and safety;

(3) Vegetated and non vegetated rip rap to stabilize existing highwall shoreline areas exhibiting ongoing erosion and contributing to sedimentation into Lake Pend Oreille (0.72 acres).

B. Excavations in jurisdictional areas are related to contouring and restoring the depth of the boat basins and dock marina areas that have filled over time from adjacent shoreline erosion, and to allow adequate navigable circulation to the public. (3.2 acres)

II. AVOIDANCE

Applicants have designed the overall project to avoid impacts to Waters of the U. S., including wetlands, to the maximum extent practical, resulting in the least environmentally damaging alternative for the reasonable utilization of the site. The proposed project involves the minor placement of fill (total of less than 0.1 acres) in previously disturbed and degraded areas. The fills are limited to:

1. Actions to remove an artificial redirection of the North Branch of Trestle Creek, and to accommodate the restoration of that stream to the main channel of Trestle Creek;
2. A small portion of unsafe and unstable area at the North end of a man-made slack water channel.
3. Rip rap along the shorelines to arrest extensive and ongoing edge erosion throughout the shorelines of the project area. This action both protects the remaining uplands from further degradation and reduces a continued source of sedimentation to the lake.

III. MINIMIZATION

The following describes how the project design incorporates measures that minimize the unavoidable impacts to Waters of the U. S., including wetlands and stream channels.

Rip rap at the tightest stable angle of repose, along with native regenerative plants and seeding to enhance the aquatic resources and to protect water quality, minimizes the impacts of placing the shoreline erosion protection, while at the same time reducing further shoreline degradation and sediment production. Other materials considered included sheet pile, concrete walls, bin walls, MSE walls and gabions, none of

which lent to the approach of maintaining vegetation or incorporating vegetation into the shoreline protection where possible.

The total fill necessary to redirect the North Branch of Trestle Creek channel has been minimized based on the design considerations provided by River Design Group. Closing the historical man-made diversion with fill and armoring is incorporated into the design to prevent the potential for future channel migration. This also eliminates an existing hanging culvert that serves as a barrier to fish migration and may increase mortality of juvenile fish entering the lake during low water periods.

Fill to the man-made slack water channel that was part of the old marina, has been minimized from filling the entire channel to a small 250 SF of fill for safety and stability of a localized spot.

The combined project activity, including connecting channels and removal of a small portion of the island, will result in a net increase of total navigable open water. In total, the excavated materials far exceed the proposed fill materials. Further, the opening of North end of the slack water channel will reduce stagnant warm water, eliminate the limited and impeded exit to the lake, reduce habitat for aquatic invasive species, and reduce aquatic predator habitat.

Construction Methods to Minimize Jurisdictional Impacts:

Construction related impacts will be minimized by restricting the use of heavy equipment directly within jurisdictional areas, and by including the implementation of the following Best Management Practices ("BMPs"):

The North Branch of Trestle Creek will be diverted out of the boat basin prior to work in the boat basin commencing to avoid in-water work.

Old structures and infrastructure will be removed and disposed of in an upland site outside of bull trout critical habitat.

Sediment fencing will be installed at three foot (3') and ten foot (10') intervals from the furthest extent of excavation and along the top of embankments not being excavated to avoid sediment from entering the lake or creek.

Materials will be stockpiled at least one hundred feet (100') inland of the work area and allowed to drain into the well-drained soils prior to removal or redeployment throughout the site as needed.

Vehicles and equipment will be limited to designated, established paths and areas proposed for excavating and filling, limiting potential sediment mobilization.

To prevent sediment mobilization, upon project completion, walkways and landscaping will not be left bare, and exposed shorelines fill will vegetated, capped with riprap, or both.

Equipment will be cleaned prior to arrival on site.

Rip rap will be free of fines and keyed into the shoreline banks and toes.

A rock construction entrance for equipment and sediment fencing down grade of all disturbed ground will be installed prior to construction.

Sediment and erosion control structures will be fully functional before land disturbance occurs on the site.

Paved roadways will be swept at the end of each workday, and gravel roads will be watered when necessary, to minimize dust.

Disturbed ground will be reseeded and stabilized with native grasses and vegetation adapted to the project area, while preserving existing vegetation whenever possible.

IV. MITIGATION

Compensatory mitigation involves actions to offset unavoidable adverse impacts to Waters of the U. S., including wetlands, streams and other aquatic resources (aquatic sites) authorized by USACE permits. Compensatory mitigation may involve the restoration, enhancement, establishment/creation, and/or preservation of aquatic sites. No additional compensatory mitigation is proposed due to the fact that the resulting actions of the Applicants will provide the following benefits:

- Enhancement of selected aquatic resource function(s) and critical habitat are expected. The existing limited flow slack water channel has been heavily modified and displays habitat conditions that support warm-water predator species and the North Branch of Trestle Creek in its current configuration flows directly into this habitat. Limited filling and excavation of these areas will have a secondary benefit of eliminating a habitat that is supportive of predator fish and thus a potential detriment to bull trout.
- Restoration of the North Branch of Trestle Creek to a more natural shape and reconnecting it with the Main Channel of Trestle Creek and associated floodplain, will increase hyporheic exchange, residence times and volume. This in turn reduces pollutants, helps reduce or maintain cooler in-stream temperature, and increase macro-invertebrate diversity and richness, all of which could benefit bull trout.
- Preventing the further decline of certain aquatic resources, by improving the shoreline areas through re-establishment of native riparian grasses and plantings, and by protecting existing upland property that is subject to continued erosion.
- Shoreline stabilization and protection will eliminate an ongoing source of sediment input to the lake.

ATTACHMENT E

WATER QUALITY MANAGEMENT PLAN

The Idaho Club Marina Joint Application

Water Quality Management Plan Overview:

This plan is for use in reference to the proposed Clean Water Act, Section 401 Water Quality Certification related to a Clean Water Act, Section 404 Permit being sought for a marina and residential development on Lake Pend Oreille. It defines protection and protocol measures to avoid and minimize impacts to the waters of Lake Pend Oreille and nearby Trestle Creek, and consists of the following items:

- Project Overview & Summary of Construction Activities;
- Temporary Erosion & Sedimentation Control Measures;
- Permanent Erosion & Sedimentation Control Measures;
- Project Construction & Revegetation Schedule;
- Best Management Practices ("BMPs") for Jurisdictional Work Activities; and,
- Maintenance & Repair Responsibilities.

The upland activities for this project will require a construction general permit ("CGP") coverage under Section 402 of the Clean Water Act. A site-specific storm water pollution prevention plan ("SWPPP") and all protocols associated with the CGP will be developed for that upland portion. A Storm Water, Erosion and Sediment Control Management Plan will also be developed and approved for compliance with the Bonner County, Idaho storm water ordinance.

This Water Quality Management Plan ("WQMP") shall be the guidance document for the management of work associated with jurisdictional areas below the ordinary high water mark ("OHWM") of Lake Pend Oreille, work associated with the restoration of artificial portions of the North Branch of Trestle Creek and reconnection to the Main Branch of Trestle Creek, and work adjacent to those areas with the potential of affecting jurisdictional areas. This WQMP, as well as the SWPPP plans and measures, are intended to be reviewed and updated with additional protection measures as the project progresses and whenever adjustments are needed throughout the ongoing work.

I. Project Overview & Summary of Construction Activities:

The project involves the replacement of an existing privately owned lakefront recreation site and dilapidated docks into a new public commercial marina for the use by residents and members of The Idaho Club community and general public boat slip renters. The project also entails the reconfiguration of the artificial terminus of the North Branch of Trestle Creek, which now flows into the existing boat basin, and restoration of this channel to resume its natural flow back into the Main Branch of Trestle Creek.

The main work activities will consist of the reconfiguration of the existing boat basin area shoreline and the limited excavation of the Northern portion of the artificial island. Excavation is proposed below the OHWM of 2062.5' to contour the areas below the proposed boat docks to a gradually sloping bottom elevation from 2058 to2055.5'. Much of the area where the docks will be located is close to these elevations and requires minimal contour excavation. This will allow outflow from the boat basin areas in the fall and minimize potential fish trapping water pockets within the project area. There is no excavation or fill proposed to any location below the Ordinary Low Water Mark ("OLWM") of 2051.0'.

All excavation and or fill related to shoreline stabilization work below the OHWM will be done in late Fall to early Spring to avoid direct in-water activity by machinery or equipment, other than minimal incidental standing water at isolated locations. No excavation or fill will occur in open water with direct connection to Lake Pend Oreille as the work is proposed for the period when the water level is at its low seasonal levels. Machinery and equipment needed for excavation will be restricted to the upland areas or areas being directly excavated on the bed of the lake. This will minimize disturbance and avoid impacts from compaction to the lakebed.

Once the shorelines have been stabilized and protected with rip rap and vegetation, the existing condition of continued shoreline edge erosion and sediment deposition to the lake from the abandoned boat docks and basin, will be eliminated.

Pile driving for the docks will be performed primarily from the shoreline for the proposed fixed docks constructed on the perimeter of the basin. This will avoid and minimize impacts and compaction to the bottom of the exposed lakebed from construction equipment. The remaining dock pilings not accessible from adjacent upland areas will be installed from a marine work barge when water elevations allow for barge access and operations.

All pilings will be vibratory driven, and during all in-water barge pile work, the work area will be surrounded with sediment/turbidity curtains. Turbidity monitoring within and outside of the possible turbidity impacted area, as well as background away from project impacts, will be conducted each day that there is pile driving activity.

The dock structures will be of steel frame construction with a light colored, composite decking that allows light to penetrate. Pilings for the dock structures will be steel piles and painted with a non-toxic, long-lasting light-colored marine paint to reduce dark habitat hiding areas for predator fish. The docks generally will only have access for use from June through September with limited access in October and May while the regulated lake level is being drawn up or down.

The work associated with the restoration of the North Branch of Trestle Creek will not include any in-water work activities other than, potentially, the final connection to Trestle Creek. Even then, this work will be isolated from the Main Branch of Trestle Creek with inflated water structures or equivalent until the final tie in is approved on site by the designated project manager responsible for the restoration of the North Branch of Trestle Creek.

Elimination of the artificial culvert connection between the North Branch of Trestle Creek and the existing boat basin is proposed to redirect and restore its seasonal flows to Trestle Creek and eliminate the possibility of out-migrating fish, including bull trout, from getting flushed into the boat basin, as now occurs.

All disturbed areas associated with the Trestle Creek restoration will also be enhanced by the restoration of native riparian vegetative corridors in the vicinity of open water creek channels. Large trees and native shrubs within this corridor will be retained to the greatest extent practical as part of the restoration plan. The ownership of the property on which the restoration of Trestle Creek will occur was transferred by an affiliate of the Applicants to the Kalispell Tribe in December of 2023. All the proposed restoration work will be performed in cooperation between the Applicants and The Kalispell Tribe under a reciprocal easement between the parties for access and utilities.

II. Temporary Erosion & Sedimentation Controls

Erosion prevention and sedimentation control surface water protection BMPs will be installed prior to beginning of each stage and area of earth disturbing activities on the site. These measures will include, but not be limited to:

- Sediment fencing;
- Construction entrance protection;
- Sediment control wattles;
- Sedimentation and dewatering basins or surface structures;
- Erosion control blankets and rolls; and,
- Temporary cover seeding and mulching.

The following is a general implementation schedule and BMPs for temporary erosion and sedimentation controls. Some items may occur concurrently.

1. Vegetative and structural erosion and sedimentation control practices shall be reviewed with the general contractor, as well as all subcontractors who perform any work within the project limits.
2. All environmental protection work will be under the supervisory direction of a designated Construction Management Erosion and Sediment Control Lead ("CESCL"). The BMPs will be constructed and installed to meet State (401 Water Quality Certification and 402 NPDES) and Bonner County standards.
3. A copy of the approved SWPPP, maintenance and inspection sheets, points-of-contact listing, permits and permit conditions, and all major construction stage dates shall be available on the site, at all times, at a designated location, for both contractor and agency reference and review.
4. The general contractor, as well as all subcontractors, shall sign a certification statement affirming that they have reviewed, understand, and shall adhere to all environmental protection permits and conditions. The CESCL will be authorized by the project owner to cease work by any contractor who is not adhering to the project permit conditions.
5. Wire reinforced sediment fencing shall be installed at three foot (3') and ten foot (10') intervals water-ward from the furthest extent of excavation, and along the top of embankments not being excavated to avoid sediment from entering the lake or creek. All areas within one hundred feet (100') of open water that are disturbed shall be seeded and covered with either clean, weed free anchored straw, erosion blankets, or hydro-mulched with bonded fiber matrix within twenty-four (24) hours of reaching finish grade. Areas of disturbed open soil within one hundred feet (100') of open water, but not at final grade, will be protected at the end of each day with temporary mulch cover, similar to the above, if left unworked for more than twenty-four (24) hours.

6. The general contractor shall install temporary sedimentation and dewatering infiltration surface structures or basins. The location of the sediment and infiltration basins will be defined on-site by the CESCL and will be implemented by the contractor after sediment perimeter protections are in place, but before major site disturbances have begun. The locations of these basins may change at various stages of the project, but shall be located at least one hundred feet (100') from open water areas. During any required dewatering operations, water will be pumped into these sedimentation infiltration basins and sediment traps constructed in upland areas. There shall be no discharge of runoff or dewatering to Trestle Creek or the lake during the development of this project. (See Dewatering Plan & Protocol below).
7. The general contractor will be responsible for maintenance of the temporary erosion and sediment control measures. All erosion and sedimentation control measures shall be inspected every seven (7) calendar days, as well as following a rainfall event greater than one-half an inch (0.5"), by both the general contractor and the CESCL. All BMPs installed below the OHWM during excavation will be inspected at the beginning and end of each work activity day by the project manager.
8. Sediment and erosion control structures appropriate to each stage of work, as determined by the CESCL, shall be fully functional before major land disturbance occurs on each area within the site.
9. Vehicular access to and through the site shall be restricted to paved, rock or gravel drives. The rock and gravel drives and staging shall be installed prior to commencement of any major construction. Rock shall be maintained, and whenever it becomes embedded with soil, either be topped with additional clean rock or removed and replaced.
10. Soil or debris that is washed, tracked or deposited onto paved areas within the project boundaries shall be removed before the end of each day. Any soil or debris tracked onto the adjacent public roads of the highway shall be removed immediately.
11. The surface of bare soil areas or stormwater facility areas shall be permanently or temporarily protected from erosion within forty-eight (48) hours after final grade is reached. Stripped areas not at final grade that will remain unworked for more than twenty-four (24) hours shall be protected from erosion by either erosion control fabrics or anchored straw mulch. All disturbed areas and gravel roads will be watered as needed to eliminate dust from work activities.
12. If a stockpile of project soil material is to remain in place for more than three (3) days, or prior to projected precipitation events, or before each weekend or holiday work cessation, it shall be enclosed with sediment fence to contain runoff from their immediate storage area. If a soil stockpile is to remain unused for more than seven (7) days, it shall be stabilized and covered with fabric, plastic, or bonded fiber matrix to eliminate erosion or dust generation.
13. The general contractor will be responsible for maintaining all temporary BMPs and upon the approval of the CESCL, shall remove them as appropriate after construction is completed and full vegetation/stabilization is established.

III. Permanent Erosion & Sedimentation Controls

The following implementation schedule and BMPs will be followed for permanent protection and controls. Throughout project implementation and through completion, both proactive and adaptive management efforts will be utilized by the general contractor, as reviewed and directed by the CESCL.

1. Shoreline embankments and grades within one hundred feet (100') of open water will be final graded as soon as practical to establish a stable shoreline embankment and to create areas that encourage surface water flows to be away from open water or jurisdictional areas, and towards the interior of the upland areas.
2. Shoreline areas will be stabilized with riprap rock placement, planted with native riparian vegetation, and areas above seeded with native fescues as defined in the Riparian Restoration Plan. The shorelines where the docks are located will be stabilized with riprap.
3. All project interior access roads and impervious areas will be final graded and stabilized with surface runoff directed to bio-infiltration areas as approved by Idaho Department of Environmental Quality ("IDEQ") and Bonner County in the project SWPPP.
4. All building construction will be implemented and adhere to the project SWPPP addressing upland area development and approved by IDEQ and Bonner County.

IV. Project Construction & Revegetation Schedule

The implementation of the identified temporary erosion and sedimentation BMP's, as required prior to any earth disturbing activities, shall include the following:

1. Installation of rock covered access roads and staging pads.
2. The restoration of the North Branch of Trestle Creek from the culvert that flows into the existing boat basin, back to the existing historic outlet to the Main Branch of Trestle Creek. This work to be performed between Mid August and mid November when the North Branch has been historically dry. If, for any reason, the North Branch is not dry at the time of proposed work, the work will be postponed until the North Branch is dry.
3. The rocky and gravelly sand glacial outwash being excavated from the Northern end of the island and shoreline will be stockpiles and allowed to drain in designated upland areas away from the lake, and utilized for structural fill, upland leveling, or removed from the site. Based on our historical observation, and review through the Fall of 2023, once the lake is drawn down approximately three feet (3') to 2059.5', and no flow input from the North Branch of Trestle Creek is entering the boat basin, work on shoreline edges, channel excavations, and boat basin levelling can begin.
4. All excavation and fill activities below the OHWM will be done after the lake has been drawn down to 2055.0' or lower. No excavation or fill activity will occur in water that has a direct surface water connection to the lake or Trestle Creek due to such work being completed when the seasonal water level is lowest.
5. The North Branch of Trestle Creek restoration work will be completed prior to the normal creek flow which typically starts in late November All channel restoration and riparian planting and seeding of native species will occur in the late Fall and early Spring.

6. Pile driving for the docks along the shoreline will be done from the shore to minimize the impact and compaction to the bottom of the exposed lakebed during low water in the late Fall through early Spring. The remaining dock structure piles and breakwater will be installed from a barge in the Summer due to many of them being out of safe reach for an upland mounted crane. Piles will be vibratory driven. During all in-water pile work, the work area will be surrounded with sediment / turbidity curtains.
7. Spill containment materials will be installed and maintained whenever any work is done below or within fifty feet (50') of the OHWM as a preventive measure. Spill response and containment kits will be mounted on each piece of motorized equipment that is working within fifty feet (50') of any waterway. A Main Spill Coordination, Supply and Response Center shall be located in the central staging area where the designated fueling and maintenance management area is located. All employees on the site shall know where spill response and containment materials are and how to use them prior to starting work on the site. Further details are identified below under Project Spill Prevention, Response, Containment & Reporting.

The construction work BMPs installation will take place in the following general sequence. Some of the following will be done concurrently:

- Temporary erosion and sediment controls installation;
- Access road clearing, grubbing and grading;
- Staging areas established;
- Dewatering/sediment basins installed;
- Diversion and dewatering of the excavation areas and fill areas, if needed;
- Excavation and fills;
- Permanent stabilization and restoration;
- Dock installation;
- Reseeding and revegetation; and,
- Temporary controls removal (after full vegetation establishment).

V. Best Management Practices for Jurisdictional Work Activities

Work below the OHWM of 2062.5' is related to:

1. Diversion of the artificial portions of the North Branch of Trestle Creek to the Main Branch of Trestle Creek;
2. Construction of ingress and egress via temporary access roads on construction fabric to the island for excavation work, which will be later removed down to, and include, the construction fabric initially installed;
3. Excavation to reestablish the uniform boat basin;
4. Minor jurisdictional fill for localized stabilization;
5. Shoreline stabilization and restoration; and,
6. Piling installation for the fixed dock structures.

All of this work will take place during the Fall and Winter seasonal regulated pool of Lake Pend Oreille and be out of the water. Pile driving for the remaining docks will be done in the Summer from a marine work barge.

BMP Protocol

The following protocol will be followed for all work in jurisdictional areas, using appropriate BMPs whether water is present or not, at the adjacent upland staging area, and on the work barge, including, but are not limited to:

A. Project Spill Prevention, Response, Containment & Reporting:

Spill containment materials in types and quantities sufficient to absorb one hundred thirty percent (130%) of all on-site petroleum-based equipment fluids will be available at the point of use at all times. This shall include, but not be limited to, absorbent pads, booms, socks and wraps. Work crews will be trained in protection needs and response evaluation as well as the appropriate deployment and use of the materials. Materials inventory will be replaced as used and increased as appropriate to work activities. In the event of containment materials being used, after containment and repair of the leak or spill, the used materials will be removed to an off-site, upland location for disposal and/or recycling at an approved commercial facility. All spills or leaks shall be reported immediately to the project CESCL and the IDEQ. Any spill or leak directly into surface water shall require immediate work shut down, full response by all present and immediately reported to the IDEQ.

B. Storage of Equipment Fluid:

All machinery and equipment fluids at the upland staging area and on the work barge shall be maintained in double walled containers and secured in specific defined containment areas. The pile driving crane/machinery, even when working in dry conditions, will utilize hydraulic fluids that are EPA approved for marine environments (Chevron Clarity™ ISO 46, or equivalent). Quantities of maintenance fluids and fuels on site will be limited to immediate needs amounts. Fuels and fluids will be re-supplied as needed via the work barge work support / access boat. Transport containers will be similarly double walled containers that will replace the empty / used up containers.

C. Equipment Servicing & Refueling:

Except for equipment that cannot be removed from the work barge or embankment work areas (i.e., pile drivers/cranes, etc) all equipment and machinery will be serviced and repaired in the upland staging areas. When servicing or fueling must occur on the work barge or within fifty feet (50') of surface water, the following protocol and procedures will be followed:

1. Placement and parking of equipment or machinery on fluid absorbing pads, underlain with a plastic barrier. Or, if that positioning is not feasible, a similar absorbing catchment system will be placed immediately beneath the fluid filling area (i.e., gas tank, hydraulic reservoir, etc).

2. A transfer hose or flexible funnel will be placed and secured into the receiving receptacle prior to any initiating/start-up of fluid transfer.

3. During fueling/servicing, a person must be physically present and in direct contact with the filling nozzle when filling fuel tanks. All fueling nozzles will be fitted with positive feedback "dead man switches" that will automatically shut off if left unattended.

4. When completed, the transfer hose will be drained prior to removal from the fueling area and stored in a contained receptacle or location.

5. Prior to removal of the temporary containment/catchment system, the machine or equipment will be inspected for leaks at the point of fueling and at all fuel system and hydraulic connections. If any leaks of any quantity are discovered, they will be repaired prior to equipment/machinery start-up.

The barge and work boat will have bilge compartments or equivalent marine stabilizing/holding water tanks cleaned and sterilized prior to launching on Lake Pend Oreille. This is to ensure that no exotic flora or fauna will be imported into the water body and to ensure that no polluted water will be available within the system and discharged. Bilges will have spill absorbent materials in them, and bilge pump-out water will be monitored for cleanliness. If determined to be needed based on this monitoring, additional outlet filters and/or petroleum absorbent material will be installed and maintained to ensure that discharging water is clean.

All equipment working on site shall be inspected at the beginning of each day for leaks or potential leaks. Each evening, all equipment shall be inspected for leaks and parked on a spill absorbent pad to ensure any drips or leaks are able to be identified at the start of each day.

D. Removal of Old Bulkheads, Docks & Boardwalk Structures:

Throughout the project area, there are remains of old bulkheads, docks, bridges and boardwalks. Some of these structures have what appear to be old railroad ties and bridge timbers as their bases or backing. The untreated wood portions of the docks, bridges and boardwalks will be removed and disposed of at either a recycling facility or the Bonner County waste disposal facility. Treated timbers and ties that are removed will be removed from the site and disposed of at an appropriate facility for handling treated wood waste. If these treated materials are stockpiled on site temporarily until enough has accumulated to fill the trucks used for removal, they will be placed on, and covered with plastic, to reduce their exposure to precipitation. No finding of contamination of down gradient soils from the old bulkheads or structures was indicated in the near shore sediment sampling. (See Exhibit X)

E. Refuse Containers & Portable Toilets:

Portable toilets and closed refuse containers will be located in specific locations in both the upland staging areas and on the work barge in reasonable proximity to where crews are working. They will be regularly serviced and maintained.

F. Sediment Fencing & Organic Barriers for Jurisdictional Work:

Reinforced sediment fencing will be installed, along with secured sediment logs/rolls along the outside perimeter of all excavation areas. They will remain in place, maintained or replaced as needed, until all excavation is complete. Similarly placed, perimeter barriers will be installed between the low open water areas and where shoreline reconfiguration/stabilization will be done. They will remain until the new shorelines have been permanently stabilized and revegetated. All perimeter protection placed in the dry, but below the OHWM, will be removed prior to the seasonal lake level rise.

G. Dewatering Protocol:

As identified previously, based on our historical observation, and review through the Fall of 2023, once the lake is drawn down approximately three feet (3') to 2059.5', and no flow input from the North Branch of Trestle Creek is entering the boat basin, the areas below the OHWM identified for excavation or fill has no surface water connection to the Lake. (See Attachment A.a.3, Photo Documentation of Existing Conditions, Fall 2023).

There is minimal water remaining in the existing boat basin, and essentially all of that is associated with deeper than 2055.0' elevation lakebed areas. Also as identified previously, no fill or excavation activities occur in areas that are below the elevation of 2055.0'. Thus, there is no expected need for dewatering any areas with a direct surface connection to the lake. The protection of any waters in the vicinity of the excavation with a direct connection to the lake, will be accomplished by following the BMPs for Jurisdictional Work Activities defined in this WQMP.

However, as a contingency, if any surface water remains in areas to be excavated or filled, that water will be isolated with water barrier structures, inspected for any trapped fish, and pumped to adjacent upland area infiltration structures or basins prior to excavation for each area. Given the infiltration rate of the gravelly soils within the project boundaries, it is expected that all dewatering water will be infiltrated. None of these dewatering infiltration areas will be within one hundred feet (100') of the shoreline. If any excavated materials are saturated, they will be stockpiled at least one hundred feet (100') from the shoreline, surrounded with sediment fence, covered, and allowed to drain to the point that they can be utilized on-site or transported to an approved location off-site.

H. Floating Turbidity Curtains & Turbidity Assessment Protocol:

Floating turbidity curtains will be installed around the dock piling work areas during the Summer Pool barge dock pile driving.

The curtains will be installed to the manufacturer's specifications, resulting in a floating boom holding up a vertical curtain that will extend to the lake bottom. These will be maintained, repaired, or replaced as needed throughout all pile driving work activities.

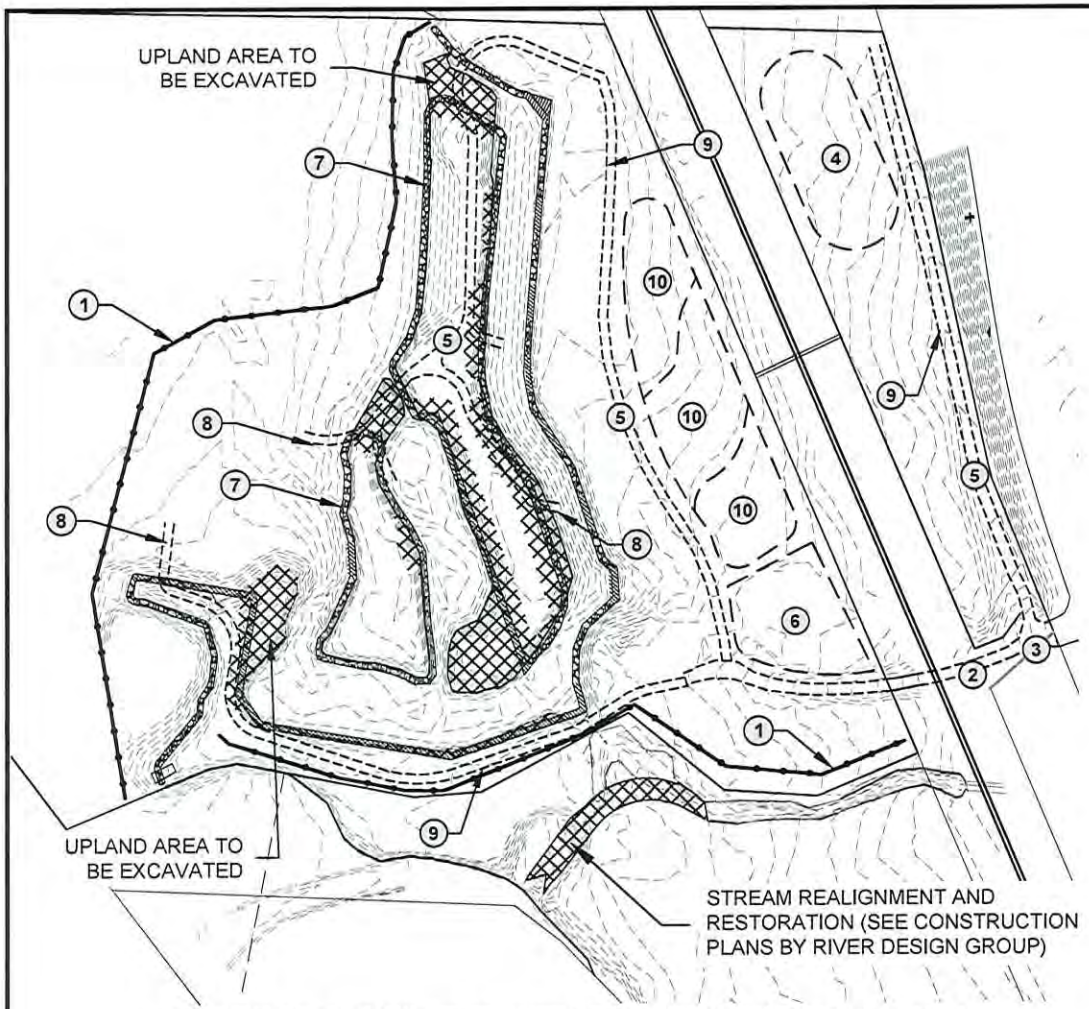
Prior to each day's pile driving/installation, the water within and outside of the curtained areas will be reviewed and documented for baseline conditions, both visually and utilizing a standardized turbidimeter. Visual inspections will be done during and after piling installation. Meter readings will be taken at regular intervals throughout the project work to ensure the visual inspections are in line with the physical measurements. If water fifty feet (50') outside the turbidity curtain exceeds fifty (50) NTU instantaneously or twenty-five (25) NTU over baseline conditions for a continuous period though the day, alternative work plans will be implemented to reduce turbidity back to the defined levels.

VI. Maintenance & Repair Responsibilities:

During construction, maintenance and repair shall be the responsibility of the general contractor and shall be regularly reviewed and inspected to be compliant by the project CESCL. After the project is complete, it will be the responsibility of the project's to-be-formed property owners association to continue long-term maintenance.

No boat fueling will be available, although emergency spill containment (pads, booms, etc) will be available in the dock area for deployment, if needed. A "clean boat" policy and protocol procedure will be established and implemented to assure that introduction of nuisance aquatic species will not occur when boats are put in lake each year.

The riparian restoration plantings will be monitored according to the USACE, Section 404 Permit and State 401 Conditions for Assurance of Establishment. An end of year revegetation success monitoring report and recommendations for supplemental revegetation, if needed, shall be performed for a period of three (3) years and submitted to the USACE for review and recommendations. Once the permitted success criteria have been met, monitoring reports will end, and the property owners association will seasonally review and maintain the areas as needed.



PRELIMINARY STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PHASE 1

KEY NOTES

1. INSTALL WIRE REINFORCED SILT FENCE (AKA SEDIMENT FENCING) AT THE BEGINNING OF PROJECT, AND MAINTAIN DURING ENTIRE PROJECT. SILT FENCE TO BE INSTALLED AT 3' AND 10' INTERVALS WATER-WARD FROM THE FURTHEST EXTENT OF EXCAVATION AND ALONG THE TOP OF EMBANKMENTS NOT BEING EXCAVATED. DO NOT INSTALL SILT FENCE AS A BARRIER FOR CHANNELIZED FLOW LEAVING THE SITE. REMOVE ALL SILT FENCE AFTER FINAL STABILIZATION. SEE BMP 65: SILT FENCE.
2. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE BEFORE BEGINNING PROJECT. SEE BMP 40: VEHICLE SEDIMENT CONTROL
3. PREVENT MATERIAL TRACKING ONTO PUBLIC STREETS DURING ALL PHASES OF CONSTRUCTION, BY UTILIZING STABILIZED CONSTRUCTION ENTRANCE, VEHICLE WASHING AND STREET SWEEPING. SEE BMP 40: VEHICLE SEDIMENT CONTROL, BMP 47: CONSTRUCTION EQUIPMENT WASHING AND MAINTENANCE, AND BMP 75: STREET SWEEPING.
4. GENERAL MATERIAL STOCK PILE & CONSTRUCTION MATERIAL STORAGE AREA, SEE BMP 44: STOCKPILE MANAGEMENT AND BMP 37: STAGING AREAS
5. BMP 43: DUST CONTROL SHALL BE IMPLEMENTED DURING DRY TIMES WHEN SOIL IS ANTICIPATED TO BECOME AIR BORN.
6. VEHICLE EQUIPMENT REFUELING, CLEANING, MAINTENANCE AND REPAIR PER BMP 83 AND BMP 84.
7. SHORELINE RIPRAP PROTECTION PER BMP 53 AND BMP 56.
8. TRUCK AND EQUIPMENT ACCESS POINTS PER BMP 62.
9. STABILIZED CONSTRUCTION ROAD AND STAGING AREAS CROSSING PER BMP 41.
10. DE-WATERING PER BMP 73. INSTALL TEMPORARY SEDIMENTATION AND DE-WATERING INFILTRATION SURFACE STRUCTURES OR BASINS. TO BE IMPLEMENTED BY THE CONTRACTOR AFTER SEDIMENT PERIMETER PROTECTIONS ARE IN PLACE, BUT BEFORE MAJOR SITE DISTURBANCES HAVE BEGUN.

PROFESSIONAL ENGINEER REGISTERED B. Scott 8607 6/26/2024 STATE OF IDAHO B. SCOTT BROWN

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0 100 200 400

SCALE IN FEET

CONTOUR INTERVAL IS 1'

DATUM: NGVD 29

IDAHO DEPARTMENT OF LANDS JUN 27 2024 PEND OREILLE LAKE AREA

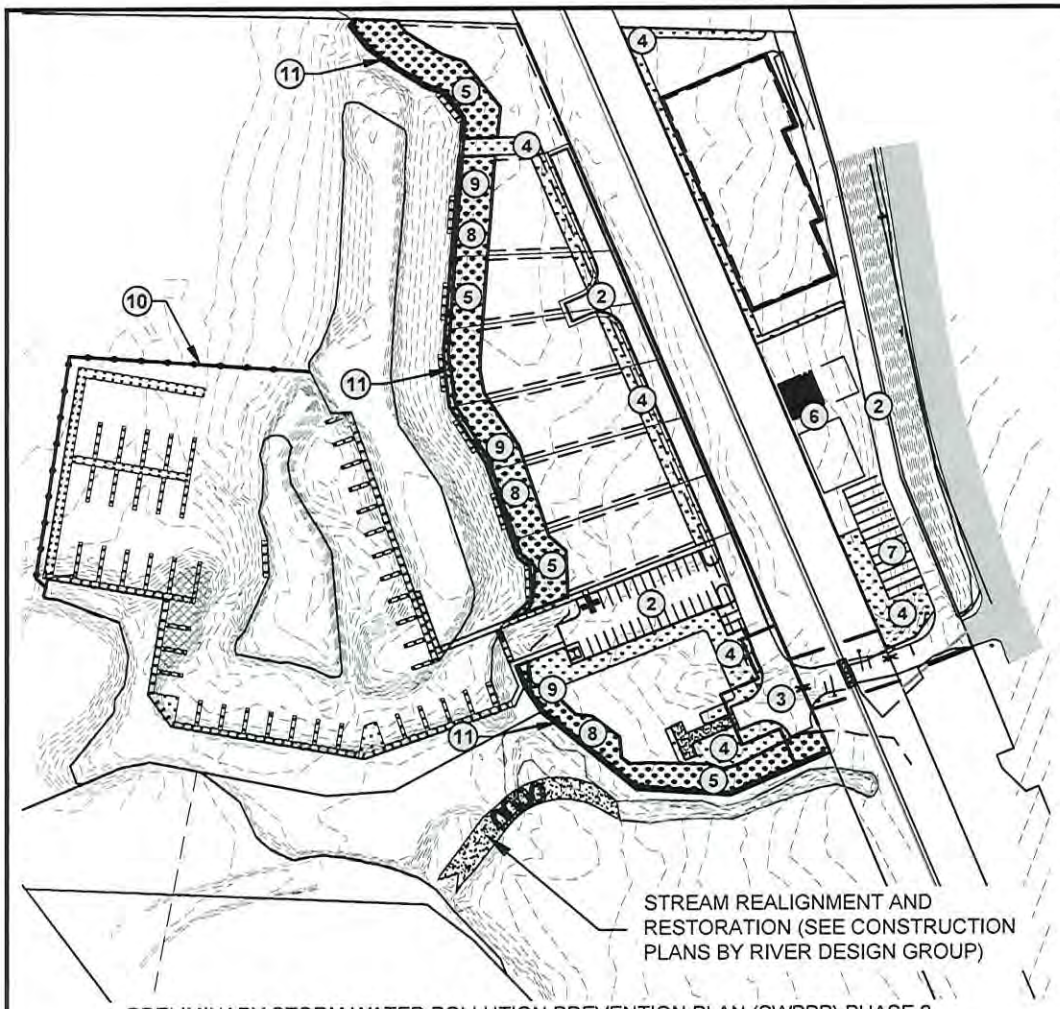
NOTE: SOME ELEVATIONS, CONTOUR LINES, AND ORIGINAL HIGH WATER MARK DEPICTED IN THIS DRAWING IS PER 2017 TOPOGRAPHIC SURVEY PREPARED BY WELCH-COMER ENGINEERS AND SURVEYORS

APPLICANT:	VALIANT IDAHO II, LLC
LOCATION:	BONNER COUNTY, IDAHO SECTION 16 & 17, T 57 N, R 1 E, B.M.
WATERBODY:	LAKE PEND OREILLE
DA NUMBER:	

SHEET TITLE:	PRELIMINARY SWPPP PHASE 1	DATE: 06/26/2024
PROJECT:	IDAHO CLUB NORTH LAKE P.U.D.	SCALE: AS SHOWN
		DRAWN: NCF/JPJ
		CHECKED: BSB
		PROJ. NO.: 22043-20-001
		CAD FILE: E-VALIANT

James A. Sewell and Associates, LLC
1319 N. DIVISION
SANDPOINT, IDAHO 83864, (208) 263-4160

SHT 15 OF 16



PRELIMINARY STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PHASE 2

THIS DRAWING IS TO BE USED FOR PERMITTING PURPOSES - NOT FOR CONSTRUCTION

PROFESSIONAL ENGINEER REGISTERED 8607 6/26/2024 STATE OF IDAHO B. SCOTT BROWN

N

0 100 200 400

SCALE IN FEET
CONTOUR INTERVAL IS 1'
DATUM: NGVD '29

NOTE: SOME ELEVATIONS, CONTOUR LINES, AND ORIGINAL HIGH WATER MARK DEPICTED ON THIS DRAWING ARE PER 2017 TOPOGRAPHIC SURVEY PREPARED BY WELCH-COMER ENGINEERS AND SURVEYORS.

KEY NOTES

1. BMP 43: DUST CONTROL SHALL BE IMPLEMENTED DURING DRY TIMES WHEN SOIL IS ANTICIPATED TO BECOME AIR BORN.
2. IMPERVIOUS SURFACE, SEE BMP 71.
3. CONCRETE WASHOUT AREA. SEE BMP 49: CONCRETE WASTE MANAGEMENT
4. CONSTRUCT TREATMENT SWALE PER BMP 9
5. 40-FT WIDE VEGETATED BUFFER (PLANTINGS PER COUNTY CODE)
6. SANITARY AND SEPTIC WASTE PER BMP 50.
7. VEHICLE EQUIPMENT REFUELING, CLEANING, MAINTENANCE AND REPAIR PER BMP 83 AND BMP 84.
8. ALL AREAS WITHIN 100' OF OPEN WATER THAT ARE DISTURBED SHALL BE SEEDED AND COVERED WITH EITHER CLEAN, WEED FREE ANCHORED STRAW, EROSION BLANKET, OR HYDRO-SEEDING MULCH WITH BONDED FIBER MIX WITHIN 24 HOURS OF REACHING FINISH GRADE PER BMP 32 AND 52.
9. ALL AREAS WITHIN 100' OF OPEN WATER, BUT NOT AT FINAL GRADE, WILL BE PROTECTED AT THE END OF EACH DAY WITH A TEMPORARY MULCH COVER SIMILAR TO NOTE 14 ABOVE, IF THEY ARE TO BE LEFT UNWORKED FOR MORE THAN 24 HOURS PER BMP 52.
10. FLOATING TURBIDITY CURTAIN TO BE INSTALLED AND ADJUSTED AS NEEDED DURING BARGE PILE DRIVING AND DOCK WORK PER BMP 71.
11. INSTALL WIRE REINFORCED SILT FENCE (AKA SEDIMENT FENCING) AT THE BEGINNING OF PROJECT, AND MAINTAIN DURING ENTIRE PROJECT. SILT FENCE TO BE INSTALLED AT 3' AND 10' INTERVALS WATER-WARD FROM THE FURTHEST EXTENT OF EXCAVATION AND ALONG THE TOP OF EMBANKMENTS NOT BEING EXCAVATED. DO NOT INSTALL SILT FENCE AS A BARRIER FOR CHANNELIZED FLOW LEAVING THE SITE. REMOVE ALL SILT FENCE AFTER FINAL STABILIZATION. SEE BMP 65: SILT FENCE.

IDAHO DEPARTMENT OF LANDS

JUN 27 2024

PEND OREILLE LAKE AREA

APPLICANT:	VALIANT IDAHO II, LLC
LOCATION:	BONNER COUNTY, IDAHO SECTION 16 & 17, T 57 N, R 1 E, B.M.
WATERBODY:	LAKE PEND OREILLE
DA NUMBER:	

SHEET TITLE:	PRELIMINARY SWPPP PHASE 2	DATE: 06/26/2024
PROJECT:	IDAHO CLUB NORTH LAKE P.U.D.	SCALE: AS SHOWN
		DRAWN: NCF/JPJ
		CHECKED: BSB
	James A. Sewell and Associates, LLC	PROJ. NO.: 22043-20-001
	1319 N. DIVISION SANDPOINT, IDAHO 83864, (208) 263-4160	CAD FILE: F-VALIANT
		SHT 16 OF 16

ATTACHMENT E.e.

Excavation Areas Sediment Contamination Review and Testing

Idaho Club Marina Joint Application

PROJECT ACTIONS, IMPACTS & TESTING JUSTIFICATIONS

As shown on Existing and Proposed Conditions maps, the majority of the work is excavation of upland areas that will extend below the ordinary high water line of the lake. Excavation work that is below the high water line will be done when the water is at winter pool level so there will be no in-water "dredging." As previously described, this material is primarily cobbles, boulders, gravel and sand with minimal fines in the soil development at the surface.

The soil / lakebed materials being removed along the edge of the excavated areas is derived from this same upland parent material and is merely adjacent deposit bed load sloughed off over the years through erosion.

There is no indication from the site specific records search or history of any potential spills or accidents at this location. (Refer Site Specific EDR Reports dated 4/10/08; NEPA Check and GeoRadius Check. The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-05) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.)

There is no history or indications of mining actions or materials at this site. The work excavation will all be well above the historic natural level of the lake and stream as it was pre Albeni Falls Dam, so the potential for sediment deposition from historical Clark Fork mining from the 19th and 20th century is extremely low.

Based on these already evaluated parameters, the only potential impact that appears to be of concern would be the potential for an unreported spill of some type within the area of the excavation and fill.

Given the extremely porous nature of the soils / substrate in the entire area of excavation, it can be assumed that any historic spills would have rapidly moved down through the soil profile and then laterally towards the lake.

Thus, the sampling process was to thoroughly inspect the entire edge of the excavation area for any indications of exiting petroleum products, and then sample along that edge where there was any indication evident. This was done in the fall of 2007 and the spring of 2008 and there was no indication of any petroleum products, so no testing of the sampled medium was conducted.

A Phase One Property Assessment conducted by Environmental Data Resources, Inc. (EDR) resulted in no known toxins or hazards being observed or noted to be present in the jurisdictional waters of the project property.

The following are the key questions that are identified under the parameters for a "primary assessment" of the excavated materials following guidelines in the Northwest Regional Sediment Evaluation Framework, Interim Final, September 2006. Following the questions are our responses in italics.

1. Has dredging occurred at this location? If so, when?

   - Yes. The site had extensive dredging to create the existing configuration of the boat basin

back channels; and also to divert the North Branch of Trestle Creek to the basin. It appears this was done to route water through the narrow back channel basins in an attempt to reduce the tendency of the back channels to become stagnant.

- There was also regular maintenance dredging performed at the far north end of the basin to clear the circulation outlet of the back basin, though this appears to have been generally unsuccessful.
- It is unknown the exact dates of the dredging, but it appears to have been done in the decades following the completion of Albeni Falls Dam.

2. Were contaminants of concern (CoC's) noted? If so, what are they?
   - None were noted in any evaluations. None were noted by the previous owner. None appear to be indicated by site review of the areas being excavated or filled.

3. What data is available for physical, chemical, toxicological, and biological characteristics for this site and are more data needed?
   - The EDR report is the limit of the available data. That combined with the site review by both archaeologists and an edge review by a Register Professional Soil Scientist does not indicate a need for additional data collection or evaluation.

4. What are the expected historical and ongoing sources of CoC's?
   - No historical. There is a limited potential spill from any of the past development activities associated with the trailer park that was on the site, though that is not an expected "ongoing" source.

5. What are the key Reactive Organic Compounds (ROC) at both the dredging and disposal sites?
   - None indicated.

6. Is there uncertainty with the site data? If so, how can it be managed?
   - There is no indication that this site is a potential spill or deposition site of CoC's. However, during excavation, the project will be monitored and if any indication of illicit material burials occurred in the past, or if non-native soil materials are encountered, they will be evaluated prior to them being used for any fill in or above existing waters of the US.

Despite the above answers, as a precaution, samples have been taken from the down gradient edge of the key excavation areas and sent to a local lab for evaluation for Volatile Organic Compounds (VOCs) (see attached lab reports).

Clean, unused or excess materials will be removed from the property to off-site upland areas or used for backfill for upland project buildings or berms.

Excavation will be by excavator or crane clam shell bucket. Equipment use will be limited to specific access points from the upland staging area, and restricted to the area to be excavated. Consequently, impacts from compaction to the lake bed are avoided.

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Client: INTERMOUNTAIN RESOURCES **Batch#:** 081016002

Address: 101 NORTH FOURTH AVE, STE 203 **Project Name:** ID CLUB - TRESTLE CK

SANDPOINT, ID 83864 LAKESIDE

Attn: PIERRE A. BORDENAVE

Analytical Results Report

Sample Number	081016002--001	**Sampling Date**	10/14/2008		**Date/Time Received** 10/15/2008 5:30 PM
Client Sample ID	TRCK-1	**Sampling Time**	3:30 PM	**Extraction Date**	
Matrix Comments	Soil	**Sample Location**			

Parameter	Result	Units	PQL	Analysis Date	Analyst	Method	Qualifier
1,1,1,2-Tetrachloroethane	ND	mg/kg	0.0125	10/21/2008	WOZ	EPA 8260B	
1,1,1-Trichloroethane	ND	mg/kg	0.0125	10/21/2008	WOZ	EPA 8260B	
1,1,2,2-Tetrachloroethane	ND	mg/kg	0.0125	10/21/2008	WOZ	EPA 8260B	
1,1,2-Trichloroethane	ND	mg/kg	0.0125	10/21/2008	WOZ	EPA 8260B	

1,1-Dichloroethane	ND	mg'! <Q	0.01 25	10/21/2008	WOZ	EPA 82608
1,1-Dichloroethene	ND	mg/kg	0.01 25	10/21/2008	WOZ	EPA 82608
1,1-dichloropropene	ND	mg/kg	0.01 25	10/21/2008	WOZ	EPA 8260B
1,2,3-Trichlorobenzene	ND	mg/kg	0.01 25	10/21/2008	WOZ	EPA 8260B
1,2,3-Trichloropropane	ND	mg/kg	0.01 25	10/21/2008	WOZ	EPA 82608
1,2,4-Trichlorobenzene	ND	mg/kg	0.01 25	10/21/2008	WOZ	EPA 82608
1,2,4-Trimethyibenzene	ND	mg/kg	0.01 25	10/21/2008	WOZ	EPA 82608
1,2-Dibromo-3-chloropropane(DBCP)	ND	mg/kg	0.0 125	10/21/2008	WOZ	EPA8260B
1,2-Dibromoethane	ND	mg/kg	0.0 125	10/21/2008	WOZ	EPA8260B
1,2-Dichlorobenzene	ND	mg/kg	0.0 125	10/21/2008	WOZ	EPA 8260B
1,2-Dichloroethane	ND	mg/kg.	0.0 125	10/21/2008	WOZ	EPA8260B
1,2-Dichloropropane	ND	mg/kg	0.0 125	10/21/2008	WOZ	EPA8260B
1,3,5-Trimethyibenzene	ND	mg/kg	0.0 125	10/21/2008	WOZ	EPA8260B
1,3-Dichlorobenzene	ND	mg/kg	0.0 125	10/21/2008	WOZ	EPA8260B
1,3-Dichloropropane	ND	mg/kg	0.0 125	10/21/2008	WOZ	EPA8260B
1,4-Dichlorobenzene	ND	mg/kg	0.0 125	10/21/2008	WOZ	EPA8260B
2,2-Dichloropropane	ND	mg/kg	0:0 125	10/21/2008	WOZ	EPA8260B

2-Chlorotoluene		ND	mg/kg	0.0125	10/21/2008	WOZ	EPA 8260B
2-hexanone		ND	mg/kg	0.0625	10/21/2008	WOZ	EPA 8260B
4-Chlorotoluene		ND	mg/kg	0.0125	10/21/2008	WOZ	EPA 8260B
Acetone		ND	mg/kg	0.0625	10/21/2008	WOZ	EPA 8260B
Acryionitrile		ND	mg/kg	0.0125	10/21/2008	WOZ	EPA 8260B
Benzene		ND	mg/kg	0.0125	10/21/2008	WOZ	EPA 8260B
Bromobenzene		ND	mg/kg	0.0125	10/21/2008	WOZ	EPA 8260B
Bromochloromethane		ND	mg/kg	0.0125	10/21/2008	WOZ	EPA 8260B
Bromodichloromethane	ND.		mg/kg	0.0125	10/21/2008	WOZ	EPA 8260B
Bromoform		ND	mg/kg	0.0125	10/21/2008	WOZ	EPA 8260B
Bromomethane		ND	mg/kg	0.0125	10/21/2008	WOZ	EPA 8260B
Carbon disulfide		ND	mg/kg	0.0125	10/21/2008	WOZ	EPA 8260B
Carbon Tetrachloride		ND	mg/kg	0.0125	10/21/2008	WOZ	EPA 8260B

Certifications held by Anatek Labs ID: EPA:ID00013; AZ:0701; CO:ID00013; FL(NELAP}E87893; 10:1000013; IN:c-10-01; KY:90142; MT:CERT0028; NM: ID00013; OR:IO200001-<)02; WA:C1320
Certilcations held by Anatek Labs WA: EPA:WA00169; CA:Cert2632; IO:WA00169; WA:C1287

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Client: INTERMOUNTAIN RESOURCES **Batch#:** 081016002

Address: 101 NORTH FOURTH AVE, STE 203 **Project Name:** ID CLUB - TRESTLE CK

SANDPOINT, ID 83864 LAKESIDE

Attn: PIERRE A. BORDENAVE

Analytical Results Report •

Sample Number	081016002-001	**Sampling Date**	10/14/2008	**Date/Time Received**	10/15/2008 5:30 PM
Client Sample ID	TRCK-1	**Sampling Time**	3:30 PM	**Extraction Date**	
Matrix	Soil	**Sample Location**			
Comments					

Parameter	Result	Units	PQL	Analysis Date	Analyst	Method	Qualifier
Chlorobenzene		mg/kg	0.0125	10/21/2008	WOZ	EPA 8260B	
Chloroethane		mg/kg	0.0125	10/21/2008	WOZ	EPA 8260B	
Chloroform		mg/kg	0.0125	10/21/2008	WOZ	EPA 8260B	
Chloromethane		mg/kg	0.0125	10/21/2008	WOZ	EPA 8260B	
cis-1,2-dichloroethene		mg/kg	0.0125	10/21/2008	WOZ	EPA 8260B	
cis-1,3-Dichloropropene		mg/kg	0.0125	10/21/2008	WOZ	EPA 8260B	
Dibromochloromethane		mg/	0.0125	10/21/2008	WO	EPA 826	

	kg			Z	0B
Dibromomethane	m g/kg	0.0 125	10/21/2008	W O Z	EPA B260B
Dichlorodifluoromethane	m g/kg	0.0 125	10/21/2008	W O Z	EPA 8260B
Ethylbenzene	m g/kg	0.0 125	10/21/2008	W O Z	EPA 8260B
Hexachlorobutadiene	m g/kg	0.0 125	10/21/2008	W O Z	EPA 8260B
Isopropylbenzene	m g/kg	0.0 125	10/21/2008	W O Z	EPA 8260B
m+p-Xylene	m g/kg	0.0 125	10/21/2008	W O Z	EPA 8260B
Methyl ethyl ketone (MEK)	m g/kg	0.0 625	10/21/2008	W O Z	EPA 8260B
Methyl isobutyl ketone (MIBK)	m g/kg	0.0 625	10/21/2008	W O Z	EPA 8260B
Methylene chloride	m g/kg	0.0 625	10/21/2008	W O Z	EPA 8260B
methyl-t-butyl ether (MTBE)	m g/kg	0.0 125	10/21/2008	W O Z	EPA 8260B
Naphthalene	m g/kg	0.0 125	10/21/2008	W O Z	EPA 8260B
n-Butylbenzene	m g/kg	0.0 125	10/21/2008	W O Z	EPA 8260B
n-Propylbenzene	m g/kg	0.0 125	10/21/2008	W O Z	EPA 8260B
o-Xylene	m g/kg	0.0 125	10/21/2008	W OZ	EPA 8260B
p-isopropyltoluene	m g/kg	0.0 125	10/21/2008	W OZ	EPA 8260B
sec-Butylbenzene	m g/kg	0.0 125	10/21/2008	W O Z	EPA 8260B
Styrene	m g/kg	0.0 125	10/21/2008	W OZ	EPA 8260B
tert-Buiylbenzene	m g/kg	0.0 125	10/21/2008	W OZ	EPA 8260B

Tetrachloroethene		mg/kg	0.0125	10/21/2008	W OZ	EPA 8260B
Toluene		mg/kg	0.0125	10/21/2008	W OZ	EPA 8260B
trans-1,2-Dichloroethene		mg/kg	0.0125	10/21/2008	W OZ	EPA 8260B
trans-1,3-Dichloropropene		mg/kg	0.0125	10/21/2008	W OZ	EPA 8260B
Trichloroethane		mg/kg	0.0125	10/21/2008	W OZ	EPA 8260B
Trichloroflouromethane		mg/kg	0.0125	10/21/2008	W OZ	EPA 8260B
Vinyl Chloride		mg/kg	0.0125	10/21/2008	W OZ	EPA 8260B
!'/omoisture	39.6	Percent				%moisture

Certiftcations held by Ana!ek Labs ID: EPA:1000013; AZ:0701; CO:ID00013; FL(NELAP E87893; ID:1D00013; IN:c-tD-01; KY:90142; MT:CERT0028; NM: 1000013; OR:1D200001-002; WA:C1320 •
Certiftcations held by Ana!ek Labs WA: EPA:WA00169; CA:Cer12832; ID:WA00169; WA:C1287

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Client:
Address: INTERMOUNTAIN RESOURCES
101 NORTH FOURTH AVE, STE 203
Attn: SANDPOINT, ID 83864
PIERRE A. BORDENAVE

Batch#: 081016002
Project Name:· ID CLUB - TRESTLE CK LAKESIDE

Analytical Results Report

Sample Number Client Sample ID	081016002--001 TRCK-1	Sampling Date	10/14/2008	Date/Time Received	10/15/2008 5:30
Matrix	Soil	Sampling Time	3:30 PM	PM Extraction Date	
Comments		Sample Location			

Parameter	Result	Units	PQL	Analysis Date	Analyst	Method	Qualifier

Surrogate Data

Sample Number 081016002--001

Surrogate Standard	Method	Percent Recovery	Control Limits
1,2-Dichlorobenzene-d4	EPA 8260B	97.2	70-130
4-Bromofluorobenzene	EPA 8260B	97.2	70-130
Toluene-dB	EPA 8260B	100.8	70-130

Certifications held by Anatek Labs ID: EPA:I000013; AZ:0701; CO:I000013; R.(NELAP E87893; ID:I000013; IN:c-10-01; KY:90142; MT:CERT0028; NM:1000013; OR:ID200001-002; WA:C1320
Certifications held by Anatek Labs WA: EPA: A00189; CA:Cert2832; ID:WA00169; WA:C1287 .

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Client:
Address: INTERMOUNTAIN RESOURCES
101 NORTH FOURTH AVE, STE 203
Attn: SANDPOINT, ID 83864
PIERRE A. BORDENAVE

Batch#: 081016002
Project Name: ID CLUB -TRESTLE CK LAKESIDE

Analytical Results Report

Sample Number Cllent: 081016002-002
Sample ID: TRCK-2
Matrix: Soil
Comments:

Sampllng Date: 10/14/2008
Sampllng Time Sample Location: 3:45 PM

DatefTlme Received 10/15/2008 5:30 PM Extraction Date

Parameter	Result	Units	PQL	Analysis Date	Analyst	Method	Qualifier
1,1,1,2-Tetrachloroethane	ND	mg/kg	0.0125	10/21/2008	WOZ	EPA 8260B	
1,1,1-Trichloroethane	ND	mg/kg	0.0125	10/21/2008		WOZ EPA8260B	
1,1,2,2-Tetrachloroethane	ND	mg/kg	0.0125	10/21/2008		WOZ EPA8260B	
1,1,2-Trichloroethane	ND	mg/kg	0.0125	10/21/2008		WOZ EPA8260B	
1,1-Dichloroethane	ND	mg/kg	0.0125	10/21/2008	WOZ	EPA 8260B	

1,1-Dichloroethene	ND	mg/kg	0.0125	10/21/2008			WOZ EPA8260B
1,1..ctichloropropene	ND	mg/kg	0.0125	10/21/2008			WOZ EPA8260B
1,2,3-Trichlorobenzene	ND	mg/kg	0.0125	10/21/2008			WOZ EPA8260B
1,2,3-Trichloropropane	ND	mg/kg	0.0125	10/21/2008			WOZ EPA8260B
1,2,4-Trichlorobenzene	ND	mg/kg	0.0125	10/21/2008			WOZ EPA8260B
1,2,4-Trimethylbenzene	ND	mg/kg	0.0125	10/21/2008			WOZ EPA8260B
1,2-Dibromo-3-chloropropane(DBCP)	ND	mg/kg	0.0125	10/21/2008	WOZ	EPA 8260B	
1,2-Dibromoethane	ND	mg/kg	0.0125	10/21/2008			WOZ EPA8260B
1,2-Dichlorobenzene	ND	mg/kg	0.0125	10/21/2008			WOZ EPA8260B
1,2-Dichloroethane	ND	mg/kg	0.0125	10/21/2008	WOZ	EPA 8260B	
1,2-Dichloropropane	ND	mg/kg	0.0125	10/21/2008			WOZ EPA8260B
1,3,5-Trimethylbenzene	ND	mg/kg	0.0125	10/21/2008			WOZ EPA8260B
1,3-Dichlorobenzene	ND	mg/kg	0.0125	10/21/2008			WOZ EPA8260B
1,3-Dichloropropane	ND	mg/kg	0:0125	10/21/2008			WOZ EPA8260B

1,4-Dichlorobenzene	ND	mg/kg	0.0125	10/21/2008		WOZ EPA8260B
2,2-Dichloropropane	ND	mg/kg	0.0125	10/21/2008		WOZ EPA8260B
2-Chlorotoluene	ND	mg/kg	0.0125	10/21/2008		WOZ EPA8260B
2-hexanone	ND	mg/kg	0.0625	10/21/2008		WOZ EPA8260B
4-Chlorotoluene	ND	mg/kg	0.0125	10/21/2008		WOZ EPA8260B
Acetone	ND	mg/kg	0.0625	10/21/2008		WOZ EPA8260B
Acrylonitrile	ND	mg/kg	0.0125	10/21/2008		WOZ EPA8260B
Benzene	ND	ing/kg	0.0125	10/21/2008		WOZ EPA8260B
Bromobenzene	ND	mg/kg	0.0125	10/21/2008		WOZ EPA8260B
Bromochloromethane	ND	mg/kg	0.0125	10/21/2008		WOZ EPA8260B
Bromodichloromethane	ND	mg/kg	0.0125	10/21/2008		WOZ EPA8260B
Bromofonn	ND	mg/kg	0.0125	10/21/2008		WOZ EPA8260B
Bromomethane	D	mg/kg	0.0125	10/21/2008		WOZ EPA8260B
Carbon disulfide	ND	mg/kg	0.0125	10/21/2008		WOZ EPA8260B

Carbon Tetrachloride	ND	mg/kg	0.0125	10/21/2008	WOZ EPA8260B
Chlorobenzene	ND	mg/kg	0.0125	10/21/2008	WOZ EPA8260B
Chloroethane	ND	mg/kg	0.0125	10/21/2008	WOZ EPA8260B

Certifications held by Anatal< labs ID: EPA:ID00013; AZ:0701; CO:ID00013; Fl(NELAP E87893; ID:ID00013; IN:c-10-01; KY:90142; MT:CERT0028; NM: ID00013; OR:ID200001--002; WA:C1320
Certifications held by Anatal< labs WA: EPA:WA00169; CA:Cer12632; ID:WA00169; WA:C1287

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Client: INTERMOUNTAIN RESOURCES
Batch#: 081016002

Address: 101 NORTH FOURTH AVE, STE 203
Project Name: ID CLUB - TRESTLE CK

SANDPOINT, ID 83864
LAKESIDE

Attn: PIERRE A. BORDENAVE

Analytical Results Report

Sample Number	081016002-002	**Sampling Date**	10/14/2008	**DatefTIme Received**	10/15/2008 5:30 PM
Client Sample ID	TRCK-2	**Sampling Time**	3:45 PM	**Extraction Date**	
Matrix	Soil	**Sample Location**			
Comments					

Parameter	Result	Units	PQL	Analysis Date	Analyst	Method	Qualifier
Chloroform	ND	mg/kg	0.0125	10/21/2008	WOZ	EPA8260B	
Chloromethane	ND	mg/kg	0.0125	10/21/2008	WOZ	EPA 82608	
cis-1,2-dichloroethene	ND	mg/kg	0.0125	10/21/2008	WOZ	EPA 82608	
cis-1,3-Dichloropropene	ND	mgti<g	0.0125	10/21/2008	WOZ	EPA8260B	
Dibromochloromethane	ND	mg/kg	0.0125	10/21/2008	WOZ	EPA8260B	
Dibromomethane	ND	mg/kg	0.0125	10/21/2008	WOZ	EPA8260B	
Dichlorodifluoromethane	ND	mg/kg	0.0125	10/21/2008	WOZ	EPA 82608	
Ethylbenzene	ND	mg/kg	0.0125	10/21/2008	WOZ	EPA8260B	

Hexachlorobutadiene	ND	mg/kg	0:01 25	10/21/2008	WO Z	EPA8 2608
Isopropylbenzene	ND	mg/kg	0.01 25	10/21/2008	WO Z	EPA8 2608
m+p-Xylene	ND	mg/kg	0.01 25	10/21/2008	WO Z	EPA8 2608
Methyl ethyl ketone (MEK)	ND	mg/kg	0.06 25	10/21/2008	WO Z	EPA8 2608
Methyl isobutyl ketone (MI8K)	' N D	mg/kg	0.06 25	10/21/2008	WO Z	EPA8 2608
Methylene chloride	ND	mg/kg	0.06 25	10/21/2008	WO Z	EPA 8260 8
methyl-I-butyl ether (MT8E)	ND	mg/kg	0.01 25	10/21/2008	WO Z	EPA 8260 8
Naphthalene	ND	mg/kg	0.01 25	10/21/2008	WO Z	EPA 8260 8
n-8utylbenzene	ND	mg/kg	0.01 25	10/21/2008	WO Z	EPA 8260 8
n-Propylbenzene	ND	mg/kg	0.01 25	10/21/2008	WO Z	EPA 8260 8
o-Xylene	ND	mg/kg	0.01 25	10/21/2008	WO Z	EPA8 2608
p-isopropyltoluene	ND	mg/kg	0.01 25	10/21/2008	WO Z	EPA8 2608
sec-Butylbenzene	ND	mg/kg	0.01 25	10/21/2008	WO Z	EPA8 2608
Styrene	ND	mg/kg	0.01 25	10/21/2008	WO Z	EPA8 2608
tert-8utylbenzene	ND	mg/kg	0.01 25	10/21/2008	WO Z	EPA8 2608
Tetrachloroethene	ND	mg/kg	0.01 25	10/21/2008	WO Z	EPA8 2608
Toluene	ND	mg/kg	0.01 25	10/21/2008	WO Z	EPA8 2608
trans-1,2-Dichloroethene	ND	mg/kg	0.01 25	10/21/2008	WO Z	EPA8 2608
trans-1,3-Dichloropropene	ND	mg/kg	0.01 25	10/21/2008	WO Z	EPA8 2608
Trichloroethene	ND	mg/kg	0.01 25	10/21/2008	WO Z	EPA8 2608
Trichloroflouromethane	ND	mg/kg	0.01 25	10/21/2008	WO Z	EPA8 2608
Vinyl Chloride	ND	mg/kg	0.01 25	10/21/2008	WO Z	EPA8 2608
%moisture	12.6	Percent				%moi sture

Ce<tifications held by Anatek Labs ID: EPA:ID00013; AZ:0701; CO:ID00013; Fl(NELAP):E87893; ID:I000013;
IN:c-10-01; KY:90142; MT:CERT0028; NM: ID00013; OR:ID200001-002; WA:C1320
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Client:

Address: INTERMOUNTAIN RESOURCES
101 NORTH FOURTH AVE, STE 203
SANDPOINT, ID 83864

Attn: PIERRE A. BORDENAVE

Batch#: 081016002

Project Name: ID CLUB - TRESTLE CK LAKESIDE

Analytical Results Report

Sample Number Cllent: 081016002--00 2
Sample ID: TRCK-2
Matrix: Soil
Comments:

Samplling Date: 10/14/2008
Sampling Time Sample Location: 3:45 PM

Date/Time Received 10/15/2008 5:30 PM Extraction Date

Parameter	Result Quallfler	Units	PQL	Analysis Date	Analyst	Method

Sample Number 002: 081016002--

Surrogate Data

Surrogate Standard	Method	Percent Recovery	Control Limits
1,2-Dichlorobenzene-d4	EPA 8260 8	96.0	70-130

IDAHO DEPARTMENT OF LANDS
MAY 13 2024
PEND OREILLE LAKE AREA

4-Bromofluorobenzene	EPA8260B	92.0	70-130
Toluene-dB	EPA8260B	98.0	70-130

C&lilcations held by Anatek Labs ID: EPA:I000013; AZ:0701; C0:I000013; FL(NELAP):E87893;ID:ID00013; IN:C-10,-01; KY:90142; MT:CERT0028; NM: ID00013; OR:I0200001-<)02; WA:C1320
C&lilcations held by Anatek Labs WA: EPA:WA00169; CA:Cert2632; ID:WA00169; WA:C1267

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Client:

Address: INTERMOUNTAIN RESOURCES
101 NORTH FOURTH AVE, STE 203
SANDPOINT, ID 83864

Attn: PIERRE A. BORDENAVE

Batch#: 081016002

Project Name: ID CLUB - TRESTLE CK LAKESIDE

Analytical Results Report

Sample Number 081016002-003
Cllent Sample ID TRCK-3

Sampling Date 10/14/2008
Sampling Time 4:00 PM

Date/Time Received 10/15/2008 5:30 PM
Extraction Date

Matrix Soil
Comments

Sample Location

Parameter	Result	Units	PQL	Analysis Date	Analyst	Method	Qualifier
1,1,1,2-Tetrachloroethane	ND	mg/kg	0.0125	10/21/2008	WOZ	EPA 8260B	
1,1,1-Trichloroethane	ND	mg/kg	0.0125	10/21/2008	WOZ	EPA 8260B	
1,1,2,2-Tetrachloroethane	ND	mg/kg	0.0125	10/21/2008	WOZ	EPA 8260B	
1,1,2-Trichloroethane	ND	mg/kg	0.0125	10/21/2008	WOZ	EPA 8260B	
1,1-Dichloroethane	ND	mg/kg	0.0125	10/21/2008	WQZ	EPA 8260B	

1,1-Dichloroethene	ND	mg/kg	0.0125	10/21/2008	WOZ	EPA 8260B	
1,1-dichloropropene	ND	mg/kg	0.0125	10/21/2008	WOZ	EPA 8260B	
1,2,3-Trichlorobenzene	ND	mg/kg	0.0125	10/21/2008	WOZ	EPA 8260B	
1,2,3-Trichloropropane	ND	mg/kg	0.0125	10/21/2008	WOZ	EPA 8260B	
1,2,4-Trichlorobenzene	ND	mg/kg	0.0125	10/21/2008	WOZ	EPA 8260B	
1,2,4-Trimethylbenzene	ND	mg/kg	0.0125	10/21/2008	WOZ	EPA 8260B	
1,2-Dibromo-3-chloropropane(DBCP)	ND	mg/kg	0.0125	10/21/2008	WOZ	EPA 8260B	
1,2-Dibromoethane	ND	mg/kg	0.0125	10/21/2008	WOZ	EPA 8260B	
1,2-Dichlorobenzene	ND	mg/kg	0.0125	10/21/2008	WOZ	EPA 8260B	
1,2-Dichloroethane	ND	mg/kg	0.0125	10/21/2008	WOZ	EPA 8260B	
1,2-Dichloropropane	ND	mg/kg	0.0125	10/21/2008	WOZ	EPA 8260B	
1,3,5-Trimethylbenzene	ND	mg/kg	0.0125	10/21/2008	WOZ	EPA 8260B	
1,3-Dichlorobenzene	ND	mg/kg	0.0125	10/21/2008	WOZ	EPA 8260B	
1,3-Dichloropropane	ND	mg/kg	0.0125	10/21/2008	WOZ	EPA 8260B	
1,4-Dichlorobenzene	ND	mg/kg	0.0125	10/21/2008	WOZ	EPA 8260B	
2,2-Dichloropropane	ND	mg/kg	0.0125	10/21/2008	WOZ	EPA 8260B	
2-Chlorotoluene	ND	mg/kg	0.0125	10/21/2008	WOZ	EPA 8260B	
2-hexanone	ND	mg/kg	0.0625	10/21/2008	WOZ	EPA 8260B	
4-Chlorotoluene	ND	mg/kg	0.0125	10/21/2008	WOZ	EPA 8260B	
Acetone	ND	mg/kg	0.0625	10/21/2008	WOZ	EPA 8260B	

Acryfonitrile	N D	m g/ kg	0.0 125	10/21/200 8	W OZ	EPA 826 0B
Benzene	N D	m g/ kg	0.0 125	10/21/2008	WO Z	EPA 826 0B
Bromobenzene	N D	m g/ kg	0.0 125	10/21/2008	W OZ	EPA 826 0B
Bromochloromethane	N D	m g/ kg	0.0 125	10/21/2008	W OZ	EPA 826 0B
Bromodichloromethane	N D	m g/ kg	0.01 25	10/21/2008	WO Z	EPA 8260 B
Bromofonn	N D	m g/ kg	0.01 25	10/21/2008	WO Z	EPA 8260 B
Bromomethane	N D	m g/ kg	0.01 25	10/21/2008	WO Z	EPA 8260 B
Carbon disulfide	N D	m g/ kg	0.01 25	10/21/2008	WO Z	EPA 8260 B
Carbon Tetrachloride	N D	m g/ kg	0.01 25	10/21/2008	WO Z	EPA 8260 B
Chlorobenzene	N D	m g/ kg	0.01 25	10/21/2008	WO Z	EPA 8260 B
Chloroethane	N D	m g/ kg	0.01 25	10/21/2008	WO Z	EPA 8260 B

CertificaUons held by Anatak Labs ID: EPA:I000013; AZ:0701; CO:ID00013; FL(NELAP):E87893;ID:I000013; IN:c-ID-01; KY:90142; MT:CERT0028; NM: ID00013; OR:ID200001-002; WA:C1320
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Client: INTERMOUNTAIN RESOURCES **Batch#:** 081016002

Address: 101 NORTH FOURTH AVE, STE 203 **Project Name:** ID CLUB - TRESTLE CK

SANDPOINT, ID 83864 LAKESIDE

Attn: PIERRE A. BORDENAVE

Analytical Results Report

Sample Number	081016002-003	**Sampling Date**	10/14/2008	**DateTime Received**	10/15/2008 5:30 PM
Client Sample ID	TRCK-3	**Sampling Time**	4:00 PM	**Extraction Date**	
Matrix	Soil	**Sample Location**			
Comments					

Parameter	Result	Units	PQL	Analysis Date	Analyst	Method
Chlorofonn		mg/kg	0.0125	10/21/2008	WOZ	EPA 8260B
Chloromethane		mg/kg	0.0125	10/21/2008	WOZ	EPA8260B
cis-1,2-dichloroethene		mg/kg	0.0125	10/21/2008	WOZ	EPA 8260B
cis-1,3-Dichloropropene		mg/kg	0.0125	10/21/2008	WOZ	EPA8260B
Dibromochloromethane		mg/kg	0.0125	10/21/2008	WOZ	EPA 8260B
Dibromomethane		mg/kg	0.0125	10/21/2008	WOZ	EPA8260B
Dichlorodifluoromethane		mg/kg	0.0125	10/21/2008	WOZ	EPA8260B
Ethylbenzene		mg/kg	0.0125	10/21/2008	WOZ	EPA 8260B
Hexachlorobutadiene		mg	0.01	10/21/2008	WO	EPA

	/kg	25		Z	8260B
Isopropylbenzene	mg /kg	0.01 25	10/21/2008	WO Z	EPA 8260B
m+p-Xylene	mg /kg	0.01 25	10/21/2008	WO Z	EPA 8260B
Methyl ethyl ketone (MEK)	mg /kg	0.06 25	10/21/2008	WO Z	EPA 8260B
Methyl isobutyl ketone (MIBK)	mg /kg	0.06 25	10/21/2008	WO Z	EPA8 260B
Methylene chloride	m g/ kg	0.06 25	10/21/2008	WO Z	EPA8 260B
methyl-l-butyl ether (MTBE)	m g/ kg	0.01 25	10/21/2008	WO Z	EPA 8260B
Naphthalene	m g/ kg	0.01 25	10/21/2008	WO Z	EPA 8260B
n-Butylbenzene	m g/ kg	0.01 25	10/21/2008	WO Z	EPA 8260B
n-Propylbenzene	m g/ kg	0.01 25	10/21/2008	WO Z	EPA8 260B
a-Xylene	m g/ kg	0.01 25	10/21/2008	WO Z	EPA8 260B
p-isopropyltoluene	m g/ kg	0.01 25	10/21/2008	WO Z	EPA8 260B
sec-Butylbenzene	m g/ kg	0.01 25	10/21/2008	WO Z	EPA 8260B
Styrene	m g/ kg	0.01 25	10/21/2008	WOZ	EPA 8260B
tert-Butylbenzene	m g/ kg	0.01 25	10/21/2008	WO Z	EPA 8260B
Tetrachloroethene	m g/ kg	0.01 25	10/21/2008	WO Z	EPA 8260B
Toluene	m g/ kg	0.01 25	10/21/2008	WOZ	EPA82 60B
trans-1,2-Dichloroethene	m g/ kg	0.01 25	10/21/2008	WOZ	EPA82 60B
trans-1,3-Dichloropropene	m g/ kg	0.01 25	10/21/2008	WOZ	EPA82 60B
Trichloroethane	m g/ kg	0.012 5	10/21/2008	WOZ	EPA 8260B
Trichloroflouromethane	m g/ kg	0.012 5	10/21/2008	WOZ	EPA 8260B

Vinyl Chloride		mg/kg	0.0125	10/21/2008	WOZ	EPA 8260B
%moisture	36.9	Percent				%moisture

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Certilcations held by Malek Labs WA: EPA:WA00169; CA:Cert2632; ID:WA00169; WA:C1287

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Project Name: ID CLUB - TRESTLE CK LAKESIDE

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Client Sample ID TRCK-3
Sampling Date 10/14/2008
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Extraction Date
Matrix Soil
Comments
Sample Location

Parameter	Result	Units	PQL	Analysis Date	Analyst	Method	Qualifier

Sample Number 081016002-003

Surrogate Data

Surrogate Standard		Method	Percent Recovery	Control Limits
1,2-Dichlorobenzene-d4		EPA 8260	95.2	70 -

Kathleen A. Sattler

	0 B		
4-Bromofluorobenzene	E P A 8 2 6 0 B	92. 8	7 0 - 1 3 0
Toluene-dB	E P A 8 2 6 0 B	10 3.2	7 0 - 1 3 0

Authorized Signature

MCL EPA's Maximum
Contaminant Level ND Not
Detected
POL Practical Quantilation Limij

Certilcations heldby Anatek Labs ID: EPA:ID00013; AZ:0701; CO:ID00013; A (NELAP):E87893;ID:ID00013;
IN:c-ID-01; KY:90142; MT:CERT0028; NM: ID00013; OR:ID200001-002; WA:C1320
Certilcations held by Anatelt Labs WA: EPA:WA00169; CA:Cert2632; ID:WA00169; WA:C1287

ATTACHMENT F

PUBLIC INTEREST FACTORS

Idaho Club Marina Joint Application

1. Conservation:

The property, which was an RV park development and marina until approximately 20 years ago, as well as the entire general vicinity, has been altered for many decades by human development. These past and ongoing activities have resulted in stream and riparian degradation, entrenched channels, floodplain disconnection and habitat alteration / reduction. Presently, the shoreline is strewn with over seven hundred eighty-five (785) linear feet of dilapidated docks and elevated walkways that are in various states of collapse or disrepair, presenting an ongoing dangerous public nuisance and significant liability to the Applicants.

One of the original Idaho Club Parcels, upon which the entire main branch of Trestle Creek flows, has been recently transferred to the Kalispel Tribe. That action, along with the restoration of the historic natural flow to the North Branch of Trestle Creek back to Main Trestle Creek, is expected to have beneficial impacts to the lake and Trestle Creek's aquatic life, threatened species and aquatic habitat and thus is benefit to the Applicant and the public interests. In a U. S. Fish & Wildlife Service Biological Opinion dated August 12, 2022 ("USFW Biological Opinion"), a finding that conservation benefits will accrue from our actions, most notably the realignment of the North Branch of Trestle Creek, was determined.

The potential of wastewater and runoff from the proposed residential development, roads, and parking is addressed by the inclusion of an upland storm and wastewater disposal system. The proposed project incorporates stabilization and revegetation of all areas of shoreline that are presently exhibiting ongoing and accelerating erosion and sediment production, with a net benefit to the conservation values of the flora, fauna, and aquatic species of the area. The development will incorporate educational postings including, but not limited to, the placement of signs to inform landowners and marina users of environmental impact avoidance and conservation measures which increases awareness of residents and visitors to the sensitivity of their surroundings and how their actions may affect them.

Although the proposed development of housing near, and a marina in, the lake results in an increase in recreational activities from the present existing condition, it is by definition a reduction in impacts from what the site has been used for in the past and could continue to be use for.

The proposed action includes extensive conservation measures to avoid and/or minimize adverse effects on the environment including conservation values. The proposed exhaustive application of best management practices ("BMPs") throughout the project lifetime as defined in previous proposals for this site, which have been significantly reduced in this proposal, had resulted in supportive findings outlined in the 2022 USFW Biological Opinion Section 3.3 Effects of the Proposed Action. As detailed in that USFW Biological Opinion, insignificant and discountable effects to bull trout or related conservation related impacts are expected from noise and disturbance, suspended sediment, chemical contamination, and predator and prey base alteration as defined in the previous applications and continued in this application. Additionally, the BO identified related development in the action area is not expected to appreciably reduce the conservation function of the Lake Pend Oreille CHSU, Clark Fork CHU or the Columbia River RU; therefore, the proposed action is not expected to destroy or adversely modify PBF 1

in Lake Pend Oreille. Further, restoring the North Branch of Trestle Creek to historic alignment, with more diverse habitat types and reconnecting it with its floodplain will likely increase hyporheic exchange, increase hyporheic residence times, and increase hyporheic volume, which has been demonstrated to reduce pollutants, decrease in-stream temperature, and increase macro-invertebrate diversity and richness, all of which could benefit bull trout (Bakke 2020, Pages 2, 31).

In summary, according to the previous USFW Biological Opinion, the proposed development in the action area adequately addresses conservation concerns and supports the public interest, the greatest being the potential positive impact on the bull trout population. Specifically, the proposed project will result in:

- In the long-term, the proposed action will improve migration corridor conditions by restoring in-stream habitat of the lower North Branch of Trestle Creek stream channel, removing two fish passage barriers on the North Branch of Trestle Creek, and reconnecting the channel with the main stem of Trestle Creek.
- Reconnection and restoration of the North Branch of Trestle Creek to the main branch improves habitat complexity and function, allowing it to support more aquatic and riparian species, improving its ability to function. Riparian plant restoration provides more abundant and complex riparian food sources for bull trout. Habitat restoration from the proposed action would likely provide permanent, localized beneficial effects to PBF 3 in spawning and rearing critical habitat.
- The adverse effects of the reconnection and restoration are temporary and would not be expected to appreciably reduce the conservation function of the Lake Pend Oreille CHSU, Clark Fork CHU, or the Columbia River RU; therefore, the proposed action is not expected to destroy or adversely modify PBF 4.
- Reshaping the channel of the North Branch of Trestle Creek, adding complexity, and reconnecting it to the floodplain is likely to improve water quality and quantity, terrestrial and aquatic food sources in an area that may be accessible for fish rearing and fish growth in the future. Restoring riparian areas contributes to maintaining the long-term complexity and function of the channel. The riparian restoration from the proposed action is expected to have permanent, localized beneficial effects to PBF 8.

In conclusion, the project does support the public interest related to conservation.

2. Economics:

The project will result in a positive economic benefit to Bonner County and the State of Idaho by adding direct and indirect construction and service employment, increasing base valuation of land and generating income as well as sales tax revenue from boat slip rental and storage. Property, sales and income tax are dispersed to and support the operations of numerous local and state agencies. According to the 2016 Boise State Report," Economic Impact and Importance of Power Boating in Idaho", day and overnight boating trips resulted in over $18,000,000 of non-resident spending, $36,300,000 in sales and provided over five hundred twenty (520) direct and indirect jobs per year in Bonner County. As such, the growth in revenue, employment and tax base resulting from the project are supportive of the public interest.

3. Aesthetics:

The project has been carefully designed and redesigned to result in the improvement of the existing property and shoreline conditions that include dilapidated docks, bridges, buildings and the remnants of a former RV park and man-made slough. The negative aesthetics impact these existing structures and land alterations have on not just this site, but to the greater area shoreline as a whole, has been and is significant. As such, the aesthetics of the area will be enhanced by the project therefore making it supportive of the public interest.

4. General Environmental Concerns:

The residential component of the project will include restrictive covenants with an enforcement mechanism to maintain tranquility and prevent offensive uses and behavior. Existing dilapidated and unsafe conditions will be removed including, but not limited to a legacy well and drain field, resulting in improvement of the general property environment. Shoreline embankments and grades within one hundred feet (100') of open water will be protected, stabilized, and revegetated as needed, to establish stable and safe shoreline/embankments and to create areas that encourage surface water flows into the interior of the upland areas and then run through stormwater treatment elements. A "clean boat" policy and protocol procedure will be implemented to assure that introduction of nuisance aquatic species will not occur. Additionally, invasive species signage will be installed at key locations to inform marina users of measures that can be taken to prevent introduction of invasive species. Prior to the start of earth disturbing activity, erosion prevention and sedimentation control surface water protection BMPs will be implemented on the site. These measures will include, but not be limited to: sediment fencing, construction entrance protection, sediment control wattles, sedimentation and dewatering basins, erosion control blankets, temporary cover seeding and mulching.

In summary, the project has been designed and planned to avoid potential negative impacts or other general environmental concerns. As a result, the project maintains and protects the public interest in environmental protection and enhancement.

5. Wetlands:

All wetlands on the property have been identified and proper protection efforts in accordance with federal and state regulatory standards will be followed. Perimeter barriers will be installed and will remain until the areas have been permanently stabilized and revegetated. All perimeter protection placed in the dry, but below the OHWM, will be removed prior to the seasonal Spring lake level rise. In doing so, the project and related improvements are supportive of the public interest.

6. Historic Properties or Cultural Resources:

Based on a formal site survey (See Appendix 3) performed in 2008, and the extensive previous modifications and alterations on the site, Cultural / Historic Resources are not anticipated. However, in the event that work results in the discovery of human remains or cultural items, the Applicant and workers will implement, and fully comply with, the Inadvertent Discovery Plan protocol as stipulated by the Idaho State Historic Preservation Office. As such, there is no conflict with the public interest.

7. Fish & Wildlife:

BMPs for the operation of the marina will require spill kits to be present, and deployed in the event of a spill, and the marina will not have a refueling station. Therefore, the effects of marina contaminants on fish are expected to be insignificant, if ongoing exposure occurs.

The proposed action reduces ongoing riparian degradation and shoreline erosion sediment production, an identified primary threat to the core area. Boat basin and travel corridor excavation will reduce stagnation and solar loading that favors warm-water predator species and predator habitat in the area will be reduced by reducing closed ended slack water and exposing these waters to more active flow and exchange with the open waters of the lake. The result is an expected net reduction in predator habitat within the action area when compared to existing conditions, which is in the public interest.

The 2022 USFW Biological Opinion for a previous similar project with significantly greater impacts, identified that the proposed action will not result in an appreciable reduction in the likelihood of both the survival and recovery of the bull trout at either the sub-core area level, core area level or recovery unit level, and therefore it will not jeopardize the coterminous population of bull trout. The proposed action is in the public interest as it does not adversely affect designated critical habitat for bull trout.

An point of concern addressed by USFW is boat propeller wash and the potential mortality of fish from contact and increased turbidity from boat thrust. The marina will have a strict, revocation of slip lease enforced, "No Wake Zone." Slow boat maneuvering decreases the potential force of propeller wash and provides time for fish to avoid vessels during ingress and egress from the marina. Based on the project design and proposed management actions, propeller wash is not anticipated to significantly mobilize sediments, nor are boat propeller interactions with fish more likely than any other marina in the area or on the lake. Additionally, an existing boat launch ramp that is directly within the immediate vicinity of the outlet of Trestle Creek, is being removed. This removes a more significant negative impact from fish boat interaction than any threat associated with the Marina, which is completely disconnected from any close or direct proximity of Trestle Creek.

In consideration of the above, we believe the application and consideration of this request are supportive of the public interest.

8. Flood Hazards:

Portions of the project area are located within the AE Flood Hazard Zone. As such, all construction requires the application and issuance of a Floodplain Development Permit from Bonner County Planning, which has already been obtained for a project plan with significantly greater floodplain effects (See Appendix 9). As such, the project and related improvements are supportive of the public interest.

9: Floodplain Values:

Directly reconnecting the flows of the North Branch of Trestle Creek to its historic connection with the main branch of Trestle Creek and floodplain results in benefits to the native flora, fauna and aquatic species of the area. In doing so, the project is supportive of the public interest.

10: Land Use:

The project has received approval from Bonner County under the Planned Unit Development provisions of Bonner County Revised Code. Applicant is in the process of modifying the approved Planned Unit Development for proposed changes to the upland areas of the project, including the elimination of the proposed pavilion and beach area, and the conversation of that area to two homesites. The underlying density afforded to the property owner in this zoning provides more open space than would otherwise be required if processed as a standard subdivision. The open space afforded through this means provides benefits including green space, vegetative shoreline, and maintaining pervious surfaces. In doing so, the project and related improvements are supportive of the public interest.

11. Navigation:

The waters surrounding the property today are choked with half submerged piers and bridges, partial and dilapidated boardwalks and docks, rusty supports, deposition and related hazards to navigation. The proposed project will significantly improve water and boat circulation and remove these existing hazards. In doing so, the project and improvements are supportive of the public interest.

12. Shore Erosion & Accretion:

The riparian habitat in the action area is degraded, including habitat along the shorelines. Prior land uses, including operation of a RV park and marina, and similar area land uses, as well as a nearby public park and boat ramp have likely contributed to the degradation of shoreline habitat to varying degrees. Additionally, the fluctuations of lake level between Summer pool and Winter drawdown in Lake Pend Oreille result in erosion of the shoreline and resultant sediment production. Considering the degrade baseline condition of riparian habitat and continued contributing factors beyond the control of Applicant, installation of the riprap and associated vegetation will have a net benefit related to the reduction of ongoing sediment production. The reconstruction of docks, retaining structures and riprap will help to protect the exposed shoreline. In consideration of the above, the proposed project is supportive of the public interest.

13. Recreation:

This project will support access to recreational boating on the lake. Based on the 2016 Boise State Study, there are over 40,800 boat trips made to Bonner County per year, confirming that lake access and boating are a significant recreational attraction and a contributor to the local and regional economy. As a result of the successful completion of the project, human powered boat access to approximately 1,000 linear feet of back channel slack water in the project area will be improved. The addition of eighty-four (84) boat slips on the lake provides additional safe recreational access which meets the criteria of improving access and in the public interest.

14. Water Supply & Conservation:

The project will have no material impact on the availability of water supply in the area. There is no conflict with the public interest.

15. Energy Needs:

The project will have no material impact on the availability of energy in the area. There is no conflict with the public interest.

16. Safety:

The planned improvements will enhance public safety through the elimination of existing hazards — removal of dilapidated docks, bridges, boardwalks and buildings, and the excavation of shallow channels presently impeding navigable waters. The greatest safety related impact of the project is the elimination of potential hazards to the public and the property owner, and a significant potential legal liability for Applicant, of the 785+ linear feet of collapsing shoreline boardwalks, bridges and docks, as well as restoring and protecting unstable areas of shoreline. Not only do these features contain potential hazards, but they also serve as an attractive nuisance to unaware trespassers who may misjudge their structural integrity. AS part of the project, these significant safety concerns to be eliminated. As a result, the project and related improvements are supportive of the public interest.

17. Food & Fiber Production:

The project will have no impact on food or fiber production. There is no conflict with the public interest.

18. Mineral Needs:

The project will have no impact on mineral needs. There is no conflict with the public interest.

19. Considerations of Property Ownership:

Property in the immediate vicinity and to the South of the action area has been developed with similar characteristics to what was previously associated with this property, recreational vehicle sites and associated marina. The proposed project has not elicited negative responses from abutting property owners to the South. The abutting property owner to the North did express concerns related to access on upland portions of the development which have been resolved. The proposed development will allow for a reasonable use of the property by the owners, as allowed by local zoning regulations. Beyond this direct benefit, the project also provides for enhanced revenue streams from the proposed watercraft service of mooring & storage, and is accretive in value to the broader integrated resort offerings of The Idaho Club. The project is in response to the significant market demand for both recreational access to the lake, seasonal watercraft moorage and waterfront home sites. By following applicable process and rules and adhering to the established standards governing the proposed work, this project meets the criteria of a reasonable expectation of private property use similar to near and adjacent property, while providing beneficial actions that are supportive of the public interest.

20. Needs & Welfare of the People:

The proposed development of the commercial marina, dry boat storage and residential homesites both eliminates an existing hazardous condition and expands access to the lake by providing: (1) a needed and desired service (public and private boat slips) for which there is a years long waiting list; (2) waterfront homesites for which there is significant market demand; and, (3) dry boat storage for which current market demand exceeds supply. The project does not negatively impact the needs or welfare of the people of the state, and is not in conflict with the public interest.