



**City of Bellevue
Development Services Department
Land Use Staff Report**

**SHORELINE MANAGEMENT ACT
DECISION ON SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT**

File Number:	18-121017-WG
Proposal Name:	Bi Pier
Proposal Address and Location:	Tract 082405TR-X and 10319 SE 30 St.
Water Body:	Lake Washington
Shoreline Environment Designation:	Shoreline Residential
Proposal Description: Land Use review of a Shoreline Substantial Development to reconfigure an existing joint-use pier by removing the ell and increasing the length of the walkway to create a new pier that is 81 feet long and covers 1,160 square feet of water. The proposal also includes the installation of one (1) new, mooring pile.	
Applicant: <input checked="" type="checkbox"/> Applicant owns property Rand Bi, 10319 SE 30 th St., Bellevue, WA	
Applicant Representative: Ted Burns, Seaborn Pile Driving, 9311 SE 36 th St. Ste 204, Mercer Island, WA 98040, Tedeburns@gmail.com	
Application Date:	August 14, 2018
Notice of Application Date:	September 27, 2018
Notice of Decision Date:	August 15, 2019
Date of Receipt by Ecology:	

SEPA Determination:

Determination of Non-Significance

SEPA Appeal Deadline:

August 29, 2019


Elizabeth Stead, Environmental Coordinator
Development Services Department

Decision on SSDP:

Approval with Conditions

Michael A. Brennan, Director
Development Services Department

By: _____
David Wong, Land Use Planner

The appeal period for a Shoreline Substantial Development Permit is 21 days from the "date of filing" with the Department of Ecology, as defined in RCW 90.58.140(6) and WAC 173-27-130. Appeal of the decision must be made to the Washington State Shoreline Hearings Board.

This permit is granted pursuant to the Shoreline Management Act of 1971 and nothing in this permit shall excuse the applicant from compliance with any other federal, state or local statutes, ordinances or regulations applicable to this project, but not inconsistent with the Shoreline Management Act (Chapter 90.58 RCW).

This permit may be rescinded pursuant to RCW 90.58.140(8) in the event the permittee fails to comply with the terms and conditions hereof. This permit approval will expire within two years of the date of filing unless the construction, use, or activity pursuant to this permit is commenced. Final expiration of this permit approval is five years from the date of filing. Request for extension of expiration is subject to LUC 20.25E.250.E.6.

Construction pursuant to this permit will not begin or is not authorized until twenty-one (21) days from the date of filing or until all review proceedings initiated within twenty-one (21) days from the date of such filing have terminated; except as provided in RCW 90.58.140(5) (A) (B) (C) (D).

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Attachments to this Decision

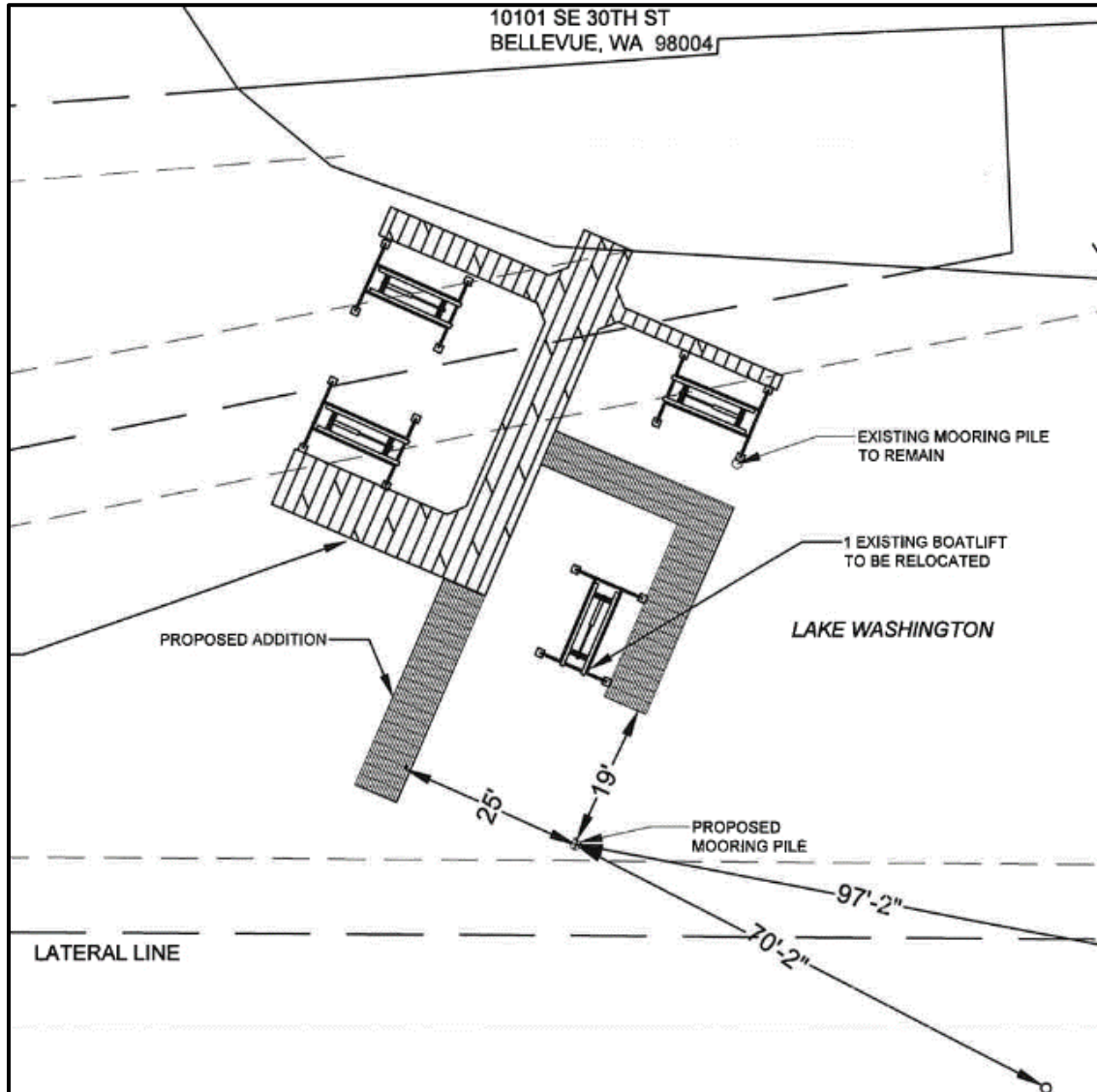
Project Plans
SEPA Determination of Non-Significance

See project file for all submitted documents and forms.

I. Proposal Description

The proposal is to reconfigure an existing joint-use pier located on a private tract that provides residential moorage. The existing pier covers 890 square feet of water and will be reconfigured to remove and expand one (1) existing ell and extend the walkway out waterward. The resulting pier will be 81 feet long as measured from the Ordinary High Water Mark (OHWM) of Lake Washington and will cover 1,160 square feet. Three (3) existing boat lifts are proposed to remain and one (1) existing boat lift will be relocated to conform with the proposed ell expansion. In addition to the dock expansion, the applicant proposes to install one (1) new mooring pile approximately 70 feet from the OHWM and 16 feet to the south of the proposed ell expansion. The applicant has included a shoreline planting to meet requirements by the US Army Corps. **See Attachment 1 for project plans and Figure 1 below for the proposed dock.**

Figure 1



Per LUC 20.25E.170C.8 the proposal requires a Shoreline Substantial Development Permit because it involves the construction of an expanded dock and the work exceeds the fair market value thresholds.

II. Site Description and Shoreline Environment Designation

The site is located between the southern boundary of the Town of Beaux Arts Village and Enatai Beach Park on Lake Washington. The dock is located on a private tract that is owned by multiple owners adjacent to and upland to the east of the tract. The dock is a joint-use dock and there is no change to this status proposed under this permit. The property has a shoreline environment designation of SR, Shoreline Residential. Per LUC 20.25E.010, the shoreline residential environment is to accommodate single or multifamily residential development and appurtenant structures. A shoreline residential environment designation is assigned to Bellevue shorelands which are predominantly characterized by residential development or are planned for residential development and exhibit moderate to low levels of ecological functions because of historic shoreline modification activities. **See Figure 2 for existing site condition.**

Figure 2



III. Consistency with Land Use Code Requirements

A. Zoning District Dimensional Requirements:

No upland structures are proposed that are subject to zoning requirements.

B. Shoreline Overlay District LUC 20.25E.065:

The property has frontage along Lake Washington and is within the Shoreline Overlay District

which regulates areas within 200-feet of the Ordinary High Water Mark of shorelines identified in LUC 20.25E and the City's Shoreline Master Program. The Shoreline Overlay District regulations (LUC 20.25E) allow residential moorage facilities provided the applicable performance standards in LUC 20.25E.065 are met.

i. Consistency with LUC 20.25E.065.H

Each application for a new or reconfigured residential dock shall comply with the requirements in LUC 20.25E.065.H.4 or as amended by approval from the US Army Corps of Engineers under Section 404 or Section 10 or by the Washington Department of Fish and Wildlife HPA as follows:

Dock Location: Lake Washington		
Development Standard	Required by LUC 20.25E.065	Proposed Standards
Number of Docks Allowed	1 per residential lot	1 proposed
Dock Side Setback	10' or as established per mutual agreement	0' Established by mutual agreement at time of construction of existing joint use dock.
Maximum Dock Length	150'	81' from OHWM
Maximum Dock Size	480 square feet	1,160 square feet Allowed per USACE Approval
Maximum Walkway Width	4' within 30' of OHWM 6' beyond 30' from OHWM	6'0" wide for entire dock Allowed per USACE Approval
Ell Location vs Depth	30' waterward of OHWM or at least 9' of water depth	Two (2) existing ells approximately 3' from OHWM and in 3' water depth. New ell 25' from OHWM and in 5' water depth. Allowed per USACE Approval
Mooring Piles	2 per lot	One (1) Additional Proposed; Two (2) in Total
Decking	Grated	Open Grating Proposed for Reconfigured and Expanded Area

ii. General Requirements Applicable to all Residential Docks

- a. **Dock Materials.** Environmentally neutral materials approved by the Environmental Protection Agency for use in aquatic environments shall be used. No materials treated with known toxic preservatives is allowed. Dock materials shall not be treated with pentachlorophenol, creosote, chromate copper arsenate (CCA) or comparably toxic compounds. Preservative and surface treatments are limited to products approved for use in aquatic environments and must be applied according to label directions. Construction hardware that comes into contact with water either directly, or through precipitation that causes discharges either directly or indirectly into surface waters shall not be susceptible to dissolution by corrosion.
- b. **Dock Lighting.** Dock lighting for the purpose of illuminating the dock surface for safety is allowed when the illuminating fixtures are limited to the minimum height necessary above the dock surface, or screened to provide the intended function of walkway illumination, without allowing light emissions to spill outside of the dock surface.

Finding: The proposal is required by code to comply with dock material requirements and all piles are proposed to be steel. No lighting is proposed. Building material requirements will be verified at time of the Building Permit review. **See Conditions of Approval related to dock materials in Section IX of this report**

iii. Boat and Watercraft Lifts

- a. **Number.** The number of combined boat and watercraft lifts is limited to four per dock.

Finding: The proposed total number of boatlifts associated with this dock is four (4) and will not change from the existing conditions depicted in the survey and site plans provided under this application. No additional boat or watercraft lifts will be allowed to be located on-site. **See Conditions of Approval related to dock materials in Section IX of this report**

IV. Public Notice and Comment

Application Date:	August 14, 2018
Public Notice Date:	September 27, 2018
30-Day Comment Period End:	October 29, 2018

The Notice of Application for this project was published in the City of Bellevue weekly permit bulletin on February 7, 2019. It was mailed to property owners within 500 feet of the project site. No comments have been received at the time of writing the staff report.

V. Summary of Technical Reviews

A. Clearing and Grading

The Clearing and Grading Division of the Development Services Department has reviewed and approved the proposed site development for compliance with Clearing and Grading codes and standards.

B. Utilities

The Utilities Department has reviewed the proposed site development for compliance with Utility codes and standards and approved the application.

VI. State Environmental Policy Act (SEPA)

The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the proposal. The Environmental Checklist submitted with the application adequately discloses expected environmental impacts associated with the project. The City codes and requirements, including the Clear and Grade Code, Utility Code, Land Use Code, Noise Ordinance, Building Code and other construction codes are expected to mitigate potential environmental impacts. Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements.

A. Earth, Air, and Water

No dredging, withdrawals, diversions, or discharges are anticipated from the proposed dock construction. The proposal is subject to applicable sediment control requirements as required by clearing and grading review. **See Conditions of Approval related to clearing and grading in Section X of this report.**

B. Animals

Chinook salmon, bull trout, and steelhead are found in Lake Washington. The reconfigured and expanded section are proposed to be fully grated which will allow for increased light penetration. Fish species and their habitat will be protected during the project construction through the timing of in-water work. The applicant will be required to receive State and Federal permit approval and all in-water work is required to occur within the construction window as established by the agencies to minimize or avoid impacts to fish and wildlife. **See Conditions of Approval in Section X of this report.**

C. Plants

No vegetation will be disturbed, and planting is proposed along the shoreline consisting of the following plant materials and in the configuration approved by the USACE to comply with USACE permit requirements. **See Conditions of Approval in Section X of this report.**

Common Name	Quantity
Shore Pine	2
Highbush Cranberry	5
Hooker Willow	3
Cascara	3
Mock Orange	8
Vine Maple	3
Beaked Hazlenut	4

VII. Changes to Proposal Due to Staff Review

No changes were proposed. The applicant was required to obtain approval from the USACE, as allowed by LUC 20.25E.065, for moorage facilities to deviate from the code limits if they receive approval from federal or state agencies.

VIII. Decision Criteria

LUC 20.25E.160.D Shoreline Substantial Development Permit – Decision Criteria

The Director may approve, or approve with modifications a Shoreline Substantial Development Permit if:

1. The proposal is consistent with the policies and procedures of the Shoreline Management Act;

Finding: As evaluated, the proposal is consistent with applicable policies and procedures of the Shoreline Management Act (SMA). The SMA includes broad policies that give priority to water-dependent uses and activities and single-family residences are specifically identified as a preferred use.

2. The proposal is consistent with the provisions of Chapter 173-27 WAC;

Finding: The proposal is consistent with 173-27 WAC.

3. The proposal is consistent with the SMP;

Finding: The applicant has submitted project plans that demonstrate the proposal's consistency with the policies and procedures of the Shoreline Management Program (SMP). Specifically the proposal is consistent with the following policies:

SH-90. Allow piers, docks, and floats only for residential or water-dependent uses such as access to pleasure craft, emergency vessels, recreation, commercial uses, and public access.

SH-93. Design and construct new or expanded piers and their components, such as boatlifts and associated fabric canopies, to prevent or minimize impacts on nearshore ecological functions, including aquatic vegetation and fish and wildlife habitat.

4. The proposal will be served by adequate public facilities including streets, fire protection, and utilities;

Finding: The proposed dock reconfiguration does not alter existing service of public facilities to the property.

5. The proposal is consistent with the Bellevue Comprehensive Plan;

Finding: **City of Bellevue Comprehensive Plan POLICY SH-16.** *Discourage structures using materials which have significant adverse physical or chemical effects on water quality, vegetation, fish, and wildlife in or near the water.*

The proposed dock will be constructed with materials suitable for in-water construction and would not have an adverse effect on water quality, vegetation, fish, and wildlife in or near the water.

The dock is associated with a single-family residential use and is for water dependent recreational activities.

6. The proposal complies with applicable requirements of the Bellevue City Code.

Finding: As identified in Section III of this report the applicant has submitted project plans that demonstrate the proposal's compliance with the applicable City of Bellevue Codes and Standards.

IX. Conclusion and Decision

After conducting the various administrative reviews associated with this proposal, including Land Use Code consistency, SEPA, City Code and Standard compliance reviews, the Director of the Development Services Department does hereby **approve with conditions** the reconfiguration of the existing pier at 10319 SE 30th St, installation of a mooring pile, and the relocation of an existing boatlift. **Approval of this Shoreline Substantial Development**

Permit does not constitute a permit for construction. A building permit is required, and all plans are subject to review for compliance with applicable City of Bellevue codes and standards. See Conditions of Approval in Section X of this report

Note- Expiration of Approval: In accordance with LUC 20.25E.250, the Shoreline Substantial Development Permit automatically expires and is void if the applicant fails to commence construction, use, or activity granted by the shoreline permit within two years of the effective date of the permit unless the applicant has received an extension for the Shoreline Substantial Development Permit pursuant to LUC 20.25E.250.

Permit authorization expires finally, despite commencement of construction, five years after the effective date of the Shoreline Substantial Development Permit unless the applicant has received an extension pursuant to LUC 20.25E.250.

X. Conditions of Approval

The applicant shall comply with all applicable Bellevue City Codes and Ordinances including but not limited to:

Applicable Ordinances	Contact Person
Clearing and Grading Code- BCC 23.76	Savina Uzunow, 425-452-7860
Utilities – BCC Title 24	Jason Felgar, 425-452-7851
Land Use Code- BCC Title 20	David Wong, 425-452-4350
Noise Control- BCC 9.18	David Wong, 425-452-4350

The following conditions are imposed under the Bellevue City Code or SEPA authority referenced:

- 1. Building Permit Required:** Approval of this Shoreline Substantial Development Permit does not constitute an approval of a building permit. Application for a building permit must be submitted and approved. Plans submitted as part of the building permit application shall be consistent with the activity permitted under this approval and shall include erosion and sediment control best management practices to prevent sediment impacts.

Authority: Land Use Code 20.25E.160

Reviewer: David Wong, Development Services Department

- 2. Dock Materials:** Dock materials must be approved for use in aquatic environments. The following note shall be added to the Building Permit application:

Dock Materials. Environmentally neutral materials approved by the Environmental

Protection Agency for use in aquatic environments shall be used. No materials treated with known toxic preservatives is allowed. Dock materials shall not be treated with pentachlorophenol, creosote, chromate copper arsenate (CCA) or comparably toxic compounds. Preservative and surface treatments are limited to products approved for use in aquatic environments and must be applied according to label directions. Construction hardware that comes into contact with water either directly, or through precipitation that causes discharges either directly or indirectly into surface waters shall not be susceptible to dissolution by corrosion.

Authority: Land Use Code 20.25E.065.H.3.a
Reviewer: David Wong, Development Services Department

- 3. Federal and State Permits:** Federal and state water quality standards shall be met. All required federal and state permits, and approvals must be received and submitted to the City prior to commencement of any work.

Authority: Land Use Code 20.25E.065
Reviewer: David Wong, Development Services Department

4. In-Water Work Window:

The applicant shall comply with the in-water work window as approved by the Washington State Department of Fish and Wildlife (WDFW). Any deviation from the approved schedule must be approved by WDFW and submitted to the City.

Authority: Land Use Code 20.25E.160
Reviewer: David Wong, Development Services Department

- 5. Boat Lifts – Maximum Allowed:** No more than the four (4) existing boat lifts are allowed as part of this moorage facility. No additional boat lifts or personal watercraft lifts will be allowed in at this moorage or on the adjacent waterfront parcel (082405-9297) to the east. Any changes in the number of boat lifts or personal watercraft lifts on either property or the replacement of any existing lifts will be subject to applicable shoreline regulations and permitting.

Authority: Land Use Code 20.25E.065.H.6
Reviewer: David Wong, Development Services Department

- 6. Shoreline Planting Plan:** A final shoreline planting plan in conformance with the approved shoreline planting plan under this application is required to be submitted at the time of the Building Permit application.

Authority: SEPA (Substantive Policies – BCC 20.02.020, BCC 22.02.140)
Reviewer: David Wong, Development Services Department



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

Regulatory Branch

April 30, 2019

Mr. Ran Bi
10319 Southeast 30th Street
Bellevue, Washington 98004

Reference: NWS-2016-893
Bi, Ran
(Pier Construction)

Dear Mr. Bi:

We have reviewed your application to remove 192 square feet of existing shared pier and construct 430 square feet of new fully-grated pier and install a mooring pile in Lake Washington at Bellevue, Washington. Based on the information you provided to us, this "Letter of Permission" (LOP) permit authorizes your proposal as depicted on the enclosed drawings dated December 12, 2017, revised February 20, 2019, which are made part of this permit. In order for this LOP authorization to be valid, you must ensure that the work is performed in accordance with the enclosed *Letter of Permission General Conditions* and the following special conditions:

a. In order to meet the requirements of the Endangered Species Act (ESA) and Magnuson-Stevens Fishery Conservation and Management Act (MSA) programmatic consultation *Integrated Restoration and Permitting Program* (IRPP) (National Marine Fisheries Service (NMFS) Reference Number WCR-2016-5278), you must implement and abide by the ESA requirements and/or agreements set forth in the Biological Opinion (BO) dated February 17, 2017, the NMFS' *IRPP Implementation Guide* dated June 30, 2017, and the individual project notification for your project (NMFS Reference Number NWS-2019-11511). The BO is available on the U.S. Army Corps of Engineers (Corps) website (Permit Guidebook, Endangered Species, Programmatic Consultations, Activities on Lakes Washington and Sammamish). Upon completion of the permitted work, you must submit an As-Built Report (see *IRPP Implementation Guide*, Appendix E) to the Corps and the NMFS (ATTN: Mr. Mike Lisitza, mike.lisitza@noaa.gov; NOAA Western Regional Center, 7600 Sand Point Way, Seattle, Washington, 98115). You must visually monitor the work area during construction when the substrate is disturbed and ensure that observable turbidity increases do not extend beyond a 150-foot radius around the work area. If turbidity increases occur beyond this area, you must include it in your As-Built Report. You must comply with any required IRPP planting plan (see *IRPP Implementation Guide*, Appendices C and D) requirements and submit annual monitoring reports for five years to the Corps and the NMFS. All reports must prominently display the reference number NWS-2016-893. Failure to comply with these requirements

constitutes non-compliance with the ESA and your Corps permit. The NMFS is the appropriate authority to determine compliance with the terms and conditions of its BO and with the ESA. If you cannot comply with the terms and conditions of this programmatic consultation, you must, prior to commencing construction, contact the Corps, Seattle District, Regulatory Branch for an individual consultation in accordance with the requirements of the ESA and/or the MSA.

b. In order to meet the requirements of the Endangered Species Act (ESA) programmatic letter of concurrence for selected activities in the Lake Washington/Lake Sammamish Basins (U.S. Fish and Wildlife Service (USFWS) Reference Number 13410-2009-I-0386-R001) you must comply with the relevant conservation measures in the document titled *Conservation Measures for Activities Covered under the Lake Washington Programmatic Consultation Letter of Concurrence* available on the U.S. Army Corps of Engineers (Corps) website (Permit Guidebook, Endangered Species, Programmatic Consultations, Activities on Lakes Washington and Sammamish). If you cannot comply with these conservation measures, you must, prior to commencing construction, contact the Corps, Seattle District, Regulatory Branch for an individual consultation in accordance with the requirements of the ESA. The USFWS is the appropriate authority to determine compliance with the ESA

c. Incidents where any individuals of fish species, marine mammals and/or sea turtles listed by National Oceanic and Atmospheric Administration Fisheries (NOAA Fisheries) under the Endangered Species Act appear to be injured or killed as a result of discharges of dredged or fill material into waters of the U.S. or structures or work in navigable waters of the U.S. authorized by this Nationwide Permit verification shall be reported to NOAA Fisheries, Office of Protected Resources at (301) 713-1401 and the Regulatory Office of the Seattle District of the U.S. Army Corps of Engineers at (206) 764-3495. The finder should leave the animal alone, make note of any circumstances likely causing the death or injury, note the location and number of individuals involved and, if possible, take photographs. Adult animals should not be disturbed unless circumstances arise where they are obviously injured or killed by discharge exposure or some unnatural cause. The finder may be asked to carry out instructions provided by NOAA Fisheries to collect specimens or take other measures to ensure that evidence intrinsic to the specimen is preserved.

d. In order to meet the requirements of the Endangered Species Act you may conduct the authorized activities from July 16th through April 30th in any year this permit is valid. You shall not conduct work authorized by this permit from May 1st through July 15th in any year this permit is valid.

We have reviewed your project pursuant to the requirements of the Endangered Species Act and the Magnuson-Stevens Fishery Conservation and Management Act in regards to Essential Fish Habitat. The U.S. Army Corps of Engineers has determined that this project will comply

with the requirements of the above laws provided you comply with special condition "a" through "d" listed above.

Please be reminded that Special Condition "a" of your permit requires that you implement and abide by the Endangered Species Act (ESA) requirements set forth in the programmatic Biological Opinion (BO) for this project. In particular, within 60 days you must provide an As-Built Report, and annual monitoring reports as described in the BO.

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

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

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

While this project will not require further authorization from us, please note that it must comply with all local, State, and other Federal requirements that may apply. A copy of this letter and permit drawings will be furnished to Mr. Burns at tedeburns@yahoo.com. If you have any

questions about this letter or our regulatory program, please contact Ms. Kristin McDermott at kristin.l.mcdermott@usace.army.mil or by phone at (206) 316-3975.

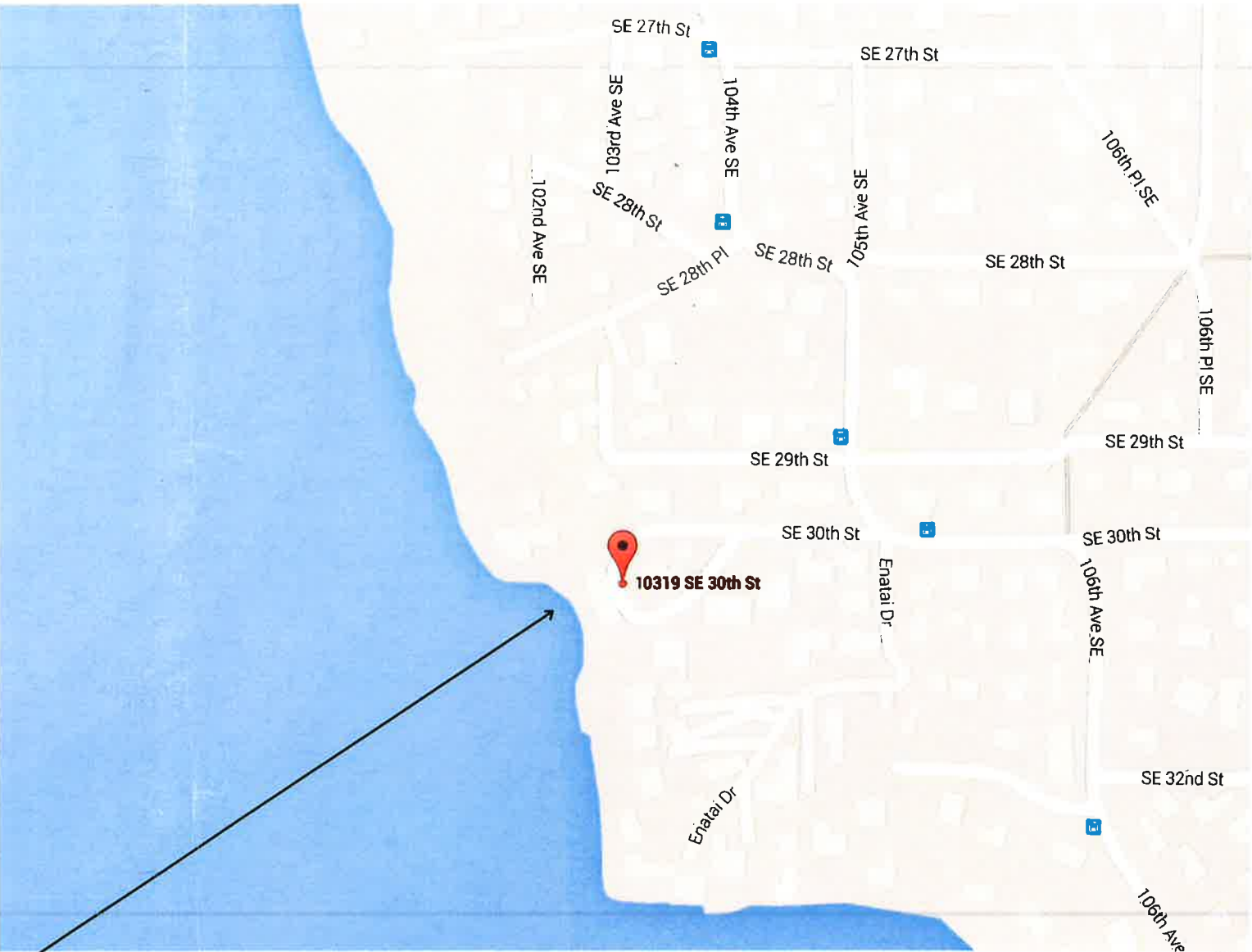
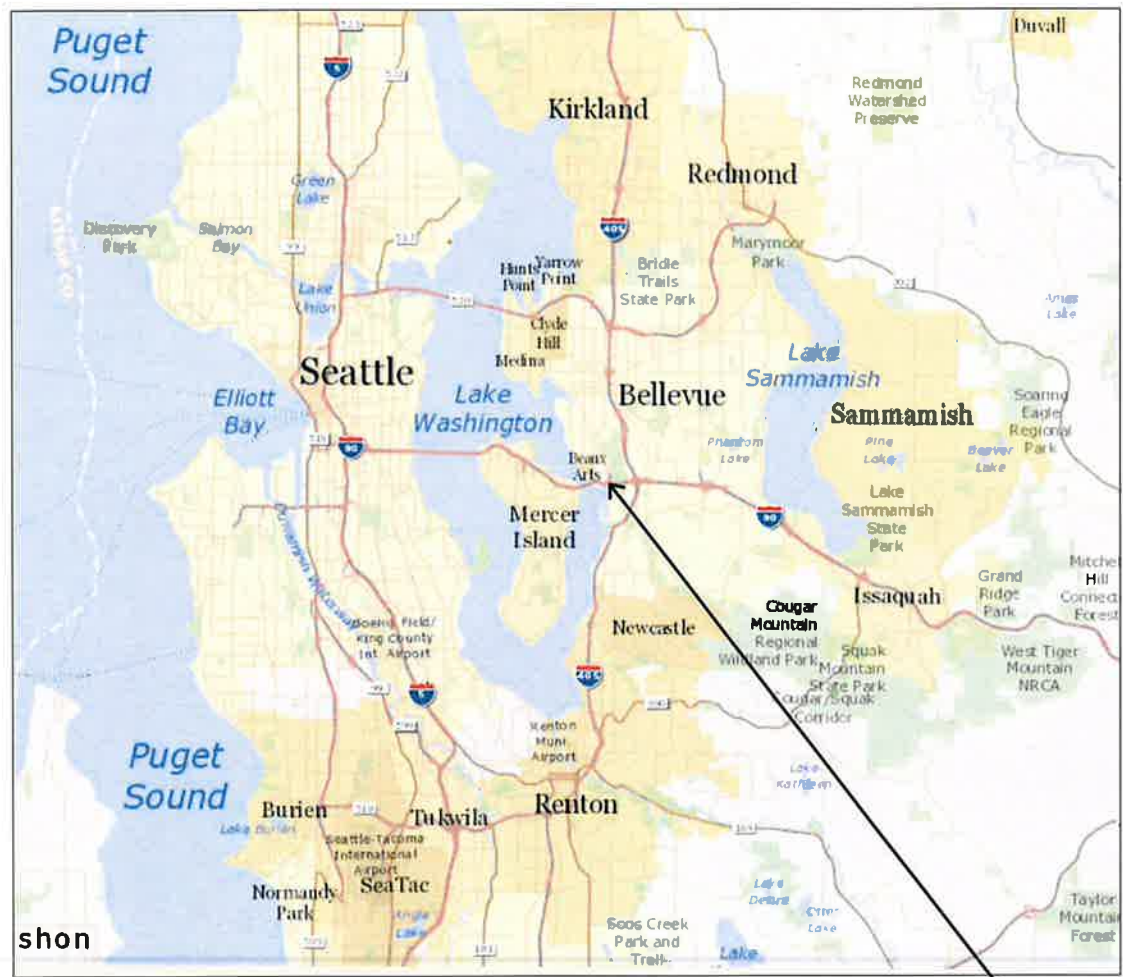
BY AUTHORITY OF THE SECRETARY OF THE ARMY:

A handwritten signature in black ink, appearing to read "Mark A. Gerald". The signature is stylized with a large, looped "M" and a cursive "Gerald".

for Mark A. Gerald
Colonel, Corps of Engineers
District Engineer

Enclosures

BI SHARED PIER

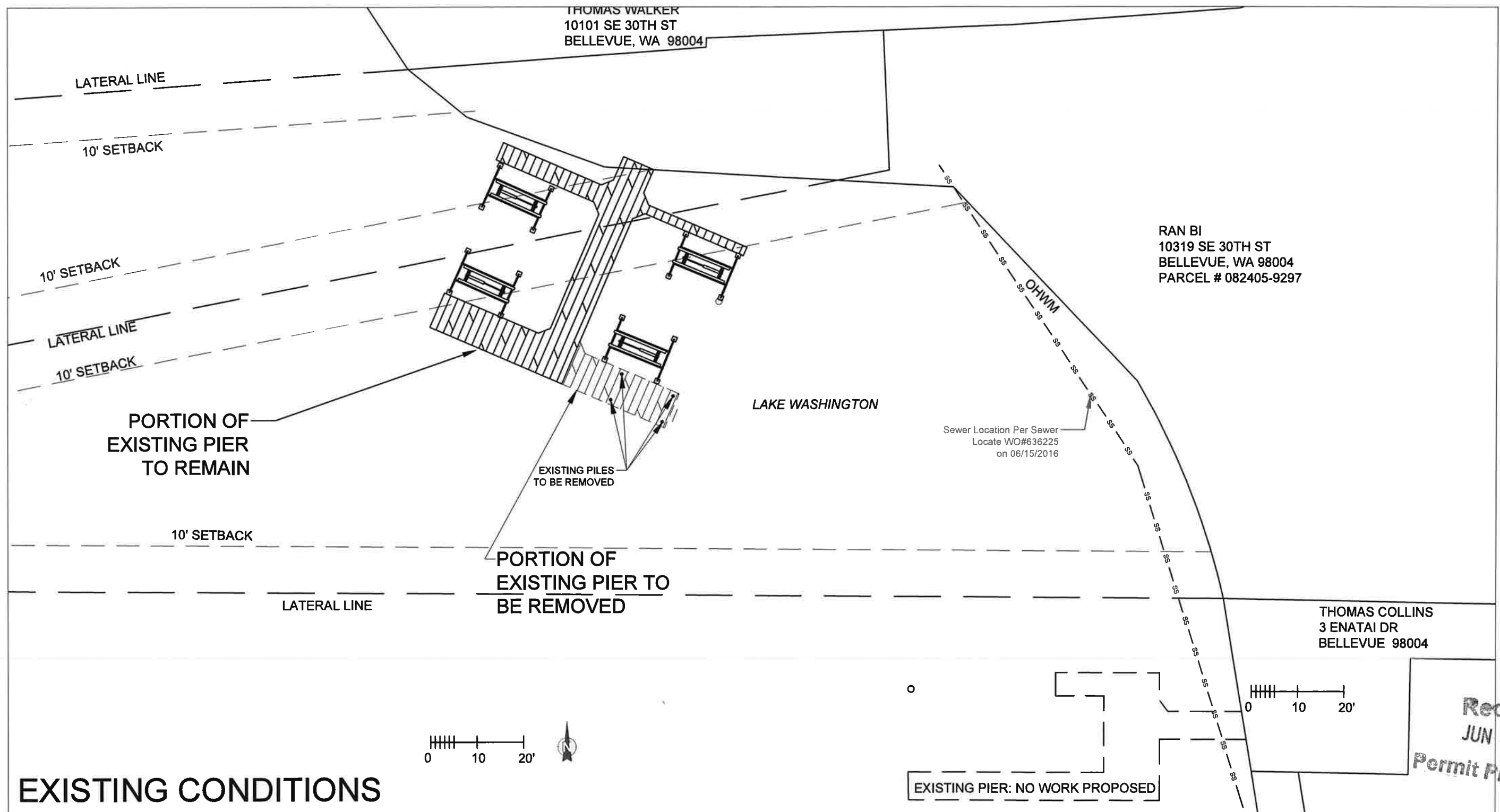


SUBJECT PROPERTY

PIN: 0824059297
LEGAL DESCRIPTION:
LOT 2 (B) OF KING COUNTY LOT LINE ADJUSTMENT 8701001

Received
JUN - 4 2019
Permit Processing

PURPOSE: The proposed repair of the dock is to provide for safe boat moorage for the owner's personal boat. NWS-2016-893		PROPOSED: Reconfigure a shared pier by extending the walkway 30' long by 6' wide, installing a new finger pier measuring 30' long and 6' wide, and a connector measuring 20' long and 5' wide. In addition (14) piles and (1) mooring pile to be installed. Install a ground based boatlift. Implement a shoreline planting plan.	
DATUM: CORPS OF ENGINEERS 1919 NW QUARTER OF SECTION 08, TOWNSHIP 24, RANGE 05 ADJACENT OWNERS: THOMAS WALKER 10101 SE 30TH ST BELLEVUE, WA 98004 THOMAS COLLINS 3 ENATAI DR BELLEVUE, WA 98004		PREPARED BY: JACOB BAWDEN OF SEABORN PILE DRIVING 9311 SE 36TH ST, SUITE 204 MERCER ISLAND, WA 98040 OFFICE: 206-236-1700 JACOB@SEABORNPILEDIVING.COM WWW.SEABORNPILEDIVING.COM	IN: LAKE WASHINGTON AT: 10319 SE 30TH ST, BELLEVUE, WA COUNTY: KING LAT: 47.58355 LONG: -122.20343 CREATED: 12/12/2017 REVISED: 2/20/2019
		APPLICANT: JACOB BAWDEN SEABORN PILE DRIVING COMPANY 9311 SE 36TH ST, SUITE 204 MERCER ISLAND, WA 98040	SHEET 1 of 9



EXISTING CONDITIONS

PURPOSE: The proposed repair of the dock is to provide for safe boat moorage for the owner's personal boat.
NWS-2016-893

DATUM: CORPS OF ENGINEERS 1919
NW QUARTER OF SECTION 08, TOWNSHIP 24, RANGE 05
ADJACENT OWNERS:
THOMAS WALKER
10101 SE 30TH ST
BELLEVUE, WA 98004
THOMAS COLLINS
3 ENATAI DR
BELLEVUE, WA 98004

PREPARED BY:
JACOB BAWDEN
OF SEABORN PILE DRIVING
9311 SE 36TH ST, SUITE 204
MERCER ISLAND, WA 98040
OFFICE: 206-236-1700
JACOB@SEABORNPILEDIVING.COM
WWW.SEABORNPILEDIVING.COM

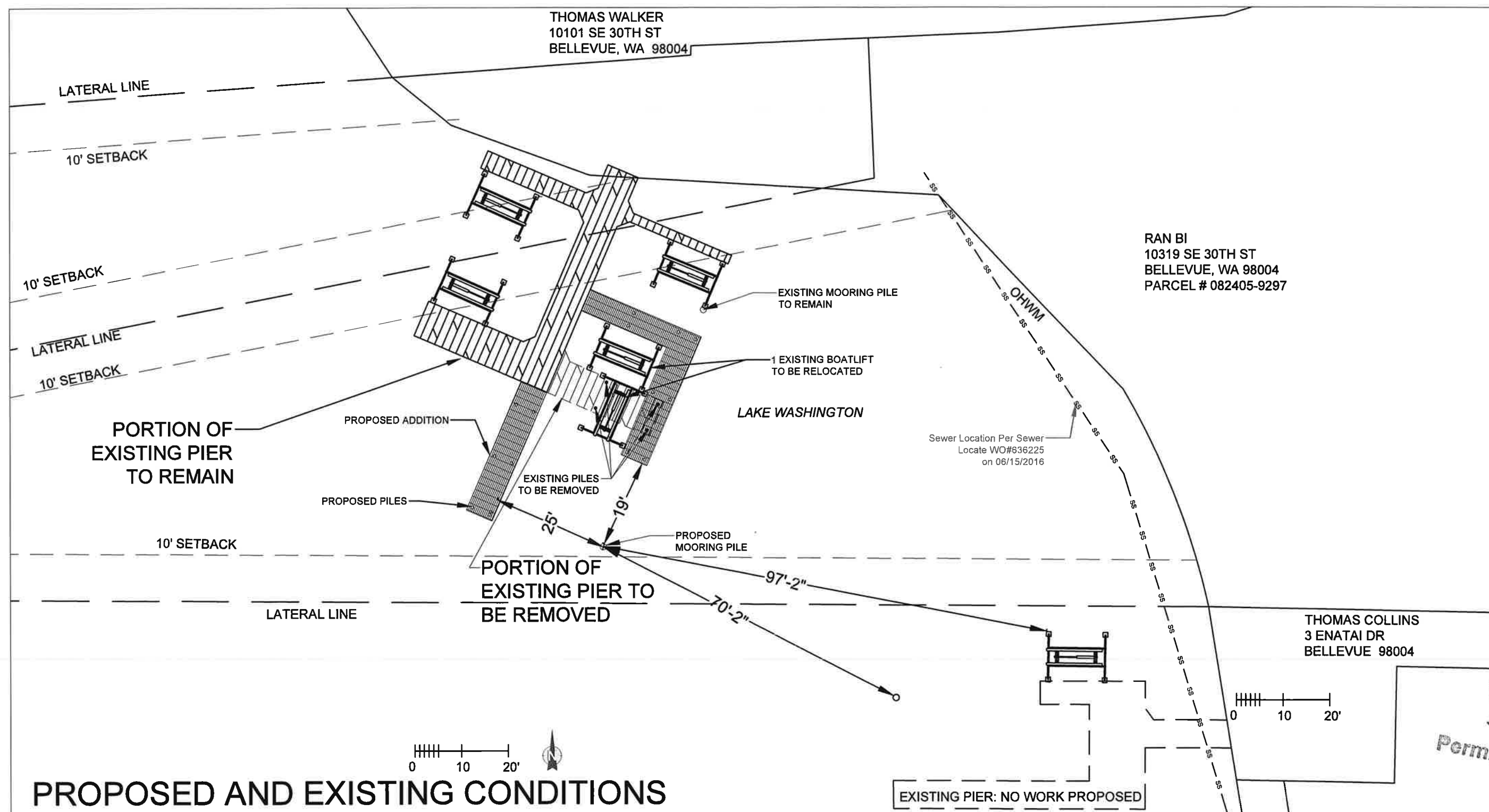


PROPOSED: Reconfigure a shared pier by extending the walkway 30' long by 6' wide, installing a new finger pier measuring 30' long and 6' wide, and a connector measuring 20' long and 5' wide. In addition (14) piles and (1) mooring pile to be installed. Install a ground based boatlift. Implement a shoreline planting plan.

IN: LAKE WASHINGTON
AT: 10319 SE 30TH ST, BELLEVUE, WA
COUNTY: KING
LAT: 47.58355 **LONG:** -122.20343
CREATED: 12/12/2017 **REVISED:** 2/20/2019

APPLICANT: JACOB BAWDEN
SEABORN PILE DRIVING COMPANY
9311 SE 36th ST, SUITE 204
MERCER ISLAND, WA 98040

SHEET
2 of 9



PURPOSE: The proposed repair of the dock is to provide for safe boat moorage for the owner's personal boat.
NWS-2016-893

DATUM: CORPS OF ENGINEERS 1919
NW QUARTER OF SECTION 08, TOWNSHIP 24, RANGE 05
ADJACENT OWNERS:
THOMAS WALKER
10101 SE 30TH ST
BELLEVUE, WA 98004
THOMAS COLLINS
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PREPARED BY:
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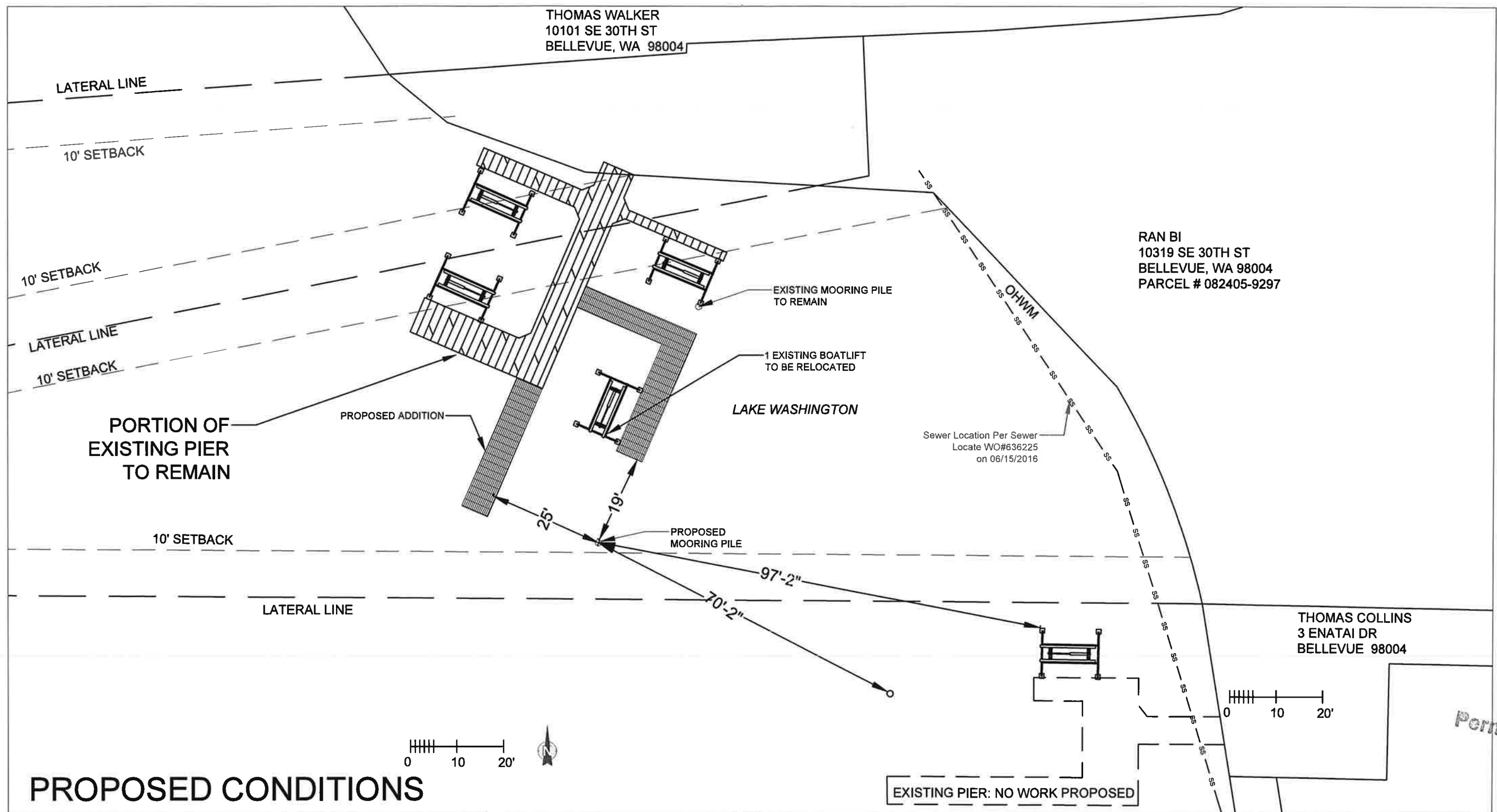


PROPOSED: Reconfigure a shared pier by extending the walkway 30' long by 6' wide, installing a new finger pier measuring 30' long and 6' wide, and a connector measuring 20' long and 5' wide. In addition (14) piles and (1) mooring pile to be installed. Install a ground based boatlift. Implement a shoreline planting plan.

IN: LAKE WASHINGTON
AT: 10319 SE 30TH ST, BELLEVUE, WA
COUNTY: KING
LAT: 47.58355 **LONG:** -122.20343
CREATED: 12/12/2017 **REVISED:** 2/20/2019

APPLICANT: JACOB BAWDEN
SEABORN PILE DRIVING COMPANY
9311 SE 36th ST, SUITE 204
MERCER ISLAND, WA 98040

SHEET
3 of 9



Received
JUN - 4 2019
Permit Processing

PURPOSE: The proposed repair of the dock is to provide for safe boat moorage for the owner's personal boat.
NWS-2016-893

DATUM: CORPS OF ENGINEERS 1919
NW QUARTER OF SECTION 08, TOWNSHIP 24, RANGE 05
ADJACENT OWNERS:
THOMAS WALKER
10101 SE 30TH ST
BELLEVUE, WA 98004
THOMAS COLLINS
3 ENATAI DR
BELLEVUE, WA 98004

PREPARED BY:
JACOB BAWDEN
OF SEABORN PILE DRIVING
9311 SE 36TH ST, SUITE 204
MERCER ISLAND, WA 98040
OFFICE: 206-236-1700
JACOB@SEABORNPILEDIVING.COM
WWW.SEABORNPILEDIVING.COM

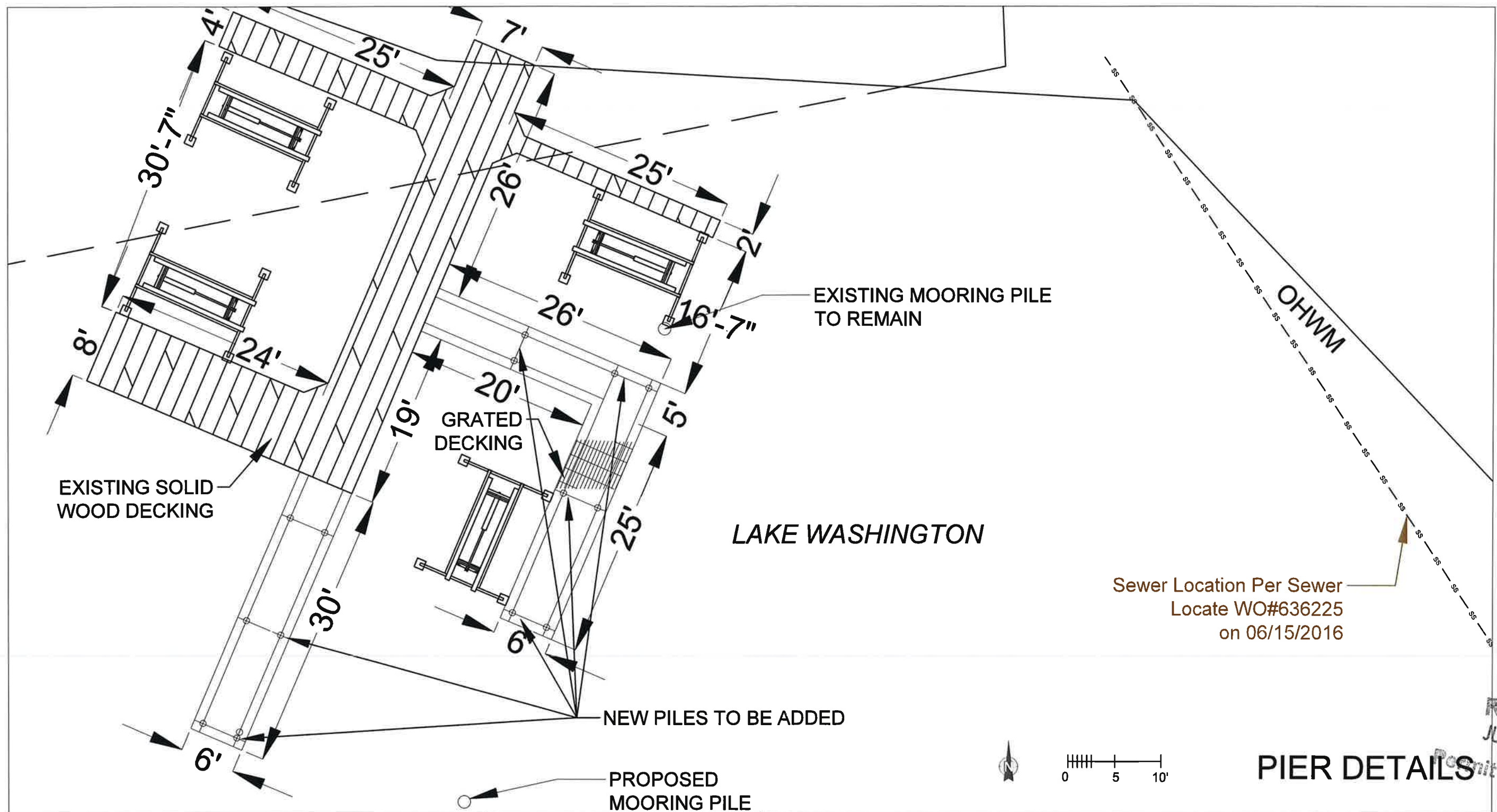


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IN: LAKE WASHINGTON
AT: 10319 SE 30TH ST, BELLEVUE, WA
COUNTY: KING
LAT: 47.58355 **LONG:** -122.20343
CREATED: 12/12/2017 **REVISED:** 2/20/2019

APPLICANT: JACOB BAWDEN
SEABORN PILE DRIVING COMPANY
9311 SE 36th ST, SUITE 204
MERCER ISLAND, WA 98040

SHEET
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PIER DETAILS

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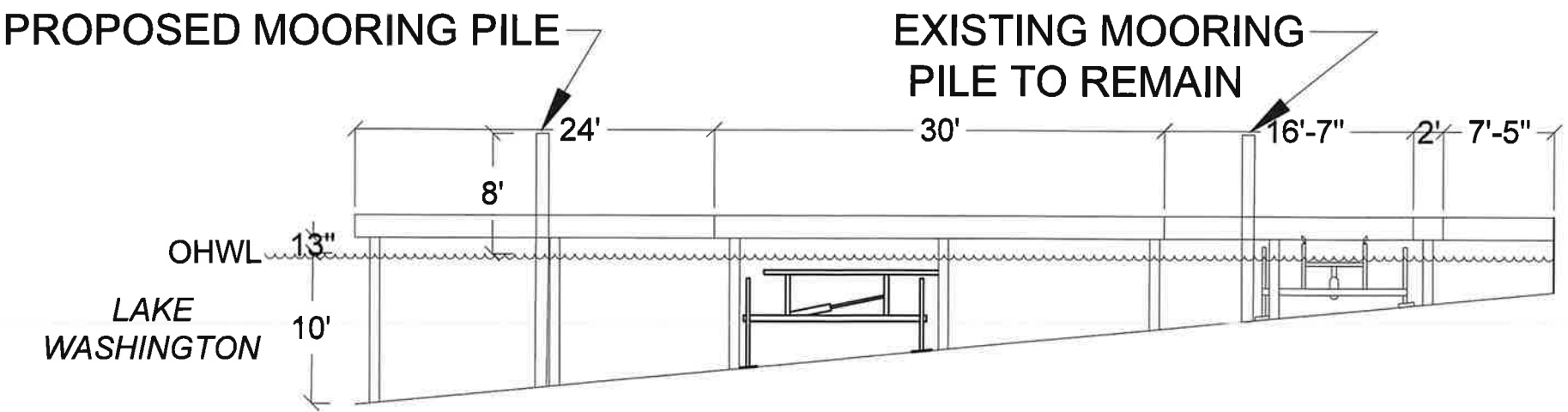
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ELEVATION VIEW



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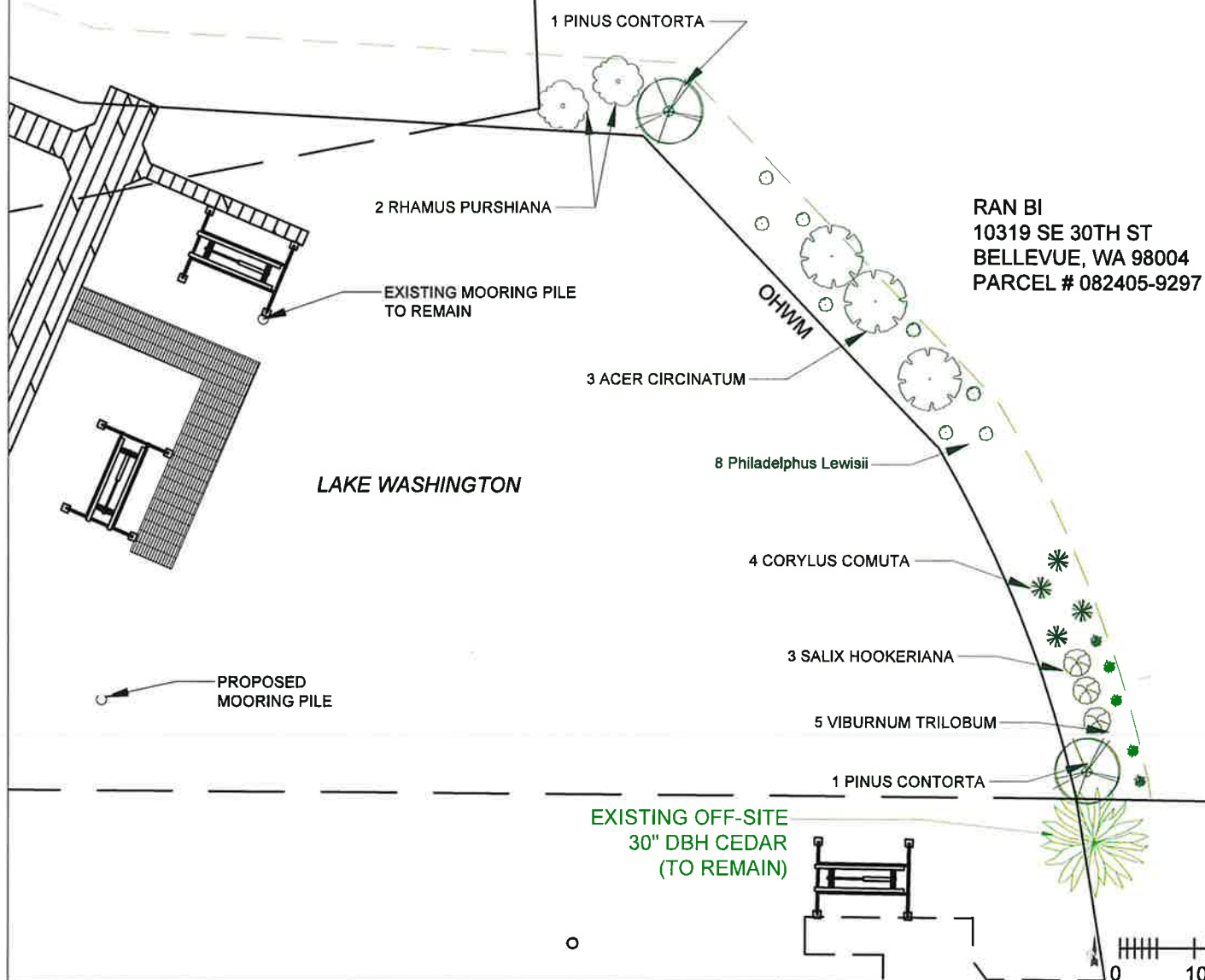
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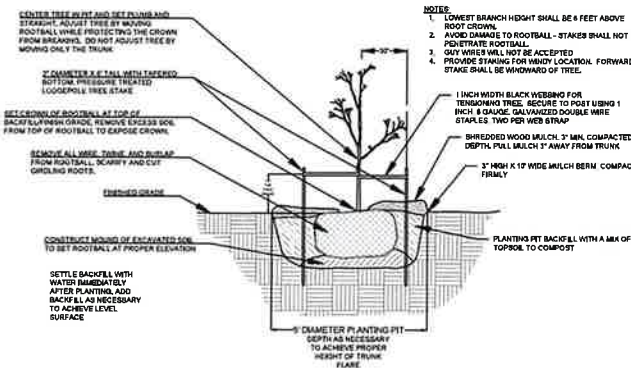
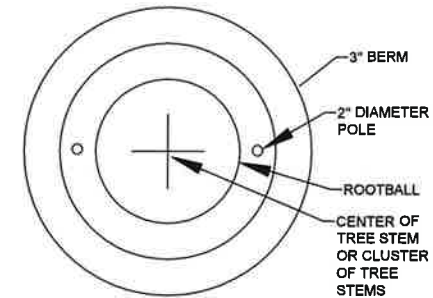
SHEET
6 of 9

THOMAS WALKER
10101 SE 30TH ST
BELLEVUE, WA 98004

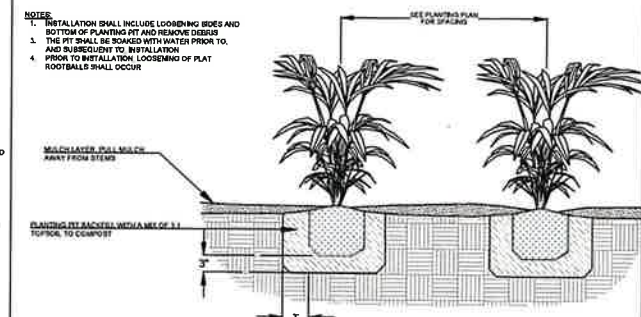


RAN BI
10319 SE 30TH ST
BELLEVUE, WA 98004
PARCEL # 082405-9297

PREVAILING WIND



TREE PLANTING DETAILS (NTS)



SHRUB AND GROUNDCOVER PLANTING DETAILS (NTS)

PROPOSED PLANTING SPECIES/QUANTITIES

SYMBOL	LATIN NAME	COMMON NAME	QTY	SIZE
	Pinus contorta v contorta	Shore Pine	2	3 ft
	Viburnum trilobum	Highbush Cranberry	5	1 Gallon
	Salix hookeriana	Hooker Willow	3	1 Gallon
	Frangula/Rhamus Purshiana	Cascara	4	1 Gallon
	Philadelphus Lewisii	Mock Orange	8	1 Gallon
	Acer circinatum	Vine Maple	3	1 Gallon
	Corylus cornuta	Beaked Hazelnut	4	1 Gallon

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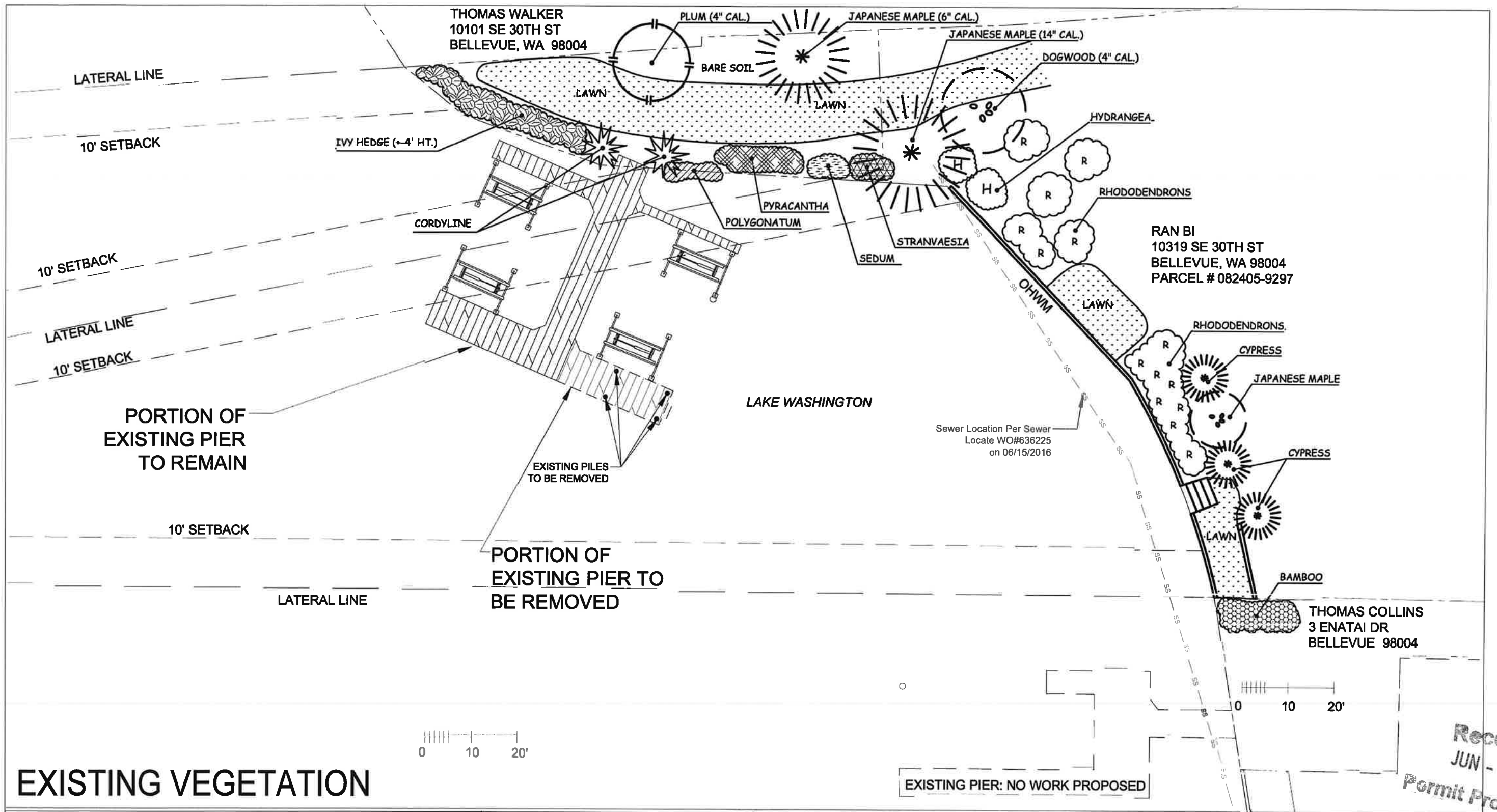
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SHEET
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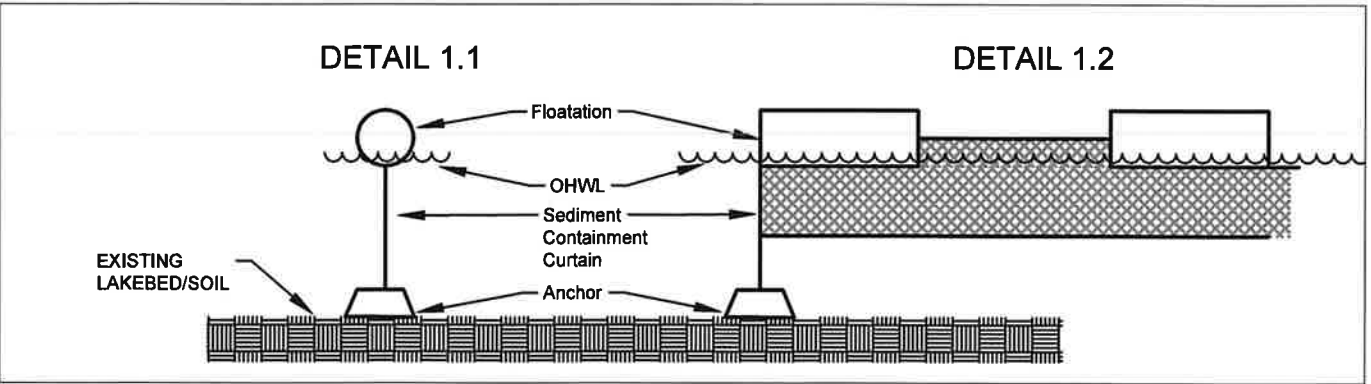
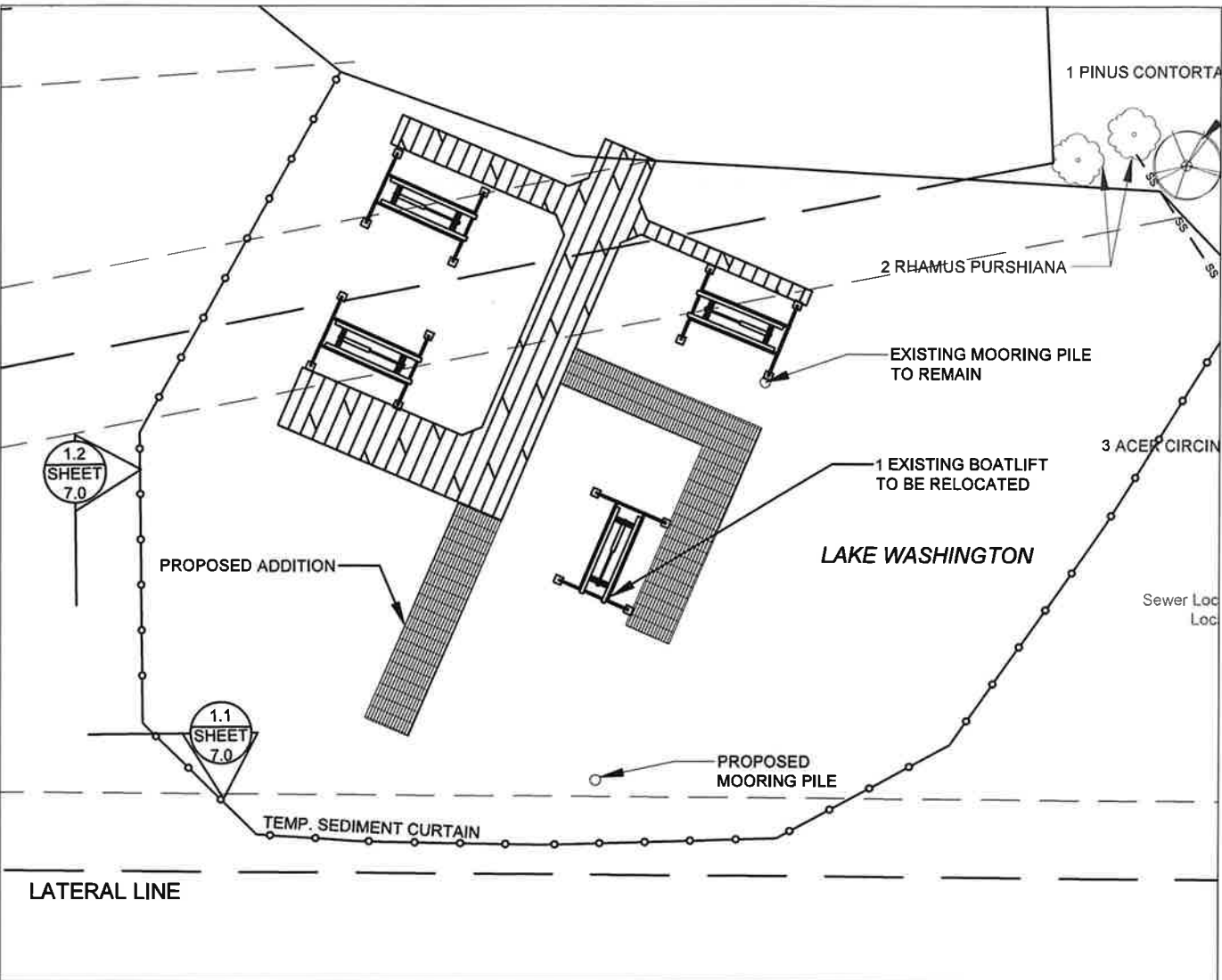


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<p>PURPOSE: The proposed repair of the dock is to provide for safe boat moorage for the owner's personal boat.</p> <p>NWS-2016-83</p>	<p>PREPARED BY: JACOB BAWDEN OF SEABORN PILE DRIVING 9311 SE 36TH ST, SUITE 204 MERCER ISLAND, WA 98040 OFFICE: 206-236-1700 JACOB@SEABORNPILEDIVING.COM WWW.SEABORNPILEDIVING.COM</p>	<p>PROPOSED: Reconfigure a shared pier by extending the walkway 30' long by 6' wide, installing a new finger pier measuring 30' long and 6' wide, and a connector measuring 20' long and 5' wide. In addition (14) piles and (1) mooring pile to be installed. Install a ground based boatlift. Implement a shoreline planting plan.</p>
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BMP DETAILS

- A. Constant vigilance shall be kept for the presence of protected fish species during all aspects of the proposed action, particularly during in-water activities such as vessel movement, deployment of anchors & spuds, pile driving, dredging, and placement of gravels and other fill.
1. The project manager shall designate an appropriate number of competent observers to survey the project site and adjacent areas for protected species, including the presence of fish as conditions allow.
 2. Visual surveys shall be made prior to the start of work each day, and prior to resumption of work following any break of more than an hour. Periodic additional visual surveys throughout the work day are strongly recommended.
 3. All in-water work shall be done during the in-water work window for the waterbody. Where there is a difference between the USCOE and WDFW work windows, the overlap of the two shall apply.
 4. All pile driving and extraction shall be postponed or halted when obvious aggregations or schooling of fish are observed within 50 yards of that work, and shall only begin/resume after the animals have voluntarily departed the area.
 5. Impact pile driving shall employ "soft-start" techniques. At the start of driving operations (or after any break in operations of more than an hour), the hammer will be operated at the lowest practicable power setting for the first few strikes, and gradually increased to full power after that.
 6. When piloting vessels, vessel operators shall operate at speeds and power settings to avoid grounding vessels, and minimize substrate scour and mobilization of bottom sediments.
- B. No contamination of the marine environment shall result from project-related activities.
1. Appropriate materials to contain and clean potential spills shall be stored and readily available at the work site and/or aboard project-related vessels.
 2. All project-related materials and equipment to be placed in the water shall be free of pollutants.
 3. The project manager and heavy equipment operators shall perform daily pre-work equipment inspections for cleanliness and leaks. All heavy equipment operations shall be postponed or halted should a leak be detected, and shall not proceed until the leak is repaired and the equipment is cleaned.
 4. To the greatest extent practicable, utilize biodegradable oils for equipment that would be operated in or near water.
 5. Fueling of land-based vehicles and equipment shall take place at least 50 feet away from the water, preferably over an impervious surface. Fueling of vessels shall be done at approved fueling facilities.
 6. Turbidity and siltation from project-related work shall be minimized and contained through the appropriate use of erosion control practices, effective silt containment devices, and the curtailment of work during adverse weather and tidal/flow conditions.
 7. All wastes shall be collected and contained for proper disposal at approved upland disposal sites appropriate for the material(s).
 8. When removing creosote piles and other similarly treated wood, containment booms must fully enclose the work area. Wood debris, oils, and any other materials released into lake waters must be collected, removed, and properly disposed of at approved disposal sites.
 9. All in- and over-water wood cutting would be limited to the minimum required to remove the subject wood component, and all cutting work should be enclosed within floating containment booms.
 10. When removing piles, no actions shall be taken that would cause adhering sediments to return to lake waters.
 11. Above-water containment shall be installed around removed piles to prevent sediment laden waters from returning to lake waters.
 12. Construction staging (including stocking of materials, etc.) will occur on the supply barge.



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KURT BULMER
3699 W MERCER WAY
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DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE
BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Ted Burns

LOCATION OF PROPOSAL: 10319 SE 30 St

DESCRIPTION OF PROPOSAL: Reconfiguration and expansion of an existing joint-use pier to extend a walkway and add a new ell. The proposed overwater coverage will increase to 1,160 SF.

FILE NUMBERS: 18-110825 **PLANNER:** David Wong

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Development Services Department. This information is available to the public on request.

- ☐ There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on _____.
- ☒ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on **8/29/2019**
- ☐ This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on _____. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5:00 p.m. on _____.

This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project); or if the DNS was procured by misrepresentation or lack of material disclosure.


Environmental Coordinator
Elizabeth Stead

8/15/2019

Date

OTHERS TO RECEIVE THIS DOCUMENT:

- ☒ State Department of Fish and Wildlife / Stewart.Reinbold@dfw.gov; Christa.Heller@dfw.wa.gov;
- ☒ State Department of Ecology, Shoreline Planner N.W. Region / Jobu461@ecy.wa.gov; sepaunit@ecy.wa.gov
- ☒ Army Corps of Engineers Susan.M.Powell@nws02.usace.army.mil
- ☒ Attorney General ecyolyef@atg.wa.gov
- ☒ Muckleshoot Indian Tribe Karen.Walter@muckleshoot.nsn.us; Fisheries.fileroom@muckleshoot.nsn.us