DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE., P.O. BOX 90012
BELLEVUE, WA 98009-9012

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No. 21-107881-WG

Project Name/Address: Seattle Boat NYBA Boat Lift / 3911 Lake Washington Blvd SE

Planner: Drew Folsom (425) 452-4441
dfolsom@bellevuewa.gov

Minimum Comment Period: July 12, 2021

Materials included in this Notice:

- [x] Blue Bulletin
- [x] Checklist
- [x] Vicinity Map
- [x] Plans
- [ ] Other:

OTHERS TO RECEIVE THIS DOCUMENT:

- [x] State Department of Fish and Wildlife
- [x] State Department of Ecology, Shoreline Planner N.W. Region
- [x] Army Corps of Engineers
- [x] Attorney General
- [x] Muckleshoot Indian Tribe

Development Services

SEPA Environmental Checklist

The City of Bellevue uses this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions

The checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully and to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions.

You may respond with “Not Applicable” or "Does Not Apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies and reports. Please make complete and accurate answers to these questions to the best of your ability in order to avoid delays. For assistance, see SEPA Checklist Guidance on the Washington State Department of Ecology website.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The city may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Background

1. Name of proposed project, if applicable Seattle Boat NYBA Boat Lift
2. Name of applicant Alan Bohling
3. Contact person Evan Wehr Phone 206.706.3937
4. Contact person address 7413 Greenwood Ave N Seattle, WA 98103
5. Date this checklist was prepared 4/21/2021
6. Agency requesting the checklist City of Bellevue

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7. Proposed timing or schedule (including phasing, if applicable)

2021

8. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? If yes, explain.

No

9. List any environmental information you know about that has been prepared or will be prepared, that is directly related to this proposal.

None

10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None Known

11. List any government approvals or permits that will be needed for your proposal, if known.

Approval from the U.S. Army Corps of Engineers and City of Bellevue.

12. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

Install a ground based boat lift in slip B-48 at Newport Yacht Basin.

13. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and the section, township and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

3911 Lake Washington Blvd SE (cross street - SE 40th St.), Legal Description on sheet A1.0

SE Sec: 8 Township: 24N Range: 5E

Environmental Elements

Earth

1. General description of the site:
   - ☑ Flat
   - ☐ Rolling
   - ☐ Hilly
   - ☐ Steep Slopes
   - ☐ Mountainous
   - ☐ Other _____

2. What is the steepest slope on the site (approximate percent slope)? 5%

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3. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Sand, Gravel, and Muck

4. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

None Known

5. Describe the purpose, type, total area and approximate quantities and total affected area of any filling, excavation and grading proposed. Indicate the source of the fill.

None proposed

6. Could erosion occur as a result of clearing, construction or use? If so, generally describe.

No

7. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? No Change

8. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.

None

Further mitigated per BCC 23.76.090
"Erosion and sedimentation control". DF

Air

1. What types of emissions to the air would result from the proposal during construction, operation and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

None

2. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

None known

3. Proposed measures to reduce or control emissions or other impacts to air, if any.

Not applicable

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Water

1. Surface Water
   a. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

      Lake Washington

   b. Will the project require any work over, in or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

      Yes, the boat lift will be installed in Lake Washington.

   c. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of the fill material.

      None required

   d. Will the proposal require surface water withdrawals or diversions? Give a general description, purpose and approximate quantities, if known.

      No

   e. Does the proposal lie within a 100-year floodplain? Lake level controlled by Army Corp of Eng
      If so, note the location on the site plan.

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f. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

2. Ground Water

a. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No

b. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None

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3. Water Runoff (including stormwater)
   a. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Not applicable

   b. Could waste materials enter ground or surface waters? If so, generally describe.

No

   c. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No

Indicate any proposed measures to reduce or control surface, ground and runoff water, and drainage pattern impacts, if any.

Not applicable

Plants

1. Check the types of vegetation found on the site:

   - ☐ deciduous tree: alder, maple, aspen, other _____
   - ☐ evergreen tree: fir, cedar, pine, other _____
   - ☑ shrubs
   - ☑ grass
   - ☐ pasture
   - ☐ crop or grain
   - ☐ orchards, vineyards or other permanent crops
   - ☐ wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other _____
   - ☑ water plants: water lily eelgrass, milfoil, other _____
   - ☐ other types of vegetation _____

2. What kind and amount of vegetation will be removed or altered?

   None

3. List any threatened and endangered species known to be on or near the site.

   Chinook Salmon, Coho Salmon, Bull Trout, Steelhead

4. Proposed landscaping, use of native plants or other measures to preserve or enhance vegetation on the site, if any.

   No plantings are proposed for this project

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5. List all noxious weeds and invasive species known to be on or near the site.

Milfoil is present in areas of the marina.

Animals

1. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

   Birds: ☑hawk, ☑heron, ☑eagle, ☐songbirds, ☐other _____

   Mammals: ☐deer, ☐bear, ☐elk, ☑beaver, ☐other _____

   Fish: ☑bass, ☑salmon, ☑trout, ☐herring, ☐shellfish, ☐other _____

2. List any threatened and endangered species known to be on or near the site.

   Chinook Salmon, Coho Salmon, Bull Trout, Steelhead

3. Is the site part of a migration route? If so, explain.

   Salmon migrate through Lake Washington.

4. Proposed measures to preserve or enhance wildlife, if any.

   None

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5. List any invasive animal species known to be on or near the site.

None known

Energy and Natural Resources

1. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

The boat lift's battery will be recharged by solar.

2. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No

3. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

N/A

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Environmental Health

1. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill or hazardous waste, that could occur as a result of this proposal? If so, describe.

No

   a. Describe any known or possible contamination at the site from present or past uses.

None known

   b. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None known

   c. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

None known

d. Describe special emergency services that might be required.

None

e. Proposed measures to reduce or control environmental health hazards, if any.

None

2. Noise

a. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

None known

b. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

There will be low levels of noise from installation and use.

c. Proposed measures to reduce or control noise impacts, if any.

None required

Further mitigated per BCC 9.18
"Noise Control". DF

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Land and Shoreline Uses

1. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

   The property is a marina. The adjacent properties are a marina and a park.

2. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to non-farm or non-forest use?

   No

   a. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling and harvesting? If so, how?

      N/A

3. Describe any structures on the site.

   There is a condominium marina on the site.

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4. Will any structures be demolished? If so, what?

No

5. What is the current zoning classification of the site? R-2.5

6. What is the current comprehensive plan designation of the site? SF-M

7. If applicable, what is the current shoreline master program designation of the site?

Recreational Boating

8. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Yes, Lake Washington

9. Approximately how many people would reside or work in the completed project? N/A

10. Approximately how many people would the completed project displace? N/A

11. Proposed measures to avoid or reduce displacement impacts, if any.

N/A

12. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

None

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13. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any.

N/A

Housing

1. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

N/A

2. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

N/A

3. Proposed measures to reduce or control housing impacts, if any.

N/A

Aesthetics

1. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The boat lift will be approximately 2' above ordinary high water.

2. What views in the immediate vicinity would be altered or obstructed?

None

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3. Proposed measures to reduce or control aesthetic impacts, if any

N/A

Light and Glare

1. What type of light or glare will the proposal produce? What time of day would it mainly occur?

N/A

2. Could light or glare from the finished project be a safety hazard or interfere with views?

N/A

3. What existing off-site sources of light or glare may affect your proposal?

None Known

4. Proposed measures to reduce or control light and glare impacts, if any.

N/A

Recreation

1. What designated and informal recreational opportunities are in the immediate vicinity?

Boating

2. Would the proposed project displace any existing recreational uses? If so, describe.

No, it will increase the opportunity.

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3. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.

N/A

Historic and Cultural Preservation

1. Are there any buildings, structures or sites located on or near the site that are over 45 years old listed in or eligible for listing in national, state or local preservation registers located on or near the site? If so, specifically describe.

None Known

2. Are there any landmarks, features or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

None Known

3. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

None

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4. Proposed measures to avoid, minimize or compensate for loss, changes to and disturbance to resources. Please include plans for the above and any permits that may be required.

N/A

Transportation

1. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

Lake Washington Blvd SE & SE 40th St

2. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

No - Approximately 3,500 feet

3. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

No change to parking.

4. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

No

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5. Will the project or proposal use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe.

Yes, Lake Washington

6. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

No Change

7. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No

8. Proposed measures to reduce or control transportation impacts, if any.

N/A

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Public Service

1. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

No

2. Proposed measures to reduce or control direct impacts on public services, if any.

None

Utilities

1. Check the utilities currently available at the site:

- ☑ Electricity
- ☑ natural gas
- ☑ water
- ☑ refuse service
- ☑ telephone
- ☑ sanitary sewer
- ☐ septic system
- ☐ other

2. Describe the utilities that are proposed for the project, the utility providing the service and the general construction activities on the site or in the immediate vicinity which might be needed.

Electric, Water, Sanitary Sewer

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Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature _____

Name of signee Evan Wehr for Ecco Design Inc.

Position and Agency/Organization Ecco Design Inc.

Date Submitted 4/21/2021

Development Services

Non-project Action SEPA Checklist

Supplement to Environmental Checklist

These questions pertain to land use actions that do not involve building and construction projects, but rather pertain to policy changes, such as code amendments and rezone actions.
Because the questions are very general, it may be helpful to read them in conjunction with the Environmental Checklist. When answering these questions, be aware of the extent to which the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented.

Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

   Indicate proposed measures to avoid or reduce such increases.

2. How would the proposal be likely to affect plants, animals, fish or marine life?

Indicate proposed measures to protect or conserve plants, animals, fish or marine life.

3. How would the proposal be likely to deplete energy or natural resources?

Indicate proposed measures to protect or conserve energy and natural resources.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains or prime farmlands?

Indicate proposed measures to protect such resources or to avoid or reduce impacts.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Indicate proposed measures to avoid or reduce shoreline and land use impacts.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Indicate proposed measures to reduce or respond to such demand(s).

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

PROJECT INFORMATION

OWNER:
SEATTLE BOAT

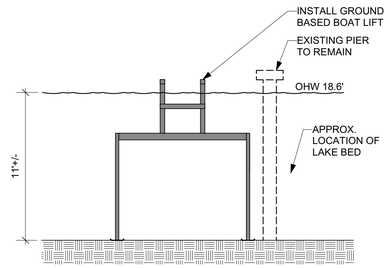
SITE ADDRESS:
3911 LAKE WASHINGTON BLVD SE
BELLEVUE, WA 98006

PARCEL NUMBER:
607340-0550

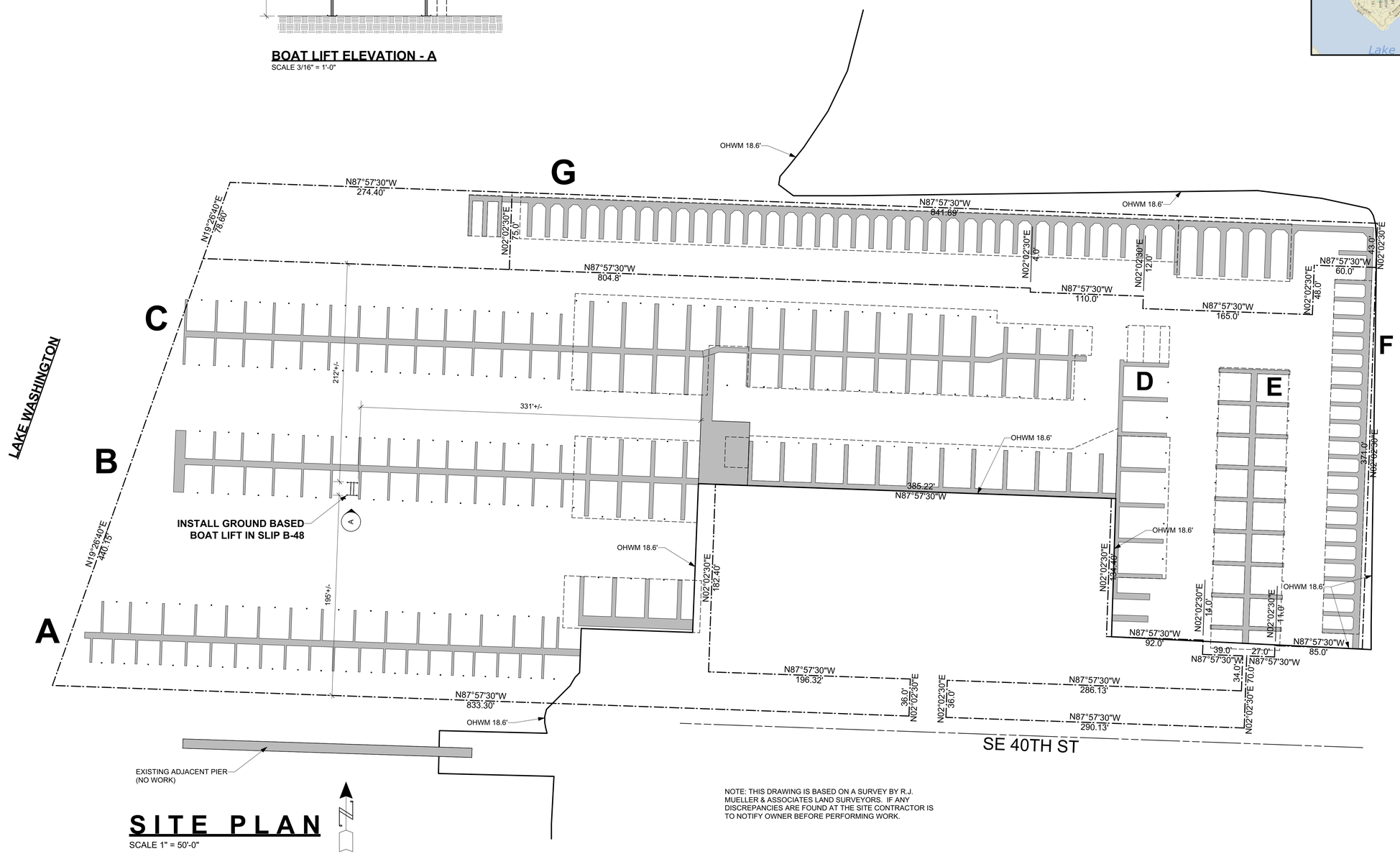
LEGAL DESCRIPTION:
NEWPORT YACHT BASIN CONDOMINIUM PCT UND INT 0.20
PLAT BLOCK: BLDGB
PLAT LOT: UNIT48

PROJECT DESCRIPTION:
INSTALL ONE GROUD BASED BOAT LIFT IN SLIP B-48.

VICINITY MAP



BOAT LIFT ELEVATION - A
SCALE 3/16" = 1'-0"



SITE PLAN

SCALE 1" = 50'-0"

NOTE: THIS DRAWING IS BASED ON A SURVEY BY R.J. MUELLER & ASSOCIATES LAND SURVEYORS. IF ANY DISCREPANCIES ARE FOUND AT THE SITE CONTRACTOR IS TO NOTIFY OWNER BEFORE PERFORMING WORK.

ECCO
Architecture & Design
203 N 36th Street, Ste. 201
Seattle, WA 98103

PROJECT INFO
SITE PLAN
ELEVATIONS

DATE: 4/21/2021
REVISIONS:

SEATTLE BOAT
3911 LAKE WASHINGTON BLVD SE
BELLEVUE, WA 98006

A1.0

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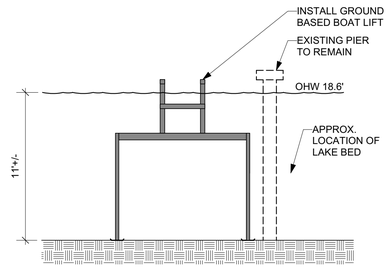

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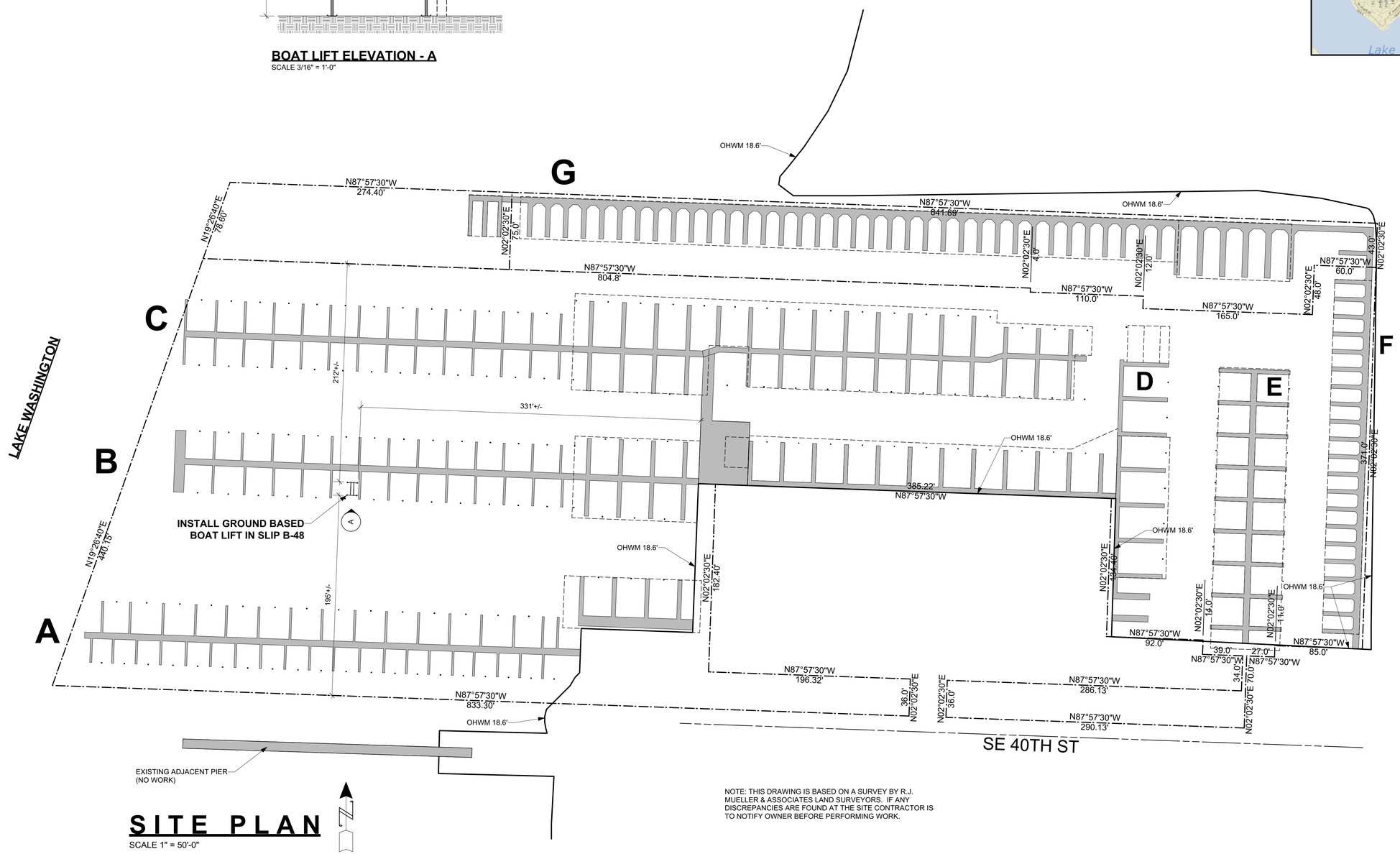

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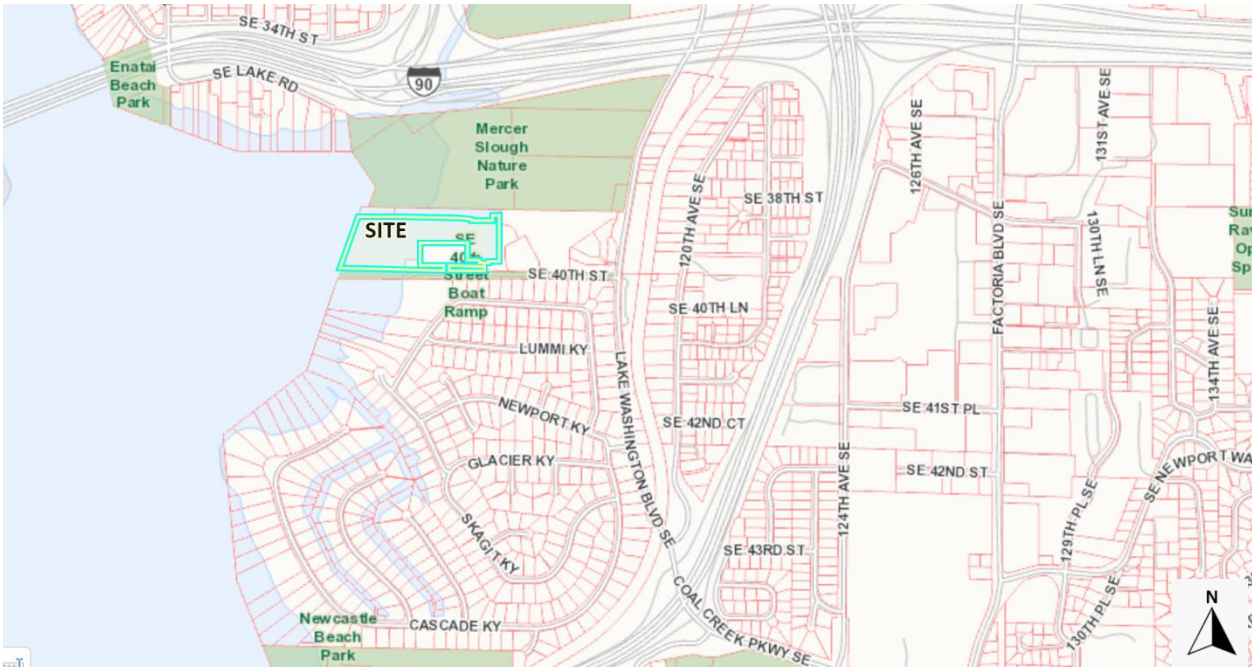
Vicinity Map