



City of Bellevue
 Department of Planning & Community Development
 P.O. Box 90012, Bellevue, WA 98009-9012
 (425) 452-6864 Fax (425) 452-5225

**Shoreline Management Act of 1971
 Permit for Shoreline Management Substantial
 Development
 Conditional Use and/or Variance**

Application No. 07-117984-WG

Date Received 04/26/2007

Approved / Date 10/04/2007
 Denied / Date _____

Type of Action:

- Substantial Development Permit
- Conditional Use Permit
- Variance Permit

Pursuant to Chapter 90.58 RCW, a permit is hereby granted/denied to: Shelley Holm, Property Owner

to undertake the following development:

Application for Shoreline Substantial Development Permit to install a new freestanding boatlift and translucent canopy within the waters of Lake Washington.

upon the following property: 3 Crescent Key

within Lake Washington

and/or its associated wetlands. The project will be located within Shorelines of Statewide Significance (RCW 90.58.030). The project will be located within a Shoreline Overlay District designation. The following master program provisions are applicable to this development:

- Land Use Code(LUC) Section 20.25E.080(B)General Regulations Applicable to all Land Use Districts & Activities:
- LUC Section 20.25E.080 (N) Moorage Regulations; LUC Section 20.30R.155 Shoreline Substantial Development Permit
- Bellevue Comprehensive Plan, Shoreline Management Program Element, Policy SH-1

Development pursuant to this permit shall be undertaken in accordance with the following terms and conditions:

Conditions of Approval (Land Use Division)

1) **USE OF TRANSLUCENT CANOPY:** To mitigate the impact of the installation of a covered boatlift, the property owner shall install a translucent canopy that allows for the penetration of light into the aquatic environment.

Authority: Bellevue City Code 20.25E.080

2) **CONSTRUCTION WINDOW:** To mitigate the adverse impacts to the fisheries resources, in-water construction shall occur during the periods of July 16-July 31 and November 16-December 31. These work windows apply unless otherwise determined by the Hydraulics Project Approval issued by the Washington State Department of Fish and Wildlife and authorized by the Corps of Engineers.

Authority: SEPA - (Comprehensive Plan Policy EN-26 and Shoreline Master Program Policies SH-13)

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 by the applicant prior to commencement of any work. A copy of the RGP 1 permit issued by the Army Corps of Engineers (if required) and the Hydraulic Project Approval (HPA) issued by the Washington State Department of Fish and Wildlife (if required) shall be submitted to the City of Bellevue prior to construction. All conditions of approval imposed by Federal and State Permits must be met before, during, and after construction. Any alterations resulting from state or federal agency review must be submitted as a revision to this permit, prior to commencement of work.

Authority: Bellevue City Code 20.25E.080

4) SILT CURTAIN: To mitigate adverse impacts to water quality from the migration or lateral spreading of re-suspended sediments, a silt curtain shall be placed underwater around the boundaries of boatlift installation area. The silt curtain shall extend from the lake bottom to the water surface and shall be securely placed prior to installation of the boatlift. All materials used in the temporary containment shall be non-toxic. At project completion, the silt curtain shall be removed in such a manner to minimize sediment disturbance.

Authority: Shoreline Substantial Development Permit: (Comprehensive Plan Policies EN-11, EN-12, Shoreline Master Program Policy SH-13, BCC 23.76.090)

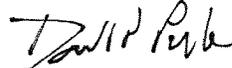
This permit is granted pursuant to the Shoreline Management Act of 1971 and nothing in this permit shall excuse the applicant from compliance with any other federal, state or local statutes, ordinances or regulations applicable to this project, but not inconsistent with the Shoreline Management Act (Chapter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

Construction pursuant to this permit, or substantial progress toward construction, must be undertaken within two years of the date of final approval. This permit shall expire five years from the date of local approval.

Construction pursuant to this permit will not begin or is not authorized until twenty-one (21) days from the date of filing, as defined in RCW 90.58.140(6) and WAC 173-27-130, 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).

October 4, 2007



Date

City of Bellevue, Land Use Division

CC: Attorney General, Department of Ecology, Northwest Region
Dept. of Fish and Wildlife, c/o Dept. of Ecology, 3190 160th Ave SE, Bellevue, WA 98008-5452 attn: Stewart Rienbold
DOE, Joe Burcar, 3190 160th Avenue SE, Bellevue, WA 98008-5452



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
 ENVIRONMENTAL COORDINATOR
 11511 MAIN ST., P.O. BOX 90012
 BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPOSER: Shelley Holm, Property Owner

LOCATION OF PROPOSAL: 3 Crescent Key

NAME & DESCRIPTION OF PROPOSAL:

Shoreline Substantial Development Permit to: install a new freestanding boatlift and translucent canopy within the waters of Lake Washington.

FILE NUMBER: 07-117984-WG

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 Department of Planning & Community Development. 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 _____, 2006.
- 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 21-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 October 25, 2007.**
- 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 p.m. on _____.

Appeals of the environmental determination and/or Shoreline Substantial Development Permit can be made to the Shoreline Hearings Board. The Shoreline Hearings Board must receive written appeals within twenty-one (21) days of the date of filing of the permit with the State Department of Ecology. For information on how to appeal a proposal, contact the Shoreline Hearings Board at 360-459-6327, or visit the City of Bellevue Permit Center at City Hall or call 425-452-6864.

This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information indicating, or on, 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.

Carol Vitzell
 Environmental Coordinator

10/4/07
 Date

OTHERS TO RECEIVE THIS DOCUMENT:

- State Department of Fish and Wildlife
- State Department of Ecology
- Army Corps of Engineers
- Attorney General
- Muckleshoot Indian Tribe
- King County Wastewater Treatment Division



City of Bellevue
Department of Planning & Community Development
Development Services
Land Use Staff Report, Environmental Review and
State Environmental Policy Act Threshold Determination

Proposal Name: Holm Boatlift
Proposal Address: 3 Crescent Key
Proposal Description: Installation of new freestanding boatlift and translucent canopy.
File Number: 07-117984-WG
Applicant: Shelley Holm
Decisions Included: Shoreline Substantial Development Permit
LUC 20.30C – Process II
Planner: David Pyle - Land Use Planner
**State Environmental Policy Act
Threshold Determination:** **Determination of Non-Significance (DNS)**

Carol V. Helland

Carol V. Helland,
Environmental Coordinator

Director's Decision: **Approval with Conditions**

David Pyle

David Pyle, Senior Planner
Department of Planning and Community Development

Application Date: April 26, 2007
Notice of Application: May 24, 2007
Bulletin Publication Date: October 4, 2007
Appeal Deadline: October 25, 2007, or 21 days from the date of filing with
Department of Ecology

For information on how to appeal a proposal, visit the Permit Center at City Hall or call 425-452-6864. Comments on State Environmental Policy Act (SEPA) Determinations can be made with or without appealing the proposal within the noted comment period for a SEPA Determination. Appeal of the decision must be made by 5 p.m. on the date noted for appeal of the decision. Appeals must be made to the Washington State Shoreline Hearings Board.

I. Request/Project Description

The applicant is requesting Shoreline Substantial Development Permit approval to install a freestanding solar powered boatlift and translucent canopy within Lake Washington.

Private covered moorage and freestanding boatlifts are allowed waterward of the ordinary high water mark within Lake Washington when in compliance with the City of Bellevue Land Use Code (LUC) section 20.25E.080.N. Generally, to be considered compliant freestanding covered boatlifts meet the following standards:

- The installation of one ground-based or floating watercraft lift without a canopy is allowed per adjacent upland property. Boatlifts may be anchored with the placement of no more than two cubic yards of fill to anchor the lift.
- The installation of a translucent canopy on a new watercraft lift is allowed in accordance with the following:
 - The canopy and structure should be located waterward of the nine-foot depth elevation as established by the OHWM.
 - The lowest edge of the canopy must be at least eight feet above the plane of OHWM.
 - Only one canopy can be installed per single or joint use residential overwater structure (dock or boatlift).
 - The watercraft lift with the canopy must be oriented with the length in the north-south direction to the maximum extent practicable.
- The covered portion of a residential moorage or boatlift shall be restricted to the area lying within an equilateral triangle, the base of which shall be a line drawn between the points of intersection of the property sidelines with the line of normal high water, except that covered moorage shall not extend beyond 100 feet from the center of the base of such triangle; the covered portion of such moorage shall be restricted to the area lying within an isosceles triangle of which the base is the line drawn between the points of intersection with the respective sidelines of such property and the line of normal high water with the vertex thereof 100 feet from the center of said base. The required 12-foot setback from the property sidelines shall be deducted from the triangle area.
- Covered moorage in no event shall cover more than 50 percent of the permitted covered moorage area.
- Residential moorage or boatlifts must be located no closer than 12 feet to any adjacent property line per Land Use Code section 20.25E.080.N.1.b.vii.

The applicant has submitted detailed project plans and the proposed boatlift and translucent canopy as proposed has been found to be in compliance with applicable standards as identified above. Project plans can be viewed in the permit file.

II. Site Description and Context

The site is in the R-2.5 Land Use District. It is designated Single Family-Low Density in the Factoria Subarea of the Comprehensive Plan. The proposed boatlift is a typical ancillary development to single-family residences along Lake Washington. The property is approximately 19,700 square feet in size and contains a home, located approximately 55 feet from the OHWM. The area between the home and lake consists of a typical landscaped area that is protected by a concrete bulkhead that was constructed when the canal system of the Newport Subdivisions was established. The proposed boatlift will be placed directly adjacent to the existing concrete bulkhead. No dock, pier, or piling work is proposed.

III. Consistency with Land Use Code/Zoning Requirements

The project site is in the Shoreline Overlay District and is subject to the regulations regarding moorage (Land Use Code (LUC) Section 20.25E.080.N). Private covered boatlifts may not extend out of the moorage triangle and may not be located closer than 12 feet to the side property line. The proposed development conforms to the applicable Land Use Code regulations. Project plans can be viewed in the permit file.

IV. State Environmental Policy Act

Chinook, coho, and sockeye salmon utilize the shoreline of Lake Washington. Chinook and coho salmon have been listed as threatened and candidate species, respectively, by the National Marine Fisheries Service (NMFS) under the Endangered Species Act (ESA). Bull trout are also listed as threatened under ESA by the U.S. Fish and Wildlife Service (USFWS). However, although Lake Washington is within the historical range of bull trout, no bull trout have been found recently in Lake Washington. Additionally, both resident and migratory bald eagles are known to inhabit the shores of Lake Washington.

Impacts to endangered and threatened fish species can be considered significant. Mitigation proposed by the applicant and required by the City will reduce the impacts of the installation of the boatlift. These mitigating measures are discussed below and conditions of approval are listed in Section IX, Conditions of Approval. Mitigation measures listed in Section IX must be met during the installation of the freestanding boatlift.

A. EARTH AND WATER

This is a proposal for the installation of freestanding boatlift and translucent canopy within Lake Washington. The installation of the freestanding boatlift does require the disturbance of the mud line along the bottom of the lake adjacent the bulkhead. Sediment may be released into the water column during construction and water quality in this area of Lake Washington may be impacted until sediments are allowed to settle. To mitigate the impacts of increased turbidity in the water, a silt curtain is recommended. Refer to Section IX for a condition of approval related to the installation of a silt curtain.

To mitigate the adverse impacts to the fisheries resources, in-water construction shall be limited to the periods of July 16th through July 31st and November 16th through December 31st. If there is a conflict between the construction window

imposed by this approval and that determined by the Hydraulics Project Approval issued by the Washington State Department of Fish and Wildlife, the more restrictive requirement must be met. Refer to Section IX for a condition of approval related to construction work windows.

B. ANIMALS

The site abuts Lake Washington, which is used as a fisheries breeding and rearing resource for sockeye, chinook and coho salmon, as well as other fish. The proposed development must ensure that there will be no take of chinook and coho salmon and bull trout as listed under the Endangered Species Act in order to receive development approval.

The City of Bellevue commissioned an analysis of the effects of bulkheads, piers and other artificial structures, and shoreline development on salmonids and other species listed as threatened, endangered, or as candidate species under the Endangered Species Act (ESA). The Watershed Company and the University of Washington's Washington Cooperative Fish and Wildlife Research Unit prepared the report entitled "A Summary of the Effects of Bulkheads, Piers and other Artificial Structures and Shorezone Development on ESA-listed Salmonids in Lakes". The report, dated July 13, 2000, is the product of a literature review initiated to determine the state of knowledge about the utilization of the regional lakes and streams as salmonid and bull trout habitat and the impacts of lakeshore development on salmonids. The report conclusions include: itemization of current research results on various shoreline development impacts to the fish utilizing these waterbodies; lists of issues requiring additional research to evaluate impacts to the resource; and a list of recommendations for ensuring protection of the fish and their habitats.

Following is a partial list from the bulkheads and pier report of potential impacts resulting from development of docks, bulkheads, boatlifts, boathouses, and other shorezone structures and activities on juvenile and adult chinook and coho salmon, and bull trout. Although individual shoreline projects may appear to have minimal impacts, analysis of cumulative impacts of numerous shorezone structures indicates the impacts to the habitat and health of the fish and animal species can be catastrophic. Some of these impacts include:

- Piers, piles, boatlifts, and moored boats provide cover, shade, and focal points for exotic predators, such as smallmouth and largemouth bass, which prey on juvenile chinook, coho, and sockeye salmon.
- Shading from piers, boat canopies, boathouses, and moored boats may reduce the abundance of prey organisms available to juvenile chinook, coho, and sockeye salmon, and to forage fish of bull trout, by reducing aquatic vegetation and phytoplankton abundance.
- Reduction of nearshore aquatic vegetation may reduce complex refuge habitat.
- Temporary turbidity associated with construction of docks and bulkheads may reduce water quality to the detriment of chinook, coho, and sockeye salmon, bull trout, and forage fish of bull trout.
- Pile driving may disrupt the distribution and behavior of, or injure, chinook and coho and sockeye salmon, bull trout, and forage fish of bull trout.

- Piers and bulkheads may disrupt the migratory and rearing behavior of juvenile chinook, coho, and sockeye salmon.
- Boating activity that usually accompanies development of piers could disturb rearing and migrating of salmon.
- Chemicals used to preserve or clean wood structures, and hydrocarbons from boats and personal watercraft could be acutely or chronically toxic to the salmonid species, bull trout, or prey items of these species.
- Pier lighting may facilitate nocturnal predation on juvenile salmonids by visual predators such as smallmouth bass, cutthroat trout, and piscivorous birds.
- Piers and bulkheads and other shoreline structures eliminate or disrupt potential spawning areas, interrupt shoreline currents, wave action or groundwater upwelling essential to proper oxygenation of eggs, and change gravel movement and the pattern of gravel deposition.
- The permanent removal of woody debris during bulkhead and pier construction reduces the availability of complex refuge habitat for small fish, and attachment surfaces for periphyton.

Adverse impacts to the fish and other aquatic organisms in the lake can be partially mitigated by complying with conditions imposed by the state and federal agencies that also regulate development in the lake. This is a proposal to install a freestanding boatlift and translucent canopy within Lake Washington. No pile driving, dredging, or excavation is proposed. This project has not been evaluated under ESA Consultation to the Corps of Engineers an expected impacts are limited due to the scope of work to be done. The applicant has submitted a request to the Corps of Engineers for RGP 1 approval and has received permission to install the boatlift and canopy under Corps of Engineers permit no. NWS-2007-337-NO. The conditions of approval of this permit have been incorporated into the conditions section of this report (see section IX below). A Hydraulics Project Approval (HPA) may also be required from the State Department of Fish and Wildlife, which will limit the times of construction to periods which will be less impacting to the fisheries resources. As a condition of approval, the applicant is required to verify what WDFW requirements apply to this proposal and if required, an HPA permit must be obtained and submitted to the City before the commencement of work.

To prevent the suspension of sediments by construction activities, a protective silt fence will be required in the water. The silt fence will remain in place during the duration of construction activities and for a period after construction when turbidity has returned to acceptable levels.

According to the bulkheads and pier report, shading from boat canopies may reduce the amount of aquatic vegetation and produce artificial cover for predators of juvenile salmon. The applicant is proposing the use of a translucent canopy to mitigate the impact of overwater cover to the aquatic environment. Refer to Section IX for a related condition of approval requiring the use of a translucent canopy.

Any alteration to the proposal that may be required as a result of state or federal agency review must be submitted as a revision to this permit. Refer to Section IX for a related condition of approval requiring the submittal of federal and state permit approvals prior to commencing work.

C. PLANTS

An area of existing vegetation is located along the upland side of the bulkhead, consisting of landscape variety grasses, shrubs, lawn. The proposal does not include any vegetation removal and the vegetated area will not be affected by construction.

D. NOISE

The site is adjacent to single-family residences whose residents are most sensitive to disturbance from noise during evening, late night and weekend hours when they are likely to be at home. No pile driving is proposed and the installation of the freestanding boatlift will be limited to the use of hand tools common to single family construction. Impacts are adequately mitigated by the City's Noise Ordinance (Chapter 9.18 BCC) which limits construction hours and noise levels.

E. UTILITIES

No utilities are located within the project area or immediate vicinity and no impact to utilities is expected.

VI. Public Comments and Response

Public noticing began on May 24, 2007 and the required comment period was held open for 30 days closing on June 25, 2007. No public comments were received regarding this project.

VII. Applicable Decision Criteria

The proposal as submitted by the applicant and discussed in this report, meets the applicable Shoreline Substantial Development Permit regulations listed in Land Use Code Section 20.30R.155.

1. The applicant has carried the burden of proof and produced evidence sufficient to support the conclusion that the application merits approval or approval with modifications; and

Finding: *The applicant has applied for the appropriate permits with Local, State, and Federal Agencies and has provided the City with documentation demonstrating that the proposed boatlift and canopy are in compliance with the City's Codes and Standards.*

2. The applicant has demonstrated that the proposal complies with the applicable decision criteria of the Bellevue City Code; and

Finding: *As identified in Section I of this report the applicant has submitted project plans that demonstrate the proposal's compliance with the applicable City of Bellevue Codes and Standards found in LUC Section 20.25E.080.N for the development of new residential moorage facilities within the Shoreline Critical Area and the Shoreline Overlay District.*

3. The applicant has demonstrated that the proposal is consistent with the policies and procedures of the Shoreline Management Act and the provisions of Chapter 173-14 WAC and the Master Program.

***Finding:** The proposed residential boatlift to be located along the shoreline of this site is a typical ancillary development to the single-family residences along Lake Washington that support the recreational use of the shoreline. The proposed boatlift is consistent with the goals and policies of the City of Bellevue Shoreline Master Program and promotes the preservation of the natural aquatic environment while allowing for the continued recreational enjoyment of the shoreline.*

VIII. Decision of the Director

After conducting the various administrative reviews associated with this proposal, including applicable Land Use consistency, SEPA, and City Code and Standard compliance reviews, the Director of Planning and Community Development does hereby APPROVE WITH CONDITIONS the subject proposal for a Shoreline Substantial Development Permit.

IX. Conditions of Approval

The following conditions are imposed under authority referenced:

- 1) **USE OF TRANSLUCENT CANOPY:** To mitigate the impact of the installation of a covered boatlift, the property owner shall install a translucent canopy that allows for the penetration of light into the aquatic environment.

Authority: Bellevue City Code 20.25E.080

- 2) **CONSTRUCTION WINDOW:** To mitigate the adverse impacts to the fisheries resources, in-water construction shall occur during the periods of July 16-July 31 and November 16-December 31. These work windows apply unless otherwise determined by the Hydraulics Project Approval issued by the Washington State Department of Fish and Wildlife and authorized by the Corps of Engineers.

Authority: SEPA - (Comprehensive Plan Policy EN-26 and Shoreline Master Program Policies SH-13)

- 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 by the applicant prior to commencement of any work. A copy of the RGP 1 permit issued by the Army Corps of Engineers (if required) and the Hydraulic Project Approval (HPA) issued by the Washington State Department of Fish and Wildlife (if required) shall be submitted to the City of Bellevue prior to construction. All conditions of approval imposed by Federal and State Permits must be met before, during, and after construction. Any alterations

resulting from state or federal agency review must be submitted as a revision to this permit, prior to commencement of work.

Authority: Bellevue City Code 20.25E.080

- 4) **SILT CURTAIN:** To mitigate adverse impacts to water quality from the migration or lateral spreading of re-suspended sediments, a silt curtain shall be placed underwater around the boundaries of boatlift installation area. The silt curtain shall extend from the lake bottom to the water surface and shall be securely placed prior to installation of the boatlift. All materials used in the temporary containment shall be non-toxic. At project completion, the silt curtain shall be removed in such a manner to minimize sediment disturbance.

Authority: Shoreline Substantial Development Permit: (Comprehensive Plan Policies EN-11, EN-12, Shoreline Master Program Policy SH-13, BCC 23.76.090)

City of Bellevue Submittal Requirements	27a
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ENVIRONMENTAL CHECKLIST

4/18/02

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call the Permit Center (425-452-6864) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Our TTY number is 425-452-4636.

BACKGROUND INFORMATION

Property Owner: *Shelley Holm*

Proponent:

Contact Person:

(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: *3 Crescent Key Bellevue, WA 98006*

Phone: *(425) 223-5317*

City of Bellevue File Number
 07-117984-WG
 05/24/2007
 Holm Residence Boatlift and Canopy
 3 Crescent Key

SEPA Checklist Reviewed By:
 David Pyle, Senior Planner
 425-452-2973 - dpyle@bellevuewa.gov

Proposal Title: *Boat lift and eco-canopy installation*

Proposal Location: *3 Crescent Key Bellevue, WA 98006*
 (Street address and nearest cross street or intersection) Provide a legal description if available.

Please attach an 8 1/2" x 11" vicinity map that accurately locates the proposal site.

Give an accurate, brief description of the proposal's scope and nature:

1. General description: *Installation of boat lift and eco canopy on existing bulkhead*
2. Acreage of site: *approx 1/2* Boatlift and Canopy will be freestanding.
3. Number of dwelling units/buildings to be demolished:
4. Number of dwelling units/buildings to be constructed:
5. Square footage of buildings to be demolished:
6. Square footage of buildings to be constructed:
7. Quantity of earth movement (in cubic yards):
8. Proposed land use: *Installation of boat lift and eco-canopy on existing bulkhead for single family residence*
9. Design features, including building height, number of stories and proposed exterior materials:
Hydraulic boat lift and translucent eco-canopy installation
10. Other

Reviewer Initials: *DP*

Estimated date of completion of the proposal or timing of phasing:

Construction will comply with Army Corps of Engineers work window regulations - approximately July 16 - July 31, 2007

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

NO

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

Permit filed with Army Corps of Engineers - RGPIA

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known.

Yes - Army Corps of Engineers RGPIA

List any government approvals or permits that will be needed for your proposal, if known. If permits have been applied for, list application date and file numbers, if known.

Army Corps of Engineers RGPIA

City of Bellevue Shoreline Substantial Development Permit for compliance with the Washington State Shoreline Management Act.

NWS - 2007 - 337 - NO

Please provide one or more of the following exhibits, if applicable to your proposal. (Please check appropriate box(es) for exhibits submitted with your proposal):

- Land Use Reclassification (rezone) Map of existing and proposed zoning
- Preliminary Plat or Planned Unit Development
Preliminary plat map
- Clearing & Grading Permit
Plan of existing and proposed grading
Development plans
- Building Permit (or Design Review)
Site plan
Clearing & grading plan
- Shoreline Management Permit
Site plan

A. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site: Flat Rolling Hilly Steep slopes Mountains Other

b. What is the steepest slope on the site (approximate percent slope)?

Don't know

c. What general types of soil are found on the site (for example, clay, sand, gravel, peat, and muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Don't know

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

DONT KNOW

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

No fill needed

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

NO

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

NONE

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

N/A

2. AIR

a. What types of emissions to the air would result from the proposal (i.e. dust, automobile odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

None - hand constructed

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

NO

c. Proposed measures to reduce or control emissions or other impacts to the air, if any:

N/A

3. WATER

a. Surface

(1) 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

Reviewer Initials: RP

appropriate, state at stream or river it flows into.

Yes - Lake Washington

(2) 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 - installation of footings for lift. See attached drawings

(3) 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 fill material.

None required

The installation of the boatlift footings may cause the temporary release of lake bottom sediments. This temporary disturbance is expected to be short in duration and is not expected to cause a negative impact to the lake environment.

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

NO

(5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

DON'T KNOW

No. Lake Washington in not considered a floodplain.

(6) 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

b. Ground

(1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description.

NO

(2) 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

c. Water Runoff (Including storm water)

(1) 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.

NONE

(2) Could waste materials enter ground or surface waters? If so, generally describe.

NO

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

N/A

4. Plants

a. Check or circle 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
- wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

This is a proposal for the installation of a freestanding boatlift and translucent canopy adjacent to an existing concrete bulkhead within the waters of Lake Washington. The adjacent upland property is currently developed with one single family home and landscaping common to a residential development. There is no proposal to remove, replant, or restore native vegetation along the bulkhead or within the shoreline regulatory zone.

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

DON'T KNOW

c. List threatened or endangered species known to be on or near the site.

DON'T KNOW

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

NONE

Reviewer Initials: D.P.

5. ANIMALS

a. Check or circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

Birds: hawk, heron, eagle, songbirds, other:

Mammals: deer, bear, elk, beaver, other:

Fish: bass, salmon, trout, herring, shellfish, other:

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

None

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

Don't know

None on the site. Bald eagles use all areas of Lake Washington for foraging. Adult and juvenile chinook and coho salmon (listed as Threatened and Species of Concern under the Federal Endangered Species Act, respectively) and steelhead (proposed Threatened) migrate through Lake Washington. Lake Washington also contains bull trout, a salmonid listed as Threatened under the Federal Endangered Species Act.

d. Proposed measures to preserve or enhance wildlife, if any:

N/A

6. Energy and Natural Resources

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

Solar powered boat lift

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

NO

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

Solar powered boat lift

7. Environmental Health

a. 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

(1) Describe special emergency services that might be required.

None

(2) Proposed measures to reduce or control environmental health hazards, if any.

N/A

DR

b. Noise

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

None

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

traffic, construction between 8AM & 5PM

(3) Proposed measures to reduce or control noise impacts, if any:

Restricted construction hours

Short term noise associated with the operation of construction equipment is probable. To minimize impacts from construction noise, all construction will comply with the requirements of City of Bellevue Municipal Code Chapter 9.18.

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties?

Single family residences

b. Has the site been used for agriculture? If so, describe.

NO

c. Describe any structures on the site.

single family residence

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

NONE

e. What is the current zoning classification of the site?

Single family

f. What is the current comprehensive plan designation of the site?

Don't know

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

Don't know

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

Don't know

i. Approximately how many people would reside or work in the completed project?

Same as with residence - 4

j. Approximately how many people would the completed project displace?

NONE

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

N/A

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

Design is similar to other boat lifts in the area

9. Housing

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

N/A

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

N/A

- c. Proposed measures to reduce or control housing impacts, if any:

N/A

10. Aesthetics

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

up to 72 inches tall

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

our personal view would be partially obstructed

- c. Proposed measures to reduce or control aesthetic impacts, if any:

Installation of eco-canopy

11. Light and Glare

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

NONE

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

NONE

Reviewer Initials: *DP*

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

NONE

d. Proposed measures to reduce or control light or glare impacts, if any:

N/A

12. Recreation

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

Lake Washington

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

NONE

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

N/A

13. Historic and Cultural Preservation

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

NONE

b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.

N/A

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

N/A

14. Transportation

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

N/A

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

NO

c. How many parking spaces would be completed project have? How many would the project eliminate?

None

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

NO

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

~~NO~~ In lake Washington, adjacent to bulkhead

Reviewer Initials: DP

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

NONE

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

N/A

15. Public Services

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

NO

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

N/A

16. Utilities

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

b. 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.

None - solar powered

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.

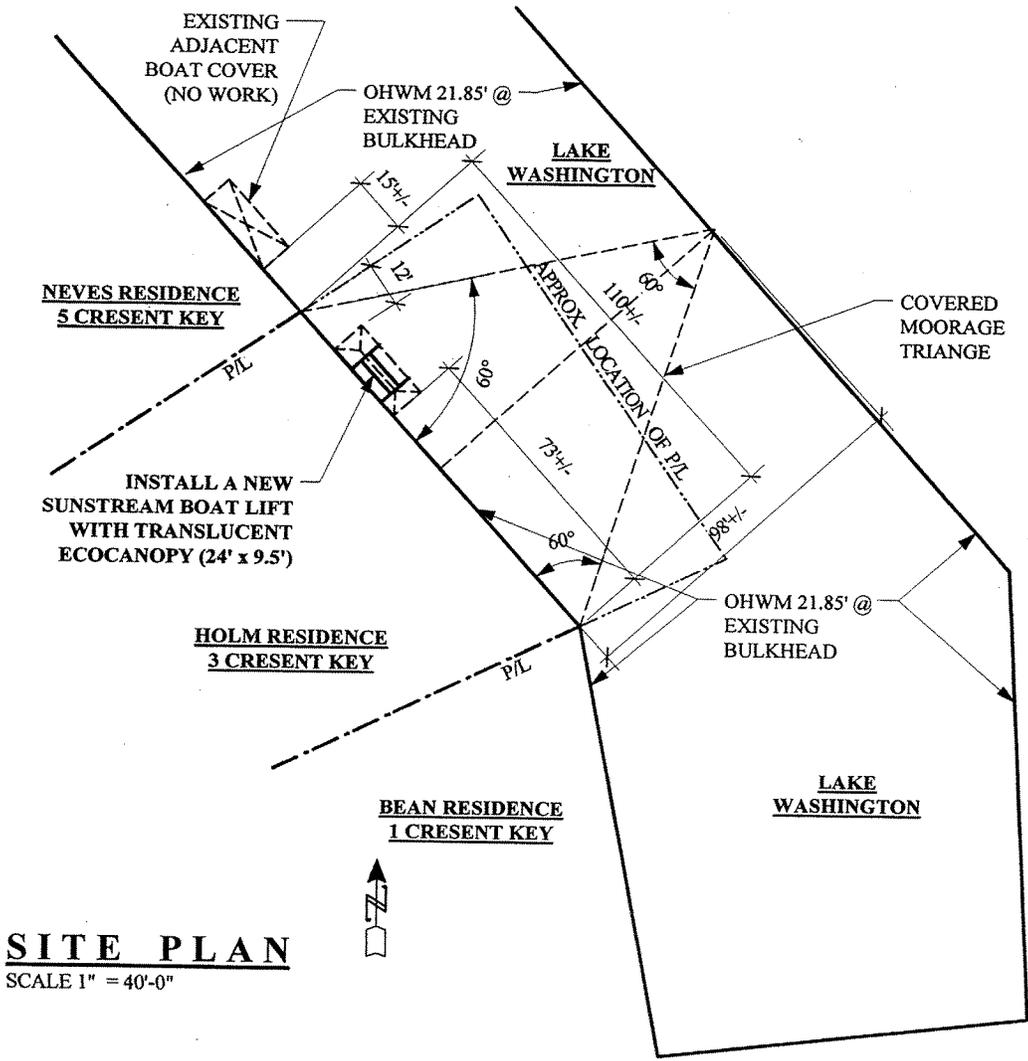
Signature... Shelley Holm

Date Submitted... 4/26/07

Reviewer Initials: DP

PLEASE NOTE THAT THE SHORELINE CONFIGURATION AND PROPERTY LINE LOCATIONS ARE APPROXIMATE ONLY. THE LOCATION OF THE PROPERTY LINES BEYOND THE SHORELINE ARE UNKNOWN.

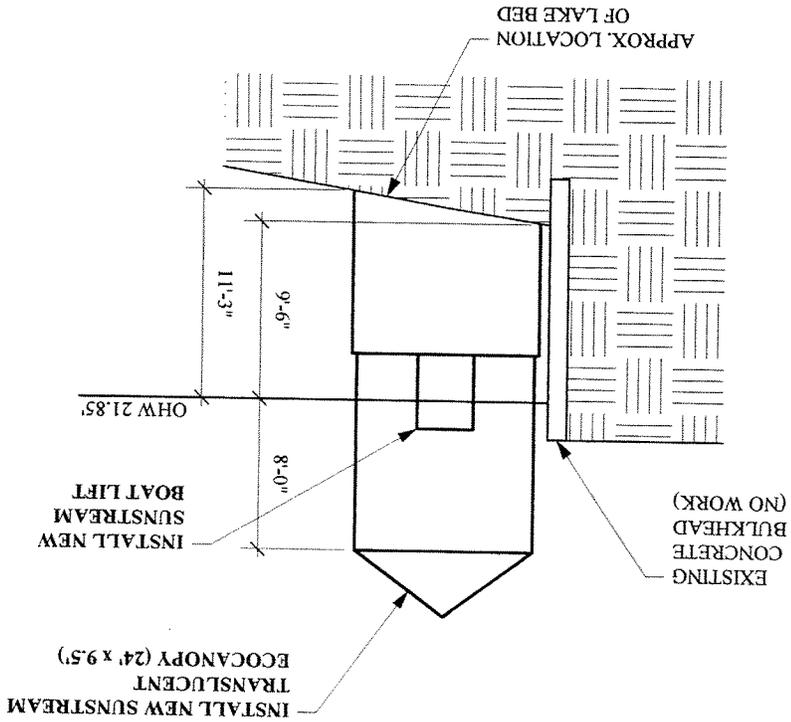
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APR 26 2007
PERMIT PROCESSING



Reference:
Applicant: Shelley & Jason Holm
Proposed: Boat Lift w/
Translucent Canopy
At: Bellevue, WA

ELEVATION VIEW

SCALE 1/8" = 1'-0"



Reference:
Applicant: Shelley & Jason Holm
Proposed: Boat Lift w/
Translucent Canopy
At: Bellevue, WA
Sheet 3 of 3 Date: 1/26/2007

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