



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

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Proposal Name: Partovi Watercraft Lifts  
Proposal Address: 9655 Lake Washington Blvd NE  
Proposal Description: Application for Shoreline Substantial Development Permit and Critical Areas Permit to install one free standing boatlift, one fully grated platform lift and one dock mounted jet ski lift on an existing joint use dock. Application also includes the construction of coved beach area with spawning gravel.  
File Number: 08-103267 WG  
Applicant: Alan Foltz on behalf of Negar and Hadi Partovi  
Decisions Included: Shoreline Substantial Development Permit and Critical Areas Land Use Permit  
Planner: Heidi M. Bedwell  
Associate Land Use Planner

State Environmental Policy Act  
Threshold Determination:

**Determination of Non-Significance (DNS)**

Carol V. Helland,  
Environmental Coordinator

Director's Decision:

**Approval with Conditions**

Heidi M. Bedwell, Associate Planner  
Department of Planning and Community Development

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Bulletin Publication Date:

June 26, 2008

Appeal Deadline:

July 17, 2008 or 21 days from the date of filing with  
Department of Ecology

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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.

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**I. Request/Project Description**

The proposal includes the installation of one free standing boatlift, one fully grated platform lift and one dock mounted jet ski lift on an existing joint use dock. Proposal also includes the construction of coved beach area with spawning gravel.

The request is to exceed the allowed number of boatlifts. LUC 20.25E.080N allows installation of one watercraft lift. Proposals for more than one watercraft lift are considered through a Critical Areas Report as part of a Critical Areas Land Use Permit.

**II. Site Description and Context**

The site is in the R-1.8 land use district and is designated Single Family – low density in the North Bellevue Subarea of the Comprehensive Plan. The proposed boatlifts are a typical ancillary development to the single family residences along Lake Washington.

The property is approximately 46,703 square feet in size (1.07 Acres). A single family residence is under construction on the site. The area between the home and the rock bulkhead is steeply sloping and tapers off to a generally flat area approximately 50 feet behind the rock bulkhead. Trees, shrubs and grass are present on the slope and behind the bulkhead.

**III. Consistency with Land Use Code/Zoning Requirements**

The site is in the Shoreline Overlay District and is subject to the regulations regarding moorage (Land Use Code (LUC) Section 20.25E.080.N) and LUC 20.25H Critical Areas.

**A. Shoreline Overlay District:**

Location of one ground-based or floating watercraft lift without a canopy is allowed per upland property. Requests for the modification of the City of Bellevue Moorage regulations are considered through the preparation of a Critical Areas Report and the submittal of an application for Critical Areas Land Use Permit (subject to compliance with the requirements of LUC 20.25H). An analysis of the proposal's consistency with the requirements of the Shoreline Substantial Development Permit, the Critical Areas Report, and the Critical Areas Land Use Permit can be found sections VII of this report.

**B. Critical Areas Overlay District**

The City of Bellevue Land Use Code identifies the waters and nearshore environment of Lake Washington as an environmentally critical area. This is a proposal to add two additional watercraft lifts in addition to the one allowed outright by the land use code. Where portions of the proposed action are not allowed under LUC 20.25E.080.N, the applicant has requested a modification of the standard through the preparation of a Critical Areas Report and the submittal of a Critical Areas Land Use Permit application. Please see sections VII of this report for an analysis of the Critical Areas Report and the Critical Areas Land Use Permit application decision criteria.

**IV. State Environmental Policy Act**

The environmental review indicates no probability of significant adverse environmental impacts resulting from the proposal. Issuance of a Determination of Non-Significance

(DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements.

Adverse impacts which are less than significant are usually subject to City Codes or Standards which are intended to mitigate those impacts. Where such impacts and regulatory requirements correspond, no further documentation is necessary. For other adverse impacts which are less than significant, Bellevue City Code Section 22.02.140 provides substantive authority to mitigate impacts disclosed through the environmental review process. A copy of the environmental checklist is attached to this report.

The proposal includes the installation of one free standing boatlift, one fully grated platform lift and one dock mounted jet ski lift on an existing joint use dock. Proposal also includes the construction of coved beach area with spawning gravel.

Chinook and coho 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). Additionally, both resident and migratory bald eagles are known to inhabit the shores of Lake Washington.

**A. EARTH AND WATER**

Installation of the three new boatlifts may increase the amount of suspended sediment in the water column. Water currents will carry the suspended sediment some distance from the project site, depending upon the wind patterns. Water quality in this area of Lake Washington will be impacted during construction until the sediments settle. To mitigate the impacts of increased turbidity in the water, the installation of a silt curtain will be required to limit the migration of suspended sediment. Further, the construction barge will not be permitted to ground out. Impacts are mitigated by the City's Clearing and Grading Ordinance (Chapter 23.76 BCC). Refer to Section X for a related condition of approval requiring the installation of a silt curtain.

**B. ANIMALS**

The site abuts Lake Washington, which is used as a fisheries breeding and rearing resource for 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.

Both resident and migratory bald eagles are known to make use of the shores of Lake Washington and the surrounding upland areas. No known active bald eagle nests are located within one mile of the subject property.

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. A Hydraulics Project Approval is required from the State Department of Fish and Wildlife, which will limit construction to

periods identified as less impacting to the fisheries resources.

To mitigate the adverse impacts to the fisheries resources, in-water construction shall be limited to July 16<sup>th</sup> through July 31<sup>st</sup> and November 16- December 31<sup>st</sup>. No wintering or nesting bald eagle activity has been recorded within the vicinity of this site. 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 related conditions of approval.

To prevent the suspension of sediments and impact to fish habitat 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.

**C. PLANTS**

In order to reduce the cumulative impacts of numerous in water structures in the lake, the applicant will be required to plant native vegetation along the shoreline behind the proposed coved beach. Within this replanting area, native vegetation will consist of trees, shrubs, and groundcover. The vegetation will supply food, and organic matter to the aquatic system. Refer to Section IX for related conditions of approval.

**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.

Impacts are mitigated by WDFW conditions of approval with regards to fisheries and by the City's Noise Ordinance (Chapter 9.18 BCC) which limits construction hours. Refer to Section IX for a related condition of approval.

**V. Public Comments and Response**

Public noticing began on March 6, 2008 with a minimum comment period of 30 days ending on April 3, 2008. No public comments have been received regarding this project to date.

**VI. Changes to the proposal as a result of staff review**

The proposal was modified to relocate the platform lift from the near shore boat slip to deeper water in the outer boat slip.

**VII. Applicable Decision Criteria**

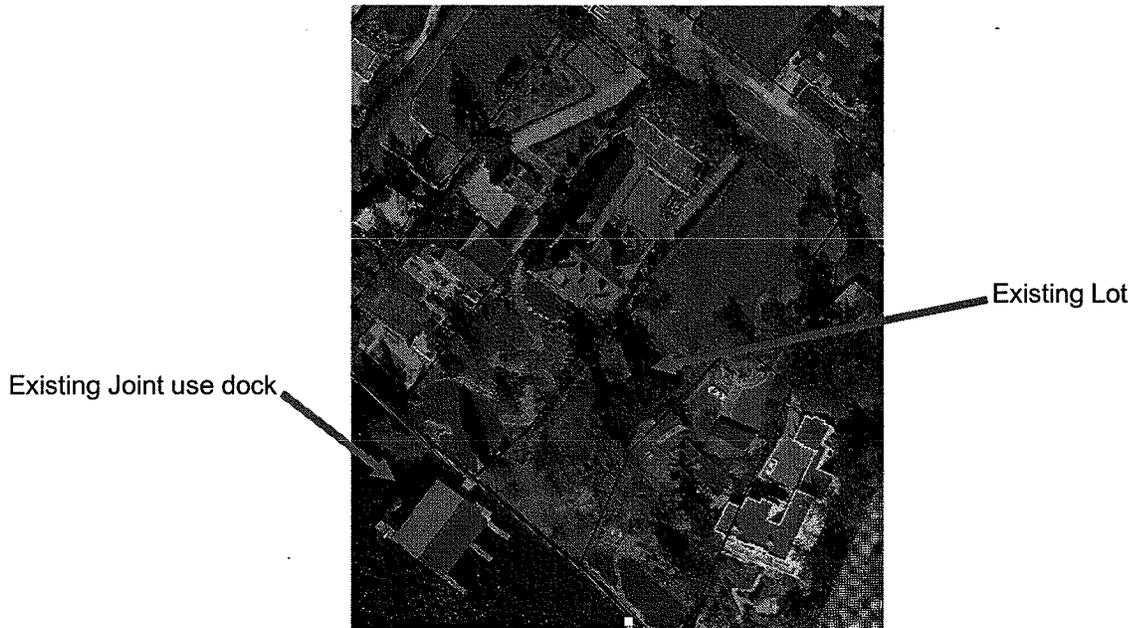
**Critical Areas Report - Decision Criteria**

**A. General.**

**1) The modifications and performance standards included in the proposal lead to levels of protection of critical area functions and values at least as protective as application of the regulations and standards of this code;**

**Finding:** Currently, the property is serviced by a large joint use residential dock with a

large portion of the dock covered with a wooden roof structure as shown on the image below:



The functions and values of the critical area are to provide habitat for fish species especially salmonids. Juvenile salmon use the shallow near shore areas for feeding, rearing, and/or as migratory corridors. As small individuals, they stay in shallow waters to avoid large fish predators found in deeper water, and to rear and feed.

In order to reduce these impacts on the critical area the proposal locates two of the proposed boatlifts under the existing wooden roof structure where significant shading exists. Additionally these lifts will be located in a water depth greater than 8.5 feet. The platform lift which will be outside the roof structure, will be fully grated and located in a water depth of greater than 14 feet.

The proposed boatlifts locations and beach cove creation reduce the impact that the continuation of this residential moorage facility has on the nearshore environment. Approval of this proposal will lead to a level of protection that is at least as protective as the standard application of the Land use Code regulations.

**2) Adequate resources to ensure completion of any required mitigation and monitoring efforts;**

**Finding:** The applicant is proposing to construct a beach cove with spawning gravels where an existing rock bulkhead is located. Additional vegetation will be required along the top of the bulkhead and at the back of the new cove. In order to complete this mitigation, a performance assurance device will be required at the time of building permit issuance. See Section IX for conditions of approval.

**3) The modifications and performance standards included in the proposal are not detrimental to the functions and values of critical area and critical area buffers off-site; and**

**Finding:** The existing dock and wood covered structure already significantly shade the area surrounding the dock. The 2 watercraft lifts will be located in water depths and in locations where the use by juvenile salmonids is minimal and the impacts of the existing structures area already reducing the critical area functions.

Locating the watercraft lifts in the proposed manner does not constitute a detrimental impact to the functions and values of the critical .

**4) The resulting development is compatible with other uses and development in the same land use district.**

**Finding:** The residential pier located along the shoreline of this site is a typical ancillary development to the single-family residences along Lake Washington and is compatible with other recreational uses along the Lake Washington Shoreline.

#### **Critical Areas Land Use Permit - Decision Criteria**

The proposal, as conditioned below, meets the applicable regulations and decision criteria for a Critical Areas Land Use Permit pursuant to LUC Section 20.30P.

**A. The proposal obtains all other permits required by the Land Use Code;**

**Finding:** This is an application for administrative approval of a Critical Areas Land Use Permit and Shoreline Substantial Development Permit. The applicant must obtain a building permit before beginning any work.

**B. The proposal utilizes to the maximum extent possible the best available construction, design and development techniques which result in the least impact on the critical area and critical area buffer;**

**Finding:** The proposed design locates the new lifts in a location where overwater coverage is already existing. Additionally, the platform lift is completely grated and is located in a deeper water boat slip. The applicant will also be constructing a coved beach area and install spawning gravels. In addition to these improvements, the applicant shall plant additional native vegetation along bulkhead at the back of the proposed cove. **See Conditions of Approval in Section IX of this report.**

**C. The proposal incorporates the performance standards of Part 20.25H to the maximum extent applicable, and ;**

**Finding:** As discussed in Section II of this report, specific elements of this proposal meet the moorage development standards (performance standards) of LUC Section 20.25E.080.N for the location of one boatlift within the Shoreline Critical Area and the Shoreline Overlay District. The proposed action of including two additional lifts not

allowed under LUC 20.25E.080.N the applicant has requested a modification of the standard through the preparation of a Critical Areas Report and the submittal of a Critical Areas Land Use Permit application. Through evaluation of the proposed action, the proposed grating of one platform lift and the inclusion of a beach cove with spawning gravels, the proposal meets the performance standards to the maximum extent feasible.

**D. The proposal will be served by adequate public facilities including street, fire protection, and utilities; and;**

**Finding:** This is a proposal to install one free standing boatlift, one fully grated platform lift and one dock mounted jet ski lift on an existing joint use dock. No additional burden on public facilities is expected.

**E. The proposal includes a mitigation or restoration plan consistent with the requirements of LUC Section 20.25H.210; and**

**Finding:** The applicant is proposing to construct a beach cove with spawning gravel and shall be required to provide additional native planting per the Critical Areas Handbook along the existing bulkhead.

**F. The proposal complies with other applicable requirements of this code.**

**Finding:** As discussed in Section II of this report, specific elements of the proposed project comply with other applicable standards outlined in the Land Use Code related to dock construction. A Critical Areas Land Use Permit is required to approve a modification of the standards.

**Decision Criteria – Shoreline Substantial Development Permit**

As outlined at 20,30R.120.B, The Director of Planning and Community Development may approve or approve with modifications if:

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
2. The applicant has demonstrated that the proposal complies with the applicable decision criteria of the Bellevue City Code; and
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 applicant's proposal meets the above criteria by complying with the policies and procedures of the Shoreline Management Act, provisions of Chapter 173-14 WAC and the Master Program. The proposal includes the requirement to plant shoreline vegetation. As conditioned below the plantings must be planted within 30 days of completion of the pier and prior to project final inspection and signed off by the City unless prior City approval is granted to extend the planting deadline.

**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. To mitigate impacts to the fisheries resources, in-water construction shall occur during the period of July 16<sup>th</sup> through July 31<sup>st</sup> and November 16- December 31<sup>st</sup>, unless otherwise determined by the Hydraulics Project Approval issued by the Washington State Department of Fish and Wildlife.

**Authority:** Shoreline Master Program Policies SH-13

2. To mitigate 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 the pier construction area. The silt curtain shall extend from the lake bottom to the water surface and shall be securely placed prior to the installation of the watercraft lifts. 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:** Bellevue City Code 23.76.090

3. To mitigate water quality conditions, 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 the commencement of any work. A copy of the approved Hydraulic Project Approval (HPA) issued by the Washington State Department of Fish and Wildlife shall be submitted to the City of Bellevue prior to construction.

**Authority:** Bellevue City Code 20.25E.080.B.1

4. To mitigate noise impact to adjacent residents and the natural environment, construction shall utilize electric tools when feasible and attenuate pile driving sound through the use of a wooden dampening block. Hours of construction are limited to 7:00 a.m. to 6:00 p.m. on weekdays, and 9:00 a.m. to 6:00 p.m. on Saturdays which are not legal holidays.

**Authority:** Bellevue City Code 9.18

5. To mitigate potential impacts to the fisheries resources from the installation of watercraft lifts, the shoreline area shall be re-vegetated. The plantings must be planted within 30 days of completion of the installed boatlifts and prior to project final

Partovi Watercraft Lifts 08-103267 WG  
Shoreline Substantial Development Permit  
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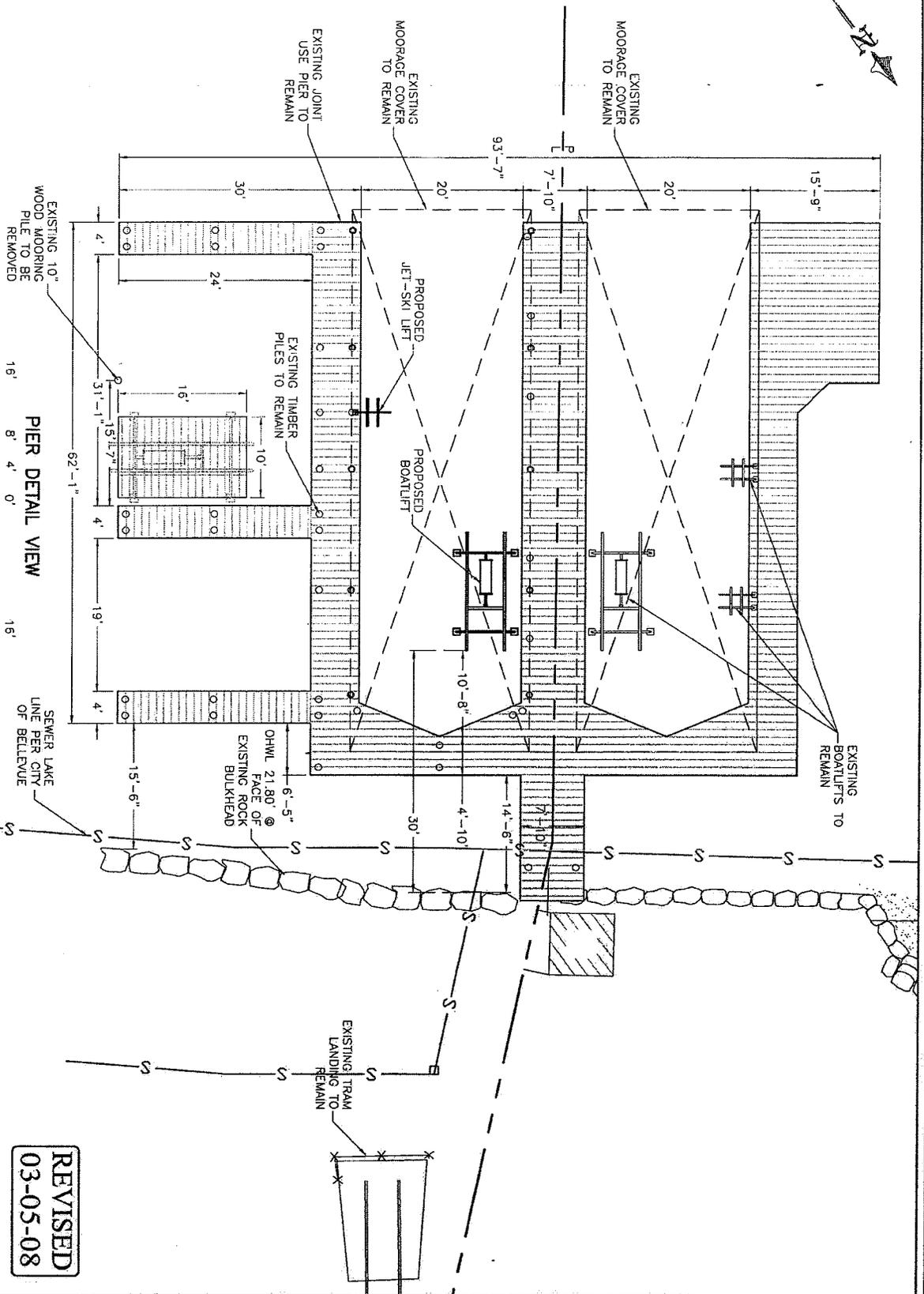
inspection and signed off by the City unless prior City approval is granted to extend the planting deadline.

**Authority:** LUC 20.25E.080.N and LUC 20.25H.220

Partovi Watercraft Lifts 08-103267 WG  
Shoreline Substantial Development Permit  
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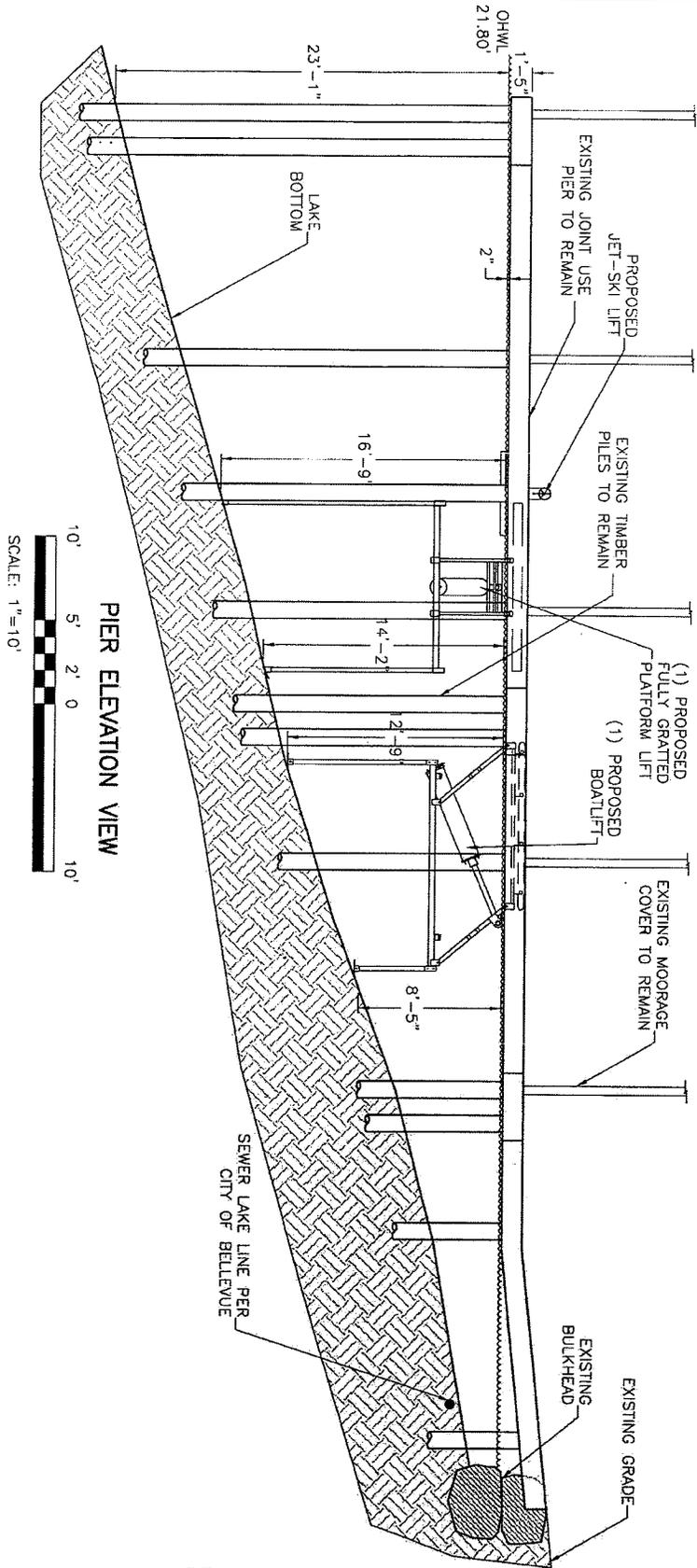
Attachments

1. Approved Site Plan
2. Environmental Checklist
3. Approved Watercraft Lift Construction Plans (see file)



**REVISIONED**  
03-05-08

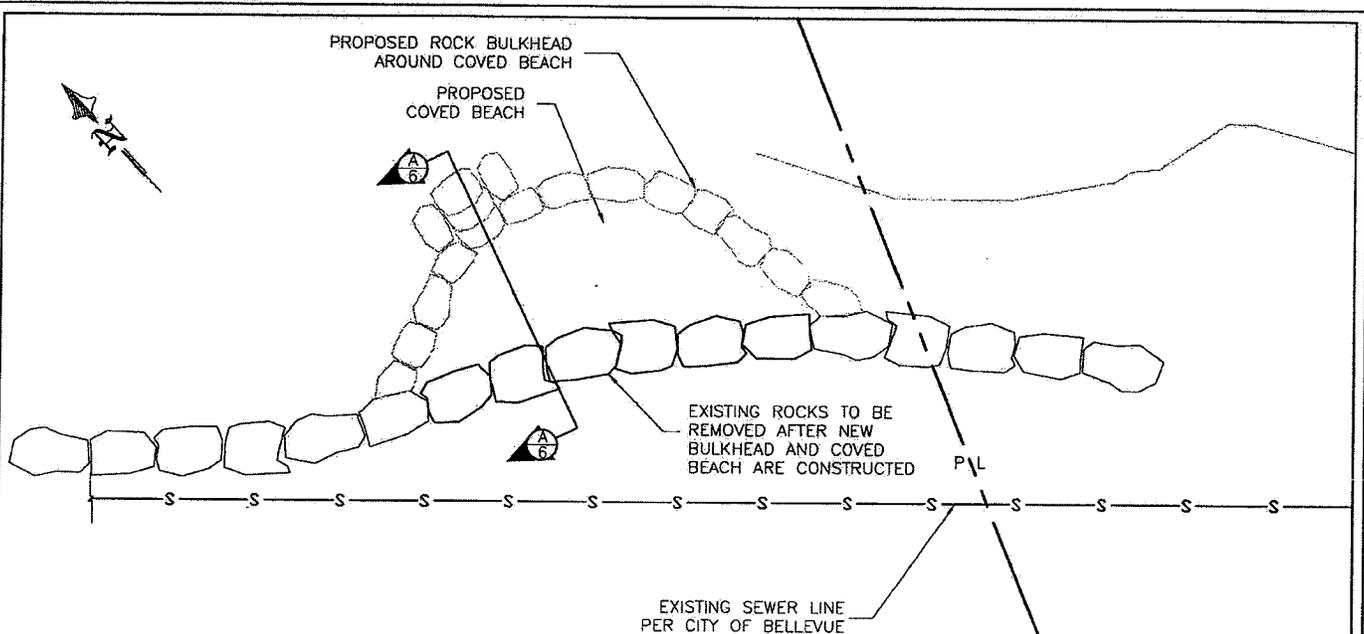
APPLICANT: NEGAR PARTOVI
PROPOSED: INSTALL (1) BOATLIFT, (1) PLATFORM LIFT, (1) JET-SKI LIFT, AND CONSTRUCT COVERED BEACH AREA. REMOVE (1) PILE.
NEAR/AT: MEDINA LAKE WASHINGTON
SHEET: 3
OF: 7
DATE: 12-11-07
DWG#: 07-37138-A-3-1



**PIER ELEVATION VIEW**

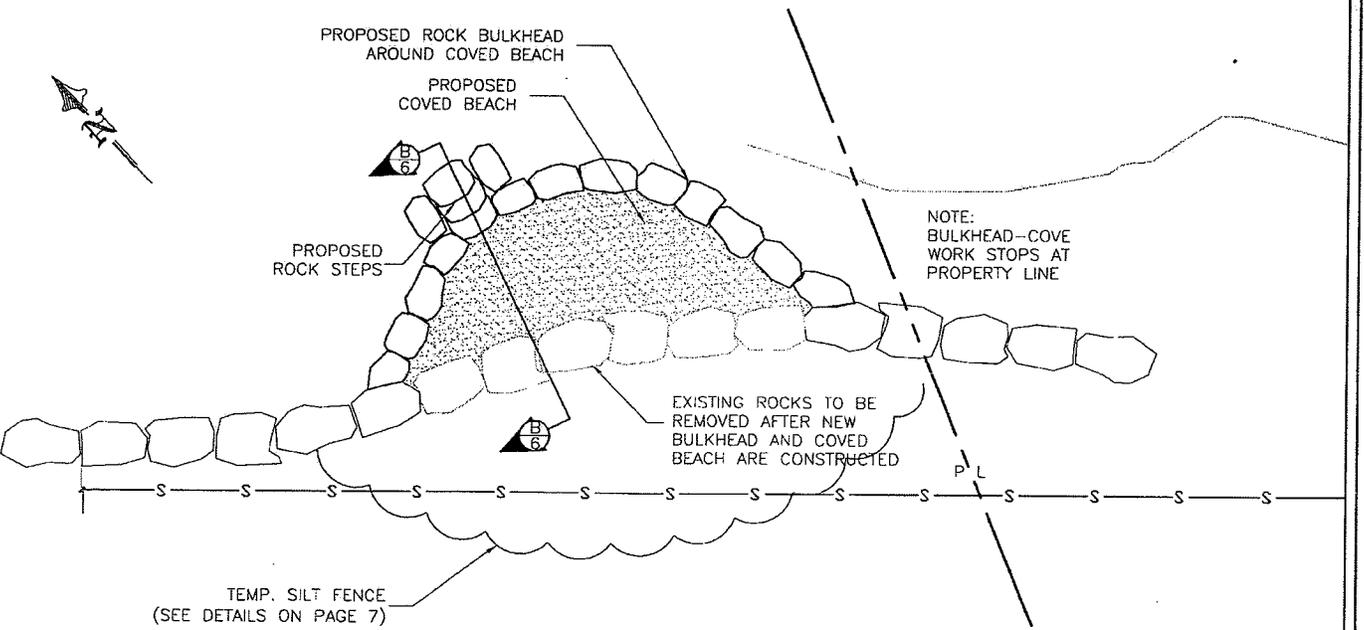
**REVISED**  
03-05-08

APPLICANT: NEGAR PARTOVI
PROPOSED: INSTALL (1) BOATLIFT, (1) PLATFORM LIFT, (1) JET-SKI LIFT, AND CONSTRUCT COVERED BEACH AREA. REMOVE (1) PILE.
NEAR/AT: MEDINA/LAKE WASHINGTON
SHEET: 4
DATE: 12-11-07
DWG#: 07-37138-A-6-1



**EXISTING BULKHEAD DETIAL VIEW**

SCALE: 1"=10'



**PROPOSED COVERED BEACH BULKHEAD DETIAL VIEW**

10' 5' 2' 0 10'



SCALE: 1"=10'

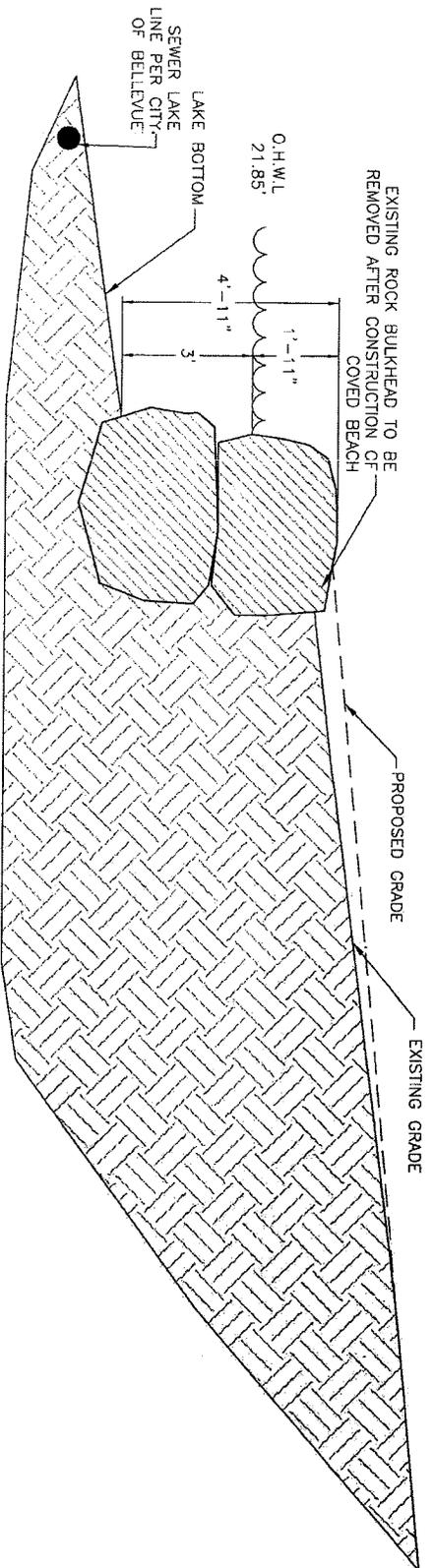
NOTE:  
BULKHEAD-COVE  
WORK STOPS AT  
PROPERTY LINE

**REVISED**  
**03-05-08**

APPLICANT: NEGAR PARTOVI	
PROPOSED: INSTALL (1) BOATLIFT, (1) PLATFORM LIFT, (1) JET-SKI LIFT, AND CONSTRUCT COVERED BEACH AREA. REMOVE (1) PILE.	
NEAR/AT: MEDINA/LAKE WASHINGTON	
SHEET: 5	OF: 7
DATE: 12-11-07	DWG#: 07-37138-A.5-1

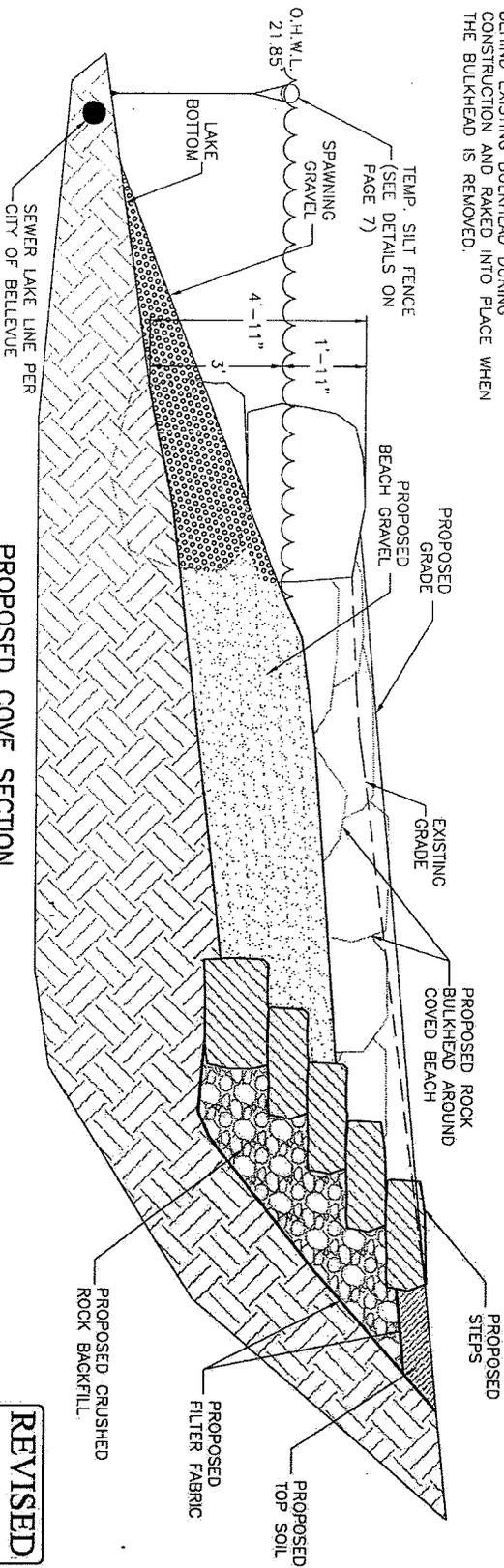
EXCAVATION	
ROCK	17.2 C/Y
SOIL	35.4 C/Y
TOTAL =	52.6 C/Y

NOTE: SPANNING GRAVEL TO BE PLACED BEHIND EXISTING BULKHEAD DURING CONSTRUCTION AND RAKED INTO PLACE WHEN THE BULKHEAD IS REMOVED.



EXISTING BULKHEAD SECTION VIEW A-6  
SCALE: 1/4"=1'

FILL	
BULKHEAD ROCK	26.6 C/Y
ROCK STEPS	1.4 C/Y
CRUSHED ROCK BACKFILL	18.6 C/Y
TOP SOIL	2.7 C/Y
BEACH GRAVEL	12.2 C/Y
SPANNING GRAVEL	6.9 C/Y
TOTAL =	68.4 C/Y

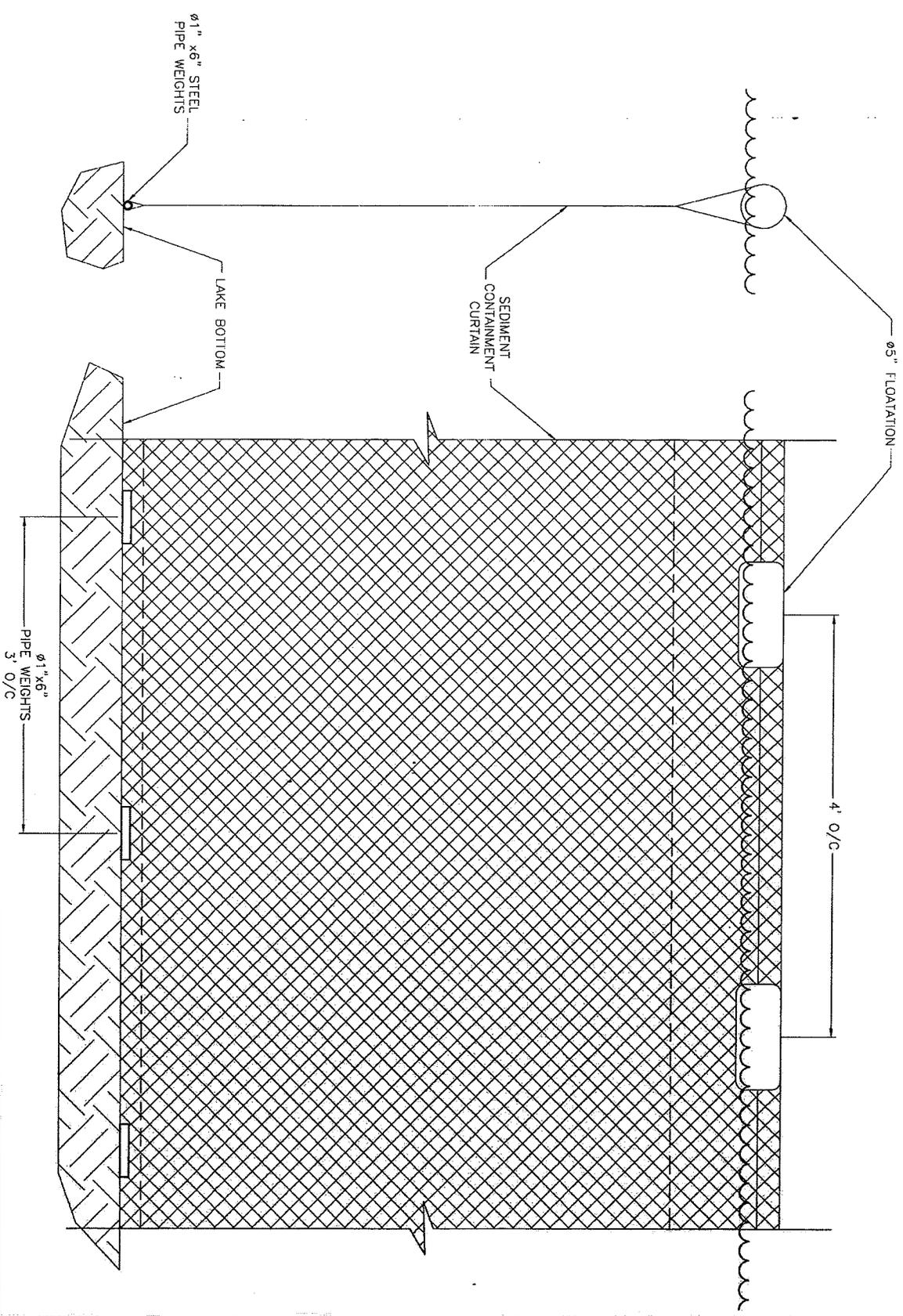


PROPOSED COVER SECTION  
VIEW B-6

**REVISED**  
03-05-08



APPLICANT: NEGAR PARTOVI  
 PROPOSED: INSTALL (1) BOATLIFT, (1) PLATFORM LIFT, (1) JET-SKI LIFT, AND CONSTRUCT COVERED BEACH AREA, REMOVE (1) PILE.  
 NEAR/AT: MEDINA/LAKE WASHINGTON  
 SHEET: 6 OF 7  
 DATE: 12-11-07 DWG#: 07-37138-A-6-1



**SILT FENCE DETAIL**



**REVISED**  
**03-05-08**

APPLICANT: NEGAR PARTOVI
PROPOSED: INSTALL (1) BOATLIFT, (1) PLATFORM LIFT, (1) LET-SKI LIFT, AND CONSTRUCT COVERED BEACH AREA.
REMOVE (1) PILE.
NEAR/AT: MEDINA LAKE WASHINGTON
SHEET: 7
OF: 7
DATE: 12-11-07
DWG#: 07-37138-A7-1

## ENVIRONMENTAL CHECKLIST

1/8/08

*Thank you in advance for your cooperation and adherence to these procedures. 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.*

### INTRODUCTION

#### Purpose of the Checklist:

The State Environmental Policy Act (SEPA), Chapter 43.21c RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the City of Bellevue identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the City decide whether an EIS is required.

RECEIVED

JAN 22 2008

PERMIT PROCESSING

#### Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Answer the questions briefly, with the most precise information known, or give the best description you can. You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer or if a question does not apply to your proposal, write "do not know" or "does not apply." Giving complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the Planner in the Permit Center can assist you.

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. Include reference to any reports on studies that you are aware of which are relevant to the answers you provide. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impacts.

**Use of a Checklist for Nonproject Proposals:** *A nonproject proposal includes plans, policies, and programs where actions are different or broader than a single site-specific proposal.*

For nonproject proposals, complete the Environmental Checklist even though you may answer "does not apply" to most questions. In addition, complete the Supplemental Sheet for Nonproject Actions available from Permit Processing.

For nonproject actions, the references in the checklist to the words *project*, *applicant*, and *property* or *site* should be read as *proposal*, *proposer*, and *affected geographic area*, respectively.

**Attach an 8 1/2" x 11 vicinity map which accurately locates the proposed site.**

**ENVIRONMENTAL CHECKLIST**

1/9/08

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: Negar and Hadi Partovi

Proponent: Negar Partovi

Contact Person: Alan D. Foltz, Permit Coordinator, Waterfront Construction, Inc.  
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: **205 NE Northlake Way, Suite 230, Seattle, WA 98105**

Phone: **206-548-9800**, fax **206-548-1022**, [foltz@waterfrontconstruction.com](mailto:foltz@waterfrontconstruction.com)

Proposal Title: **Negar Lifts and Coved Beach Area**

Proposal Location: **9655 Lake Washington Blvd., Bellevue, WA 98004**  
(Street address and nearest cross street or intersection) Provide a legal description if available.

Please **attach an 8 ½" 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:

**Proposal is to install (1) Free Standing Boatlift, (1) Fully Grated Platform Lift, and (1) Dock Mounted Jet Ski Lift on an existing joint use pier; and to Construct a Coved Beach area on applicant's private property. See permit drawings.**

2. Acreage of site: **1.07**

3. Number of dwelling units/buildings to be demolished: **N/A**

4. Number of dwelling units/buildings to be constructed: **N/A: Coved Beach Area, Install total of 3 lifts to Existg joint use pier structure.**

5. Square footage of buildings to be demolished: **17.2-cu.yd. bulkhead removed.**

6. Square footage of buildings to be constructed: **26.6-cu.yd. coved bulkhead installed.**

7. Quantity of earth movement (in cubic yards): **35.4 cu.yd.**

8. Proposed land use: **Shoreline property improvements for safe boat storage and natural beach area.**

9. Design features, including building height, number of stories and proposed exterior materials:  
**See permit drawings. Proposed coved beach area enhancement.**

10. Other **N/A**

Estimated date of completion of the proposal or timing of phasing: **As Permits Allow. No Phasing.**

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. **None known.**

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

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. **None known.**

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.

**Bellevue SDP, SEPA, building permit.  
Corps NWP & RGP1.  
WDFW HPA**

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 N/A**
- 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. See permit drawings.  
Clearing & grading plan**
- Shoreline Management Permit  
**Site plan Cover Letter for Application**

#### A. ENVIRONMENTAL ELEMENTS

##### 1. Earth

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

b. What is the steepest slope on the site (approximate percent slope)? **N/A to project area.**

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

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.  
**None known.**
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.  
**Fill for backing of bulkhead area and for beach and spawning gravel.**
- 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)?  
**Existing is Unchanged by proposed construction.**
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:  
**Filter fabric used with bulkhead backfill.**

**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.  
**During construction only, muffled exhaust from diesel crane or construction tug only.**
- 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:  
**Minimal use of equipment as needed.**

**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 appropriate, state what 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. Proposal is to install (1) Free Standing Boatlift, (1) Fully Gated Platform Lift, and (1) Dock Mounted Jet Ski Liftl on an existng joint use pier; and to Construct a Coved Beach area on applicants private property. See permit 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.

**Not Applicable.**

- (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.

**Not known.**

- (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. Construction to have all waste materials stored on construction barge, for subsequent disposal at an approved upland disposal site.**

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.

**Existing runoffs not disturbed or altered.**

(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:  
**None proposed.**

#### 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

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

**Grass removed with soil to form cove area.**

c. List threatened or endangered species known to be on or near the site.  
**None known.**

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

**None proposed. Mitigation for boatlift installations is the proposed coved beach area.**

#### 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:

- x Birds: hawk, heron, eagle, songbirds, other:
- Mammals: deer, bear, elk, beaver, other:
- x Fish: bass, salmon, trout, herring, shellfish, other:

b. List any threatened or endangered species known to be on or near the site.  
**Salmon, eagles.**

c. Is the site part of a migration route? If so, explain.  
**No.**

d. Proposed measures to preserve or enhance wildlife, if any:  
**Construction to be done only within approved Corps and WDFW work windows.**

## 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.  
**Diesel and electric needs to be provided from construction barge exclusively.**

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.  
**Not Applicable.**

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:  
**Equipment use to be minimal to construction needs.**

## 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.  
**None anticipated. Emergency spill plan is posted for response should accidental spill occur.**

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

**Immediate Spill reporting to Coast Guard, Environmental Services, Waterfront Construction management, and Department of Ecology is required to construction crews. Environmental Services to be involved if spill clean up should be required. WDFW is alerted if fish Kill or water quality problems are noticed.**

(2) Proposed measures to reduce or control environmental health hazards, if any.  
**None proposed.**

b. Noise

(1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)?  
**No area noises known.**

- (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.

**Short term construction noises from crane and tug equipment, from muffled exhaust.**

- (3) Proposed measures to reduce or control noise impacts, if any:  
**Use of equipment when needed only.**

## 8. Land and Shoreline Use

What is the current use of the site and adjacent properties? **Private residences.**

- b. Has the site been used for agriculture? If so, describe. **No.**

Describe any structures on the site. **Private residence site contains cable rail system from flat shoreside area to top of property at road. Joint use Legal agreement between neighbors exists. Document submitted with applications.**

- d. Will any structures be demolished? **No.**
- e. What is the current zoning classification of the site? **Residential, Single Family Residence.**
- f. What is the current comprehensive plan designation of the site? **Not known.**
- g. If applicable, what is the current shoreline master program designation of the site? **Not Known.**
- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify. **Not known.**
- i. Approximately how many people would reside or work in the completed project? **None. Daily construction workers arrive by water.**
- 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: **None proposed.**

## 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:  
**None Proposed.**

## 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?  
**Bulkhead cove area is 1'-11" above OHW.**
- b. What views in the immediate vicinity would be altered or obstructed?  
**None altered or obstructed.**
- c. Proposed measures to reduce or control aesthetic impacts, if any:  
**None proposed.**

## 11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?  
**None anticipated.**
- b. Could light or glare from the finished project be a safety hazard or interfere with views?  
**Not applicable.**

- c. What existing off-site sources of light or glare may affect your proposal?  
**Not applicable.**
- d. Proposed measures to reduce or control light or glare impacts, if any:  
**None proposed.**

## 12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?  
**Private resident shoreline activities on adjacent properties.**
- b. Would the proposed project displace any existing recreational uses? If so, describe.  
**No.**
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:  
**None proposed. No impacts involved.**

## 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 known.**
- b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.  
**Not applicable.**
- c. Proposed measures to reduce or control impacts, if any:  
**None proposed or applicable.**

## 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.  
**Residential community accessed along Lake Washington Blvd.**
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?  
**Not known. Not affected by project.**
- c. How many parking spaces would be completed project have? How many would the project eliminate?  
**N/A**
- 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.  
**Not Applicable.**

- 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:  
**None proposed.**

**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.  
**None proposed.**

**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 proposed.**

**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.....  
Alan D. Foltz, Permit Coordinator, Agent

Date Submitted.....1-22-08