



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

### DETERMINATION OF NON-SIGNIFICANCE

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**PROPONENT:** Evan Wehr, Ecco Architecture & Design on behalf of Amin Lakha, property owner.

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**LOCATION OF PROPOSAL:** 9675 Lake Washington Blvd NE

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**DESCRIPTION OF PROPOSAL:** Reconfiguration of an existing dock associated with a single family residence and installation of a Jet Ski lift and Kayak lift. SEPA review and Shoreline Substantial Development Permit approval is required because the boatlift is located on lands covered by water and the cost of the boatlift installation exceeds \$6,416.00.

**File Number:** 15-115386-WG

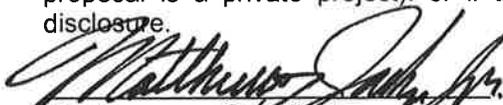
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The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This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

- This DNS is issued after using the optional DNS process in WAC 197-11-355. The public and agency comment period was provided with the notice of application.
- 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 \_\_\_\_\_.

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 425-452-6800.

This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information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

  
Environmental Coordinator

November 5, 2015

Date

OTHERS TO RECEIVE THIS DOCUMENT:

State Department of Fish and Wildlife  
State Department of Ecology, Shoreline Planner N.W. Region  
Army Corps of Engineers  
Attorney General  
Mukleshoot Indian Tribe



City of Bellevue, Development Services Department  
 P.O. Box 90012, Bellevue, WA 98009-9012  
 (425) 452-6800 Fax (425) 452-5225

**SHORELINE MANAGEMENT ACT OF 1971  
 PERMIT FOR SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT**

<b>CITY FILE NO.</b> 15-115386-WG	<b>DATE OF APPLICATION:</b> 6/2/2015
<b>DECISION:</b> Approved <b>DATE OF DECISION:</b> 11/5/2015	
Pursuant to Chapter 90.58 RCW, this permit is hereby granted to <b>Evan Wehr, agent for Amin Lakha</b> to undertake the following development: <b>Reconfigure an existing dock associated with the existing single family residence and install a jet ski lift and kayak lift upon the property located at 9675 Lake Washington Blvd NE</b>	
The project is located in or within 200 feet of <b>Lake Washington</b> , a "Shoreline of Statewide Significance" (RCW 90.58.030), and/or its associated wetlands. These areas are within the Shoreline Overlay District (Land Use Code 20.25E) of the City of Bellevue. The proposal conforms to the following applicable shoreline master program provisions: <ul style="list-style-type: none"> <li>• LUC 20.25E.080.B General Regulations Applicable to all Land Use Districts and Activities</li> <li>• LUC 20.25E.080.N Moorage Regulations</li> <li>• LUC 20.30R.155 Decision Criteria Shoreline Substantial Development Permit</li> <li>• Bellevue Comprehensive Plan, Shoreline Management Program Element Policy SH-**</li> </ul>	
Development pursuant to this permit shall be undertaken in accordance with the following terms and conditions: <b>See attached.</b>	

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) (D).

11/5/2015  
 Date

  
 City of Bellevue, Land Use Division

CC: Attorney General, Department of Ecology, Northwest Region  
 Dept. of Fish and Wildlife, 1775 12th Ave. NW Suite 201 Issaquah, WA 98027  
 DOE, Joe Burcar, 3190 160th Avenue SE, Bellevue, WA 98008-5452



**CONDITIONS OF APPROVAL**

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

<u>Applicable Ordinances</u>	<u>Contact Person</u>
Land Use Code- BCC 20.25H	Nick Whipple, 425-452-4578
Noise Control- BCC 9.18	Nick Whipple, 425-452-4578
Utilities- Engineering standards	Don Rust, 425-452-4856
Clearing and Grading BCC 23.06	Savina Uzunow 425-452-7860

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

**1. Building Permit Required:** Approval of the Shoreline Substantial Development Permit does not constitute an approval of a development permit. Application for a building permit or other required permits must be submitted and approved. Plans submitted as part of either permit application shall be consistent with the activity permitted under this approval. Future work on the property may be subject to further shoreline permit requirements.

Authority: Land Use Code 20.30R.155  
 Reviewer: Nick Whipple, Land Use Division

**2. State Permits Required:** Prior to the issuance of the required building permit, the applicant shall produce evidence of receipt of required state permits for the proposed pier reconfiguration.

Authority: Land Use Code 20.30R.155  
 Reviewer: Nick Whipple, Land Use Division

**3. Noise Control:** Noise related to construction is exempt from the provisions of BCC 9.18 between the hours of 7 am to 6 pm Monday through Friday and 9 am to 6 pm on Saturdays, except for Federal holidays and as further defined by the Bellevue City Code. Noise emanating from construction is prohibited on Sundays or legal holidays unless expanded hours of operation are specifically authorized in advance. Requests for construction hour extension must be done in advance with submittal of a construction noise expanded exempt hours permit.

Authority: Bellevue City Code 9.18  
 Reviewer: Nick Whipple, Land Use Division

**4. In-water work window:** To mitigate adverse impacts to the fisheries resources, in-water construction shall occur during the period of July 16<sup>th</sup> through August 30<sup>th</sup>, unless otherwise determined by the Hydraulics Project Approval issued by the Washington State Department of Fish and Wildlife.

Authority: Land Use Code 20.25H.160, Comprehensive Plan Policy EN-26 and  
Shoreline Master Program Policy SH-13  
Reviewer: Nick Whipple, Land Use Division

**5. Site Locate Utility:** No construction shall occur on or within 5 feet of Sewer main and no trees shall be planted within the sewer easement or within 10 feet of the sewer main. The sewer must be field located on the site. The located sewer shall then be shown on the site plan submitted with the building permit with the note "Sewer main as located by City of Bellevue on xx date. Do not place barge, anchor, equipment etc on or within 5 feet of the sewer main."

Authority: Sanitary Sewer Engineering Standards  
Reviewer: Don Rust, Utilities Department

**6. Mitigation Planting:** Trees may not be planted within the sewer easement or near the sewer main. Trees may be replaced with shrubs and ground cover. A revised mitigation planting plan which shall be submitted with the application for building permit and shall not include trees within the sewer easement or within 10 feet of the sewer main.

Authority: Land Use Code 20.25E.080.B  
Reviewer: Nick Whipple, Land Use Division

**ENVIRONMENTAL CHECKLIST**

4/11/2013

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call Development Services (425-452-6800) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

**BACKGROUND INFORMATION**

Property Owner: Amin & Afshan Lakha

Proponent:

Contact Person: Evan Wehr, ecco design inc.

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

Address: 203 N 36th Street, Seattle, WA 98103

Phone: 206-706-3937

Proposal Title: Lake Pier Reconfiguration

Proposal Location: 9675 Lake Washington Blvd. NE (cross street - 99th Ave. NE), Legal Description on sheet A1. (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: Reconfigure an existing pier and install a jet ski lift and kayak lift.
2. Acreage of site: 0.62
3. Number of dwelling units/buildings to be demolished: 0
4. Number of dwelling units/buildings to be constructed: 0
5. Square footage of buildings to be demolished: 0
6. Square footage of buildings to be constructed: 0
7. Quantity of earth movement (in cubic yards): 0
8. Proposed land use: no change
9. Design features, including building height, number of stories and proposed exterior materials:  
N/A
10. Other

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

Summer 2015

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.

None known.

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.

Approval from the U.S. Army Corps of Engineers and Washington Department of Fish and Wildlife.

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)?  
>15%

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.  
alderwood gravelly sandy loam

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- 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.  
None
  
- 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)?  
No change
  
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:  
None

**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.  
Low levels of emissions from boating.
  
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.  
None
  
- c. Proposed measures to reduce or control emissions or other impacts to the air, if any:  
None

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### 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.

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, reconfigure an existing pier and install a jet ski lift and kayak lift.

- (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

- (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.

Yes

- (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.

N/A

- (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.

N/A

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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.

N/A

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

N/A

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

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

Native shrubs and ground cover will be planted along the shoreline.

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

None known.

**Puget Sound chinook salmon, Coastal-Puget Sound bull trout, and Steelhead of Puget Sound**

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

Native shrubs and ground cover will be planted along the shoreline.

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## 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.

Chinook Salmon, Bull Trout, Steelhead

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

Salmon migrate by the site.

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

Native shrubs and ground cover will be planted along the shoreline.

## 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.

Electric and solar.

- 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:

None

## 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.

None

- b. Noise

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

None

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- (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 there would be elevated levels of noise from construction and pile driving. Long term there would be lower levels of noise from boating.

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

Construction will take place during normal work hours.

## 8. Land and Shoreline Use

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

The property is a single family residence. The adjacent properties are a single family residence and park.

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

No

- c. Describe any structures on the site.

There is a single family house and an existing pier.

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

No

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

Single Family

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

SF-L

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

Recreational Boating

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

Yes, Lake Washington

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

N/A

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

N/A

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

None

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

None

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## 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

## 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?  
Approximately 2' above ordinary high water.
- b. What views in the immediate vicinity would be altered or obstructed?  
None
- c. Proposed measures to reduce or control aesthetic impacts, if any:  
None

## 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?  
No
  
- 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:  
None

## 12. Recreation

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

## 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.  
None known.
- c. Proposed measures to reduce or control impacts, if any:  
None

## 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.  
Lake Washington Blvd NE
- 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?  
No change to parking.
- 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.  
Lake Washington
- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.  
No Change
- g. Proposed measures to reduce or control transportation impacts, if any:  
None

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**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

**16. Utilities**

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

Electricity, natural gas, water, refuse service, telephone, and sanitary sewer.

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.

No utilities proposed.

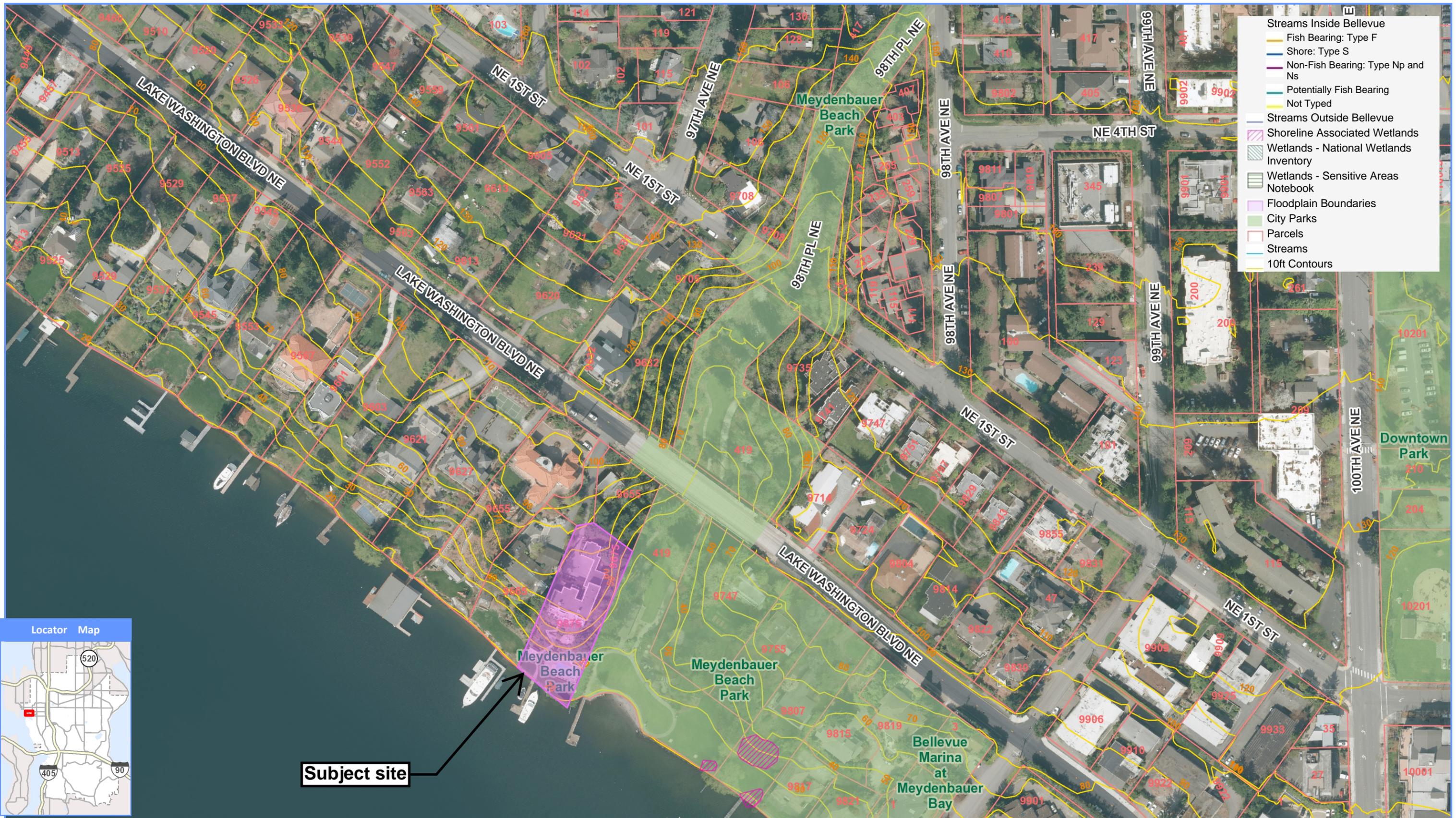
**Signature**

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..........

Date Submitted.....6/2/2015.....

**NW 6/16/2015**



**CITY OF BELLEVUE**  
**WASHINGTON**

# Lakha Residence

9675 Lake Washington Blvd NE

