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

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

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

File No.	11-104515-WE
Project Name/Address:	Searles-Bethel Bulkhead Replacement 684 and 690 West Lake Sammamish Lane NE
Planner:	Kevin LeClair
Phone Number:	425-452-2928
Minimum Comment Period:	**March 24, 2011**

Materials included in this Notice:

- ☒ Blue Bulletin
- ☒ Checklist
- ☒ Vicinity Map
- ☒ Plans
- ☒ Other: Project Narrative from Applicant

City of Bellevue Submittal Requirements | 27a

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: Larry Searles & John Bethel

684 W Lake Sammamish Lane NE 690 W Lake Sammamish Lane NE

Proponent: Larry Searles & John Bethel

Contact Person: Steve Zuvela @ Waterfront Permits & Construction

SEPA Threshold Determination processing under Bellevue permit file # 11-104515-WE. Work will be reviewed and approved under Clear & Grade file # 11-104517-GH. All work is associated with Enforcement Action file # 10-126451-EA.

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

Address: 10315 19th Avenue SE, Suite 106, Everett, WA 98208 **Phone:** 206-786-6455

Proposal Title: Searles & Bethel Bulkhead Replacement

Proposal Location: 684 & 690 W Lake Sammamish Lane NE, Bellevue, 98008

(Street address and nearest cross street or intersection) Provide a legal description if available.

See Project Drawings for Complete Legal Descriptions for Both Properties.

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

1. **General description:** Proposal is to remove and replace an existing timber log bulkhead across both properties with a new pre-cast concrete simulated log bulkhead in the same location as the existing.

2. **Acreage of site:** Searles = 16,784 s/f Bethel = 14,867 s/f

3. Number of dwelling units/buildings to be demolished: None

4. Number of dwelling units/buildings to be constructed: None

5. **Square footage of buildings to be demolished:** N/A

6. **Square footage of buildings to be constructed:** N/A

7. **Quantity of earth movement (in cubic yards):** 5-10 c/y

8. **Proposed land use:** Same as the existing use; Single Family Residential

9. **Design features, including building height, number of stories and proposed exterior materials:** Proposed bulkhead replaces an existing 3' timber log bulkhead across both properties with a pre-cast concrete 3' simulated log. The original log bulkhead was pinned to the beach using 12' long #11 (1.375") rebar; the weight of the proposed concrete log will hold the bulkhead in place. Areas of the yard that were eroded prior to the removal of the old bulkhead will have filter fabric installed and backfilled using washed rounded gravel. Gravel backfill will be overlaid with sod to match grade of undisturbed yard behind bulkhead.

10. **Other**

REVIEWED
By Kevin LeClair at 9:40 am, Mar 03, 2011

Estimated date of completion of the proposal or timing of phasing: Proposed concrete log has already been installed and gravel backfill will be placed within one month of receiving permit approval. Gravel placement will take approximately 1 day.

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. No plans for future construction on either site.

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. None known

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

City of Bellevue records show the existence of the previous wooden log bulkhead in the location of the replacement.

☐ **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

SEPA Threshold Determination will be made under review of application for a Shoreline Exemption Letter, per Bellevue Land Use Code Section 20.25E

A. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site:

☐ **Flat**

☐ **Rolling**

☐ **Hilly**

☐ **Steep slopes**

☐ **Mountains**

☒ **Other** The shoreline portion of the site is fairly flat from the bulkhead back to an existing retaining wall. The yard slope up steeply from the wall to the back of the property next to W Lake Sammamish Lane NE.

b. What is the steepest slope on the site (approximate percent slope)? 45-50% +/-

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. Soil in the area of the proposed log bulkhead replacement is sand, gravel and muck. The area directly behind the log bulkhead becomes saturated when lake waters rise and is completely covered with water during parts of the winter rainy season. (See site photos provided with application).

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
Over the years the old timber logs had deteriorated and pieces of the log have broken off. During a storm in early November 2010 the soils behind the old log bulkhead was partially washed away causing the logs to become unstable. The new concrete log bulkhead was installed in mid November 2010. Some of the eroded areas were filled when the new concrete log bulkhead was installed but some eroded areas still need to be filled with gravel and overlaid with sod to restore yard to original elevation and to prevent additional loss of yard area upland of the bulkhead.

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill. 5-10 c/y of clean washed rounded gravel is needed to backfill the voids behind the concrete log bulkhead created by storm erosion.

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)? Because the replacement concrete log bulkhead is in the same location as the original timber log bulkhead it occupies the same area; therefore there will be no change in the impervious surface coverage.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: None proposed

Erosion control measures that meet or exceed the standards required in BCC 23.76 will be implemented. Clearing and Grading permit will require CSWPPP.

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

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:
None proposed

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, properties are located on the shore of Lake Sammamish and the proposed bulkhead replacement is at the shoreline.

(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, the existing timber log bulkhead has been removed and the proposed concrete simulated log bulkhead has been installed. Clean rounded gravel backfill is needed to fill voids behind the new bulkhead created by storm waves.

(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. Approximately 5-10 c/y of washed rounded gravel is required to fill voids behind replacement concrete log bulkhead to re-establish original elevation of yard. Sod will overlay gravel.

(4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. None required

(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. 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. No waste materials will be discharged.

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. Storm waters follow existing grade into Lake Sammamish. No collection system for storm water is in place along the shoreline.

(2) Could waste materials enter ground or surface waters? If so, generally describe. Not from this project.

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? A small amount of the existing vegetation along the shoreline was removed during the replacement of timber log bulkhead with the concrete log bulkhead.

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: The narrow strip of lawn area behind the bulkhead will be restored to its original condition prior to the storm in November 2010.

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:** dicks & geese

☐ **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 & Coho salmon may pass by the site.

c. Is the site part of a migration route? If so, explain. Threatened salmon that spawn in Issaquah Creek may migrate along the shoreline as adults on their way up the creek or as juveniles after exiting the creek.

d. Proposed measures to preserve or enhance wildlife, if any: None proposed

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. None proposed

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generaiiy describe. No effect on adjacent properties.

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 required or proposed

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. There are no environmental health hazards resulting from this project.

(1) Describe special emergency services that might be required. None needed.

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

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.** Short term construction noise only; once completed there will be no noise generated from the project.

(3) **Proposed measures to reduce or control noise impacts, if any:** None proposed

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.** N/A

c. **Describe any structures on the site.** Both sites have existing houses, detached garages, concrete retaining walls, concrete log bulkheads, and moorage piers.

d. **Will any structures be demolished? If so, what?** The existing timber log bulkhead was removed and replaced with a new concrete log bulkhead.

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

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

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.** I don't know if Bellevue has made that designation or not. Bellevue considers Lake Sammamish to be a Critical Area. It is also a shoreline of statewide significance.

i. **Approximately how many people would reside or work i**

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

k. **Proposed measures to avoid or reduce displacement impacts, if any:** N/A

l. **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:** 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?** Replacement bulkhead is level with existing elevation of yard.

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 proposed

11. Light and Glare

a. What type of light or glare will the proposal produce? N/A

b. What time of day would it mainly occur? N/A

c. Could light or glare from the finished project be a safety hazard or interfere with views? N/A

d. W h a t existing off-site sources of light or glare may affect your proposal? N/A

e. 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 Sammamish is used for swimming, fishing, waterskiing, jet-skiing and boating.

b. Would the proposed project displace any existing recreational uses? If so, describe. No

b. **Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:** None proposed

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 proposed

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. West Lake Sammamish Lane NE

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

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.) None proposed

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

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

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 increased need for public services will result from this project.

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

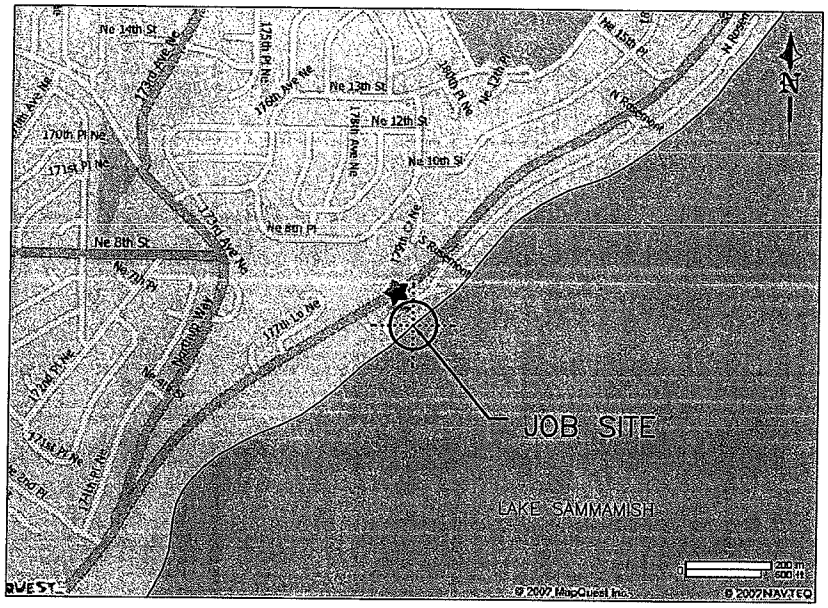
The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature.....Steve Zunvela 2/22/2011.....

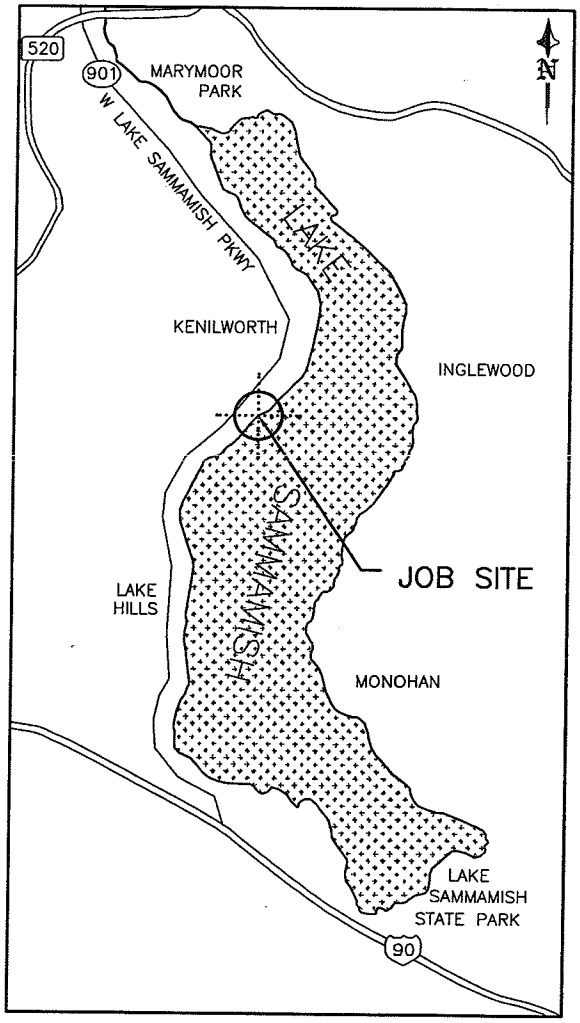
Date Submitted.....

PROJECT DESIGNED BY:

Waterfront Construction Inc.



VICINITY MAP/NO SCALE



AREA MAP/NOT TO SCALE

LEGAL DESCRIPTION

LARRY SEARLES

1/4 SEC: NW 31–25N–06E LAT: 47.616436 (47° 36' 59.17" N)
TAXLOT #: 312506 9011 LONG: –122.100292 (122° 6' 1.05" W)

STR 312506 TAXLOT 11 BEG NW COR SEC 31–25–6 TH S 44–49–19 E TO SH LN LK SAMM TH SWLY ALG SD SH LN TAP 55 FT AS MEAS AT R/A FRM LAST DESC COURSE & TPOB TH CONT SWLY ALG SD SH LN TAP 85 FT SWLY OF AS MEAS AT R/A TO LN BRNNG S 44–49–19 E & PASSING THRU TPOB TH N 44–49–19 W TAP ON S MGN LK SAMMAMISH SH LN RD TH NELY ALG SD RD MGN DIST 75 FT TH SELY TO TPOB TGW 2ND CL SH LDS ADJ LESS THOSE PORS THOF OF GL1 IN SD SEC 31–25–6 & OF GL IN SEC 36–25–5 LY NWLY OF SELY MGN OF 20 FT WIDE ESMT REC UND AF #4972509 AKA LOT 2 BELLE BLA #88–2694 REC #8806289005

JOHN BETHEL

1/4 SEC: NW 31–25N–06E LAT: 47.616545 (47° 36' 59.56" N)
TAXLOT #: 312506 9007 LONG: –122.100292 (122° 6' 1.05" W)

PARCEL A CITY OF BELLEVUE SHORT PLAT #78–20 REC AF 7804250725 SD PLAT DAF BEG AT NW COR SEC 31 TH S 44–49–19 E 57.2 FT TO SELY MGN LK SAMMAMISH RD N & TPOB TH S 44–49–19 E TO SH LN LK SAMM TH SWLY ALG SD SH LN TAP 140 FT MEAS AT R/A TO LAST DESC COURSE TH N 44–49–19 W TAP ON SELY MGN W SAMM RD N TH NELY ALG SD MGN TO TPOB LESS POR LY SWLY OF FOLG DESC LN – BEG AT NELY COR ABOVE DESC TR OF LAND TH SWLY ALG SH LK SAMM TAP 55 FT MEAS AT R/A TO NELY LN OF ABOVE DESC TR & TPOB OF SD LN TH NWLY TAP ON SELY MGN OF W SAMM RD N THAT LY DIST OF 75 FT NELY OF SW COR OF ABOVE DESC MAIN TR & TERMINUS SD LN TGW 2ND CL SH LDS ADJ ALSO TGW TR 106 ROSEMONT BEACH

PURPOSE: CORRECT BULKHEAD VIOLATION

DATUM: OHWL = 28.2'

ADJACENT OWNERS:

1. BOOTH MICHAEL & KRISTEN
   696 W LAKE SAMMAMISH LANE
   BELLEVUE, WA. 98008
2. STOSS VILMA
   670 W LAKE SAMMAMISH LANE
   BELLEVUE, WA. 98008

PROJECT NAME: SEARLES/BETHEL

REFERENCE #:

SITE LOCATION ADDRESS:

684 & 690 W LAKE SAMMAMISH LANE
BELLEVUE, WA. 98008

DWG#: 11–37007–A.1–1

PROPOSED: REPLACE EXISTING TIMBER BULKHEAD W/ CONCRETE LOGS.

Received
FEB 23 2011
Permit Processing

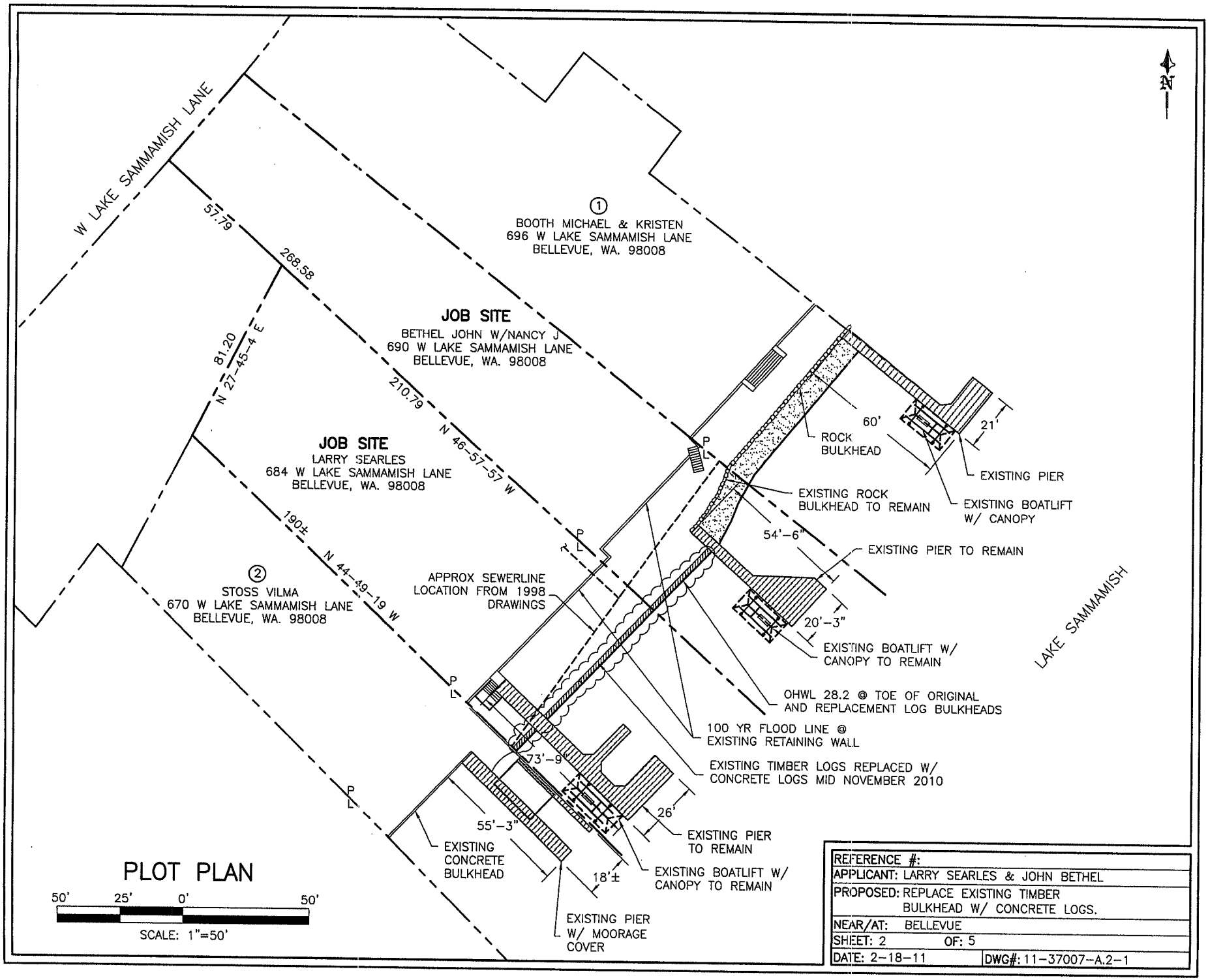
IN: LAKE SAMMAMISH

NEAR: BELLEVUE

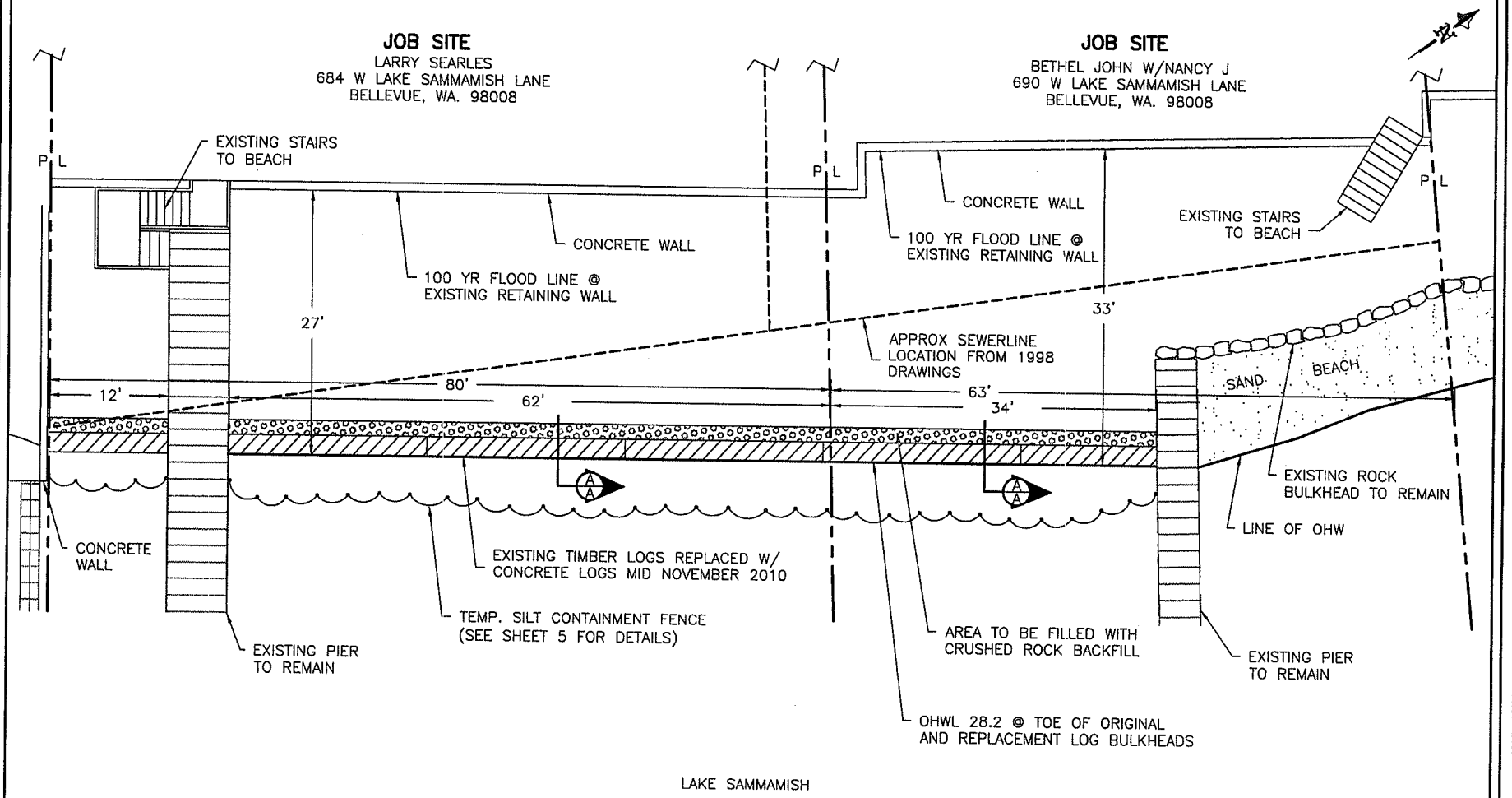
COUNTY: KING | STATE: WA

APPL BY: LARRY SEARLES & JOHN BETHEL

SHEET: 1 OF: 5 | DATE: 2–18–11



REFERENCE #:	
APPLICANT: LARRY SEARLES & JOHN BETHEL	
PROPOSED: REPLACE EXISTING TIMBER BULKHEAD W/ CONCRETE LOGS.	
NEAR/AT: BELLEVUE	
SHEET: 2	OF: 5
DATE: 2-18-11	DWG#: 11-37007-A.2-1

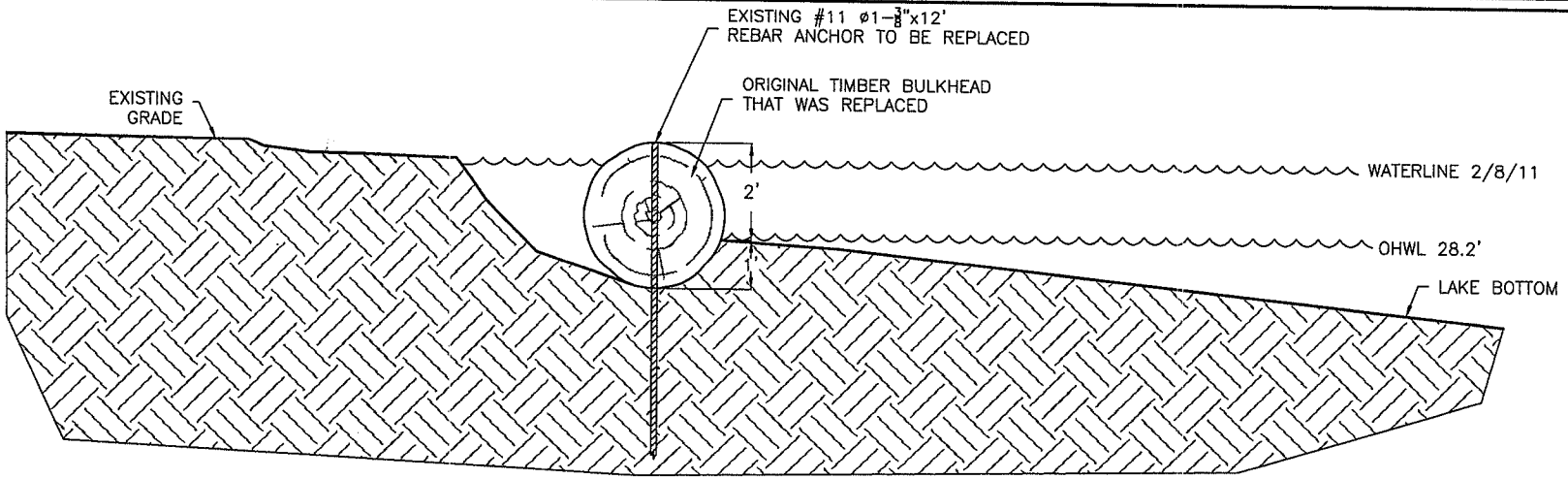


ORIGINAL & CURRENT BULKHEAD DETAIL VIEW

16' 8' 4' 0' 16'

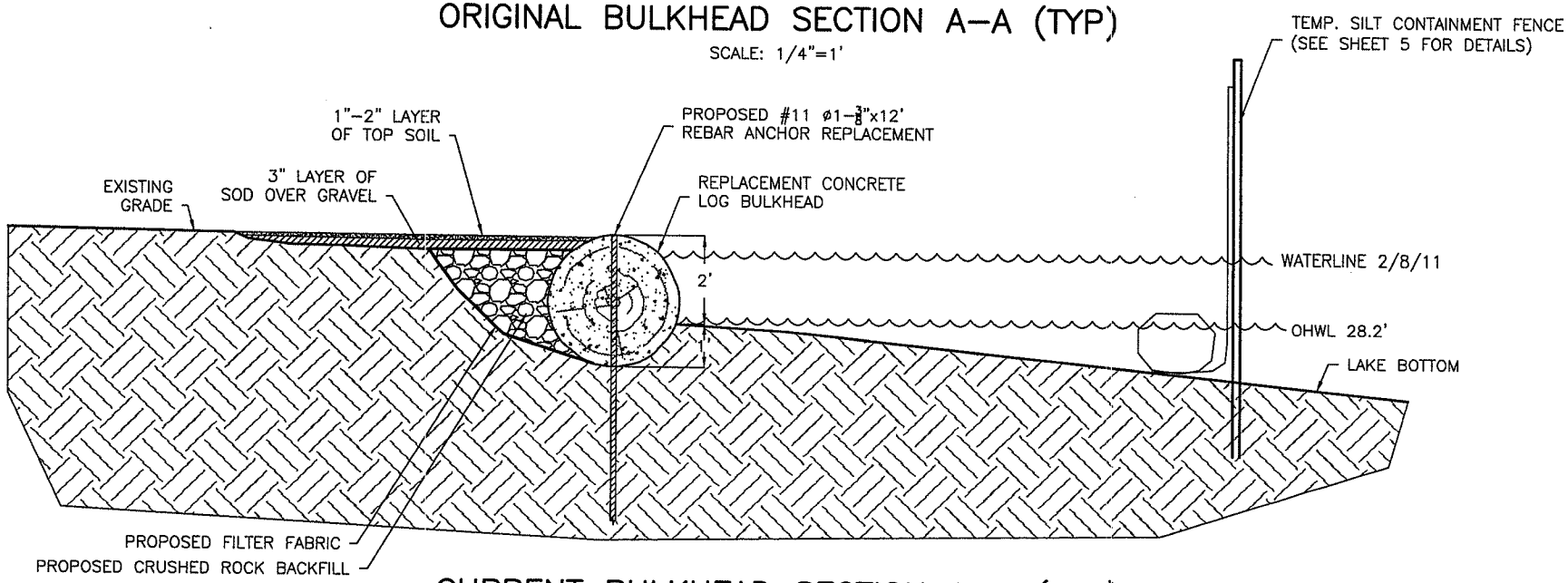
SCALE: 1/16"=1'

REFERENCE #:	
APPLICANT: LARRY SEARLES & JOHN BETHEL	
PROPOSED: REPLACE EXISTING TIMBER BULKHEAD W/ CONCRETE LOGS.	
NEAR/AT: BELLEVUE	
SHEET: 3 OF: 5	
DATE: 2-18-11	DWG#: 11-37007-A.3-1



ORIGINAL BULKHEAD SECTION A-A (TYP)

SCALE: 1/4"=1'



CURRENT BULKHEAD SECTION A-A (TYP)

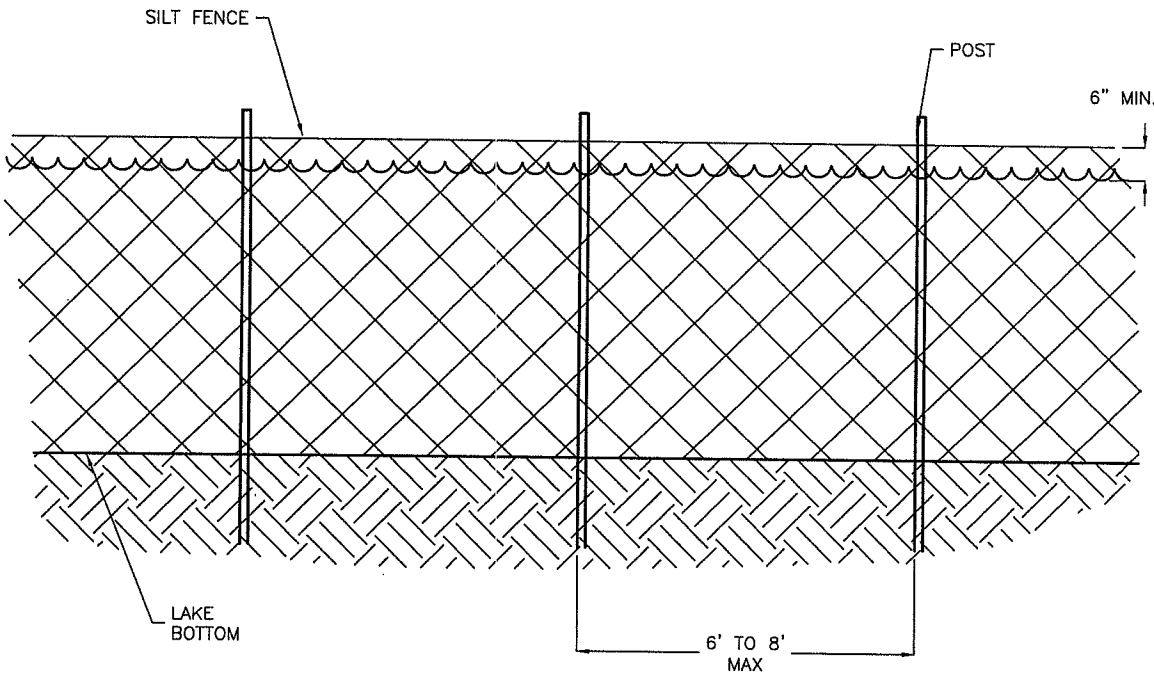
4' 3' 2' 1' 0' 4'

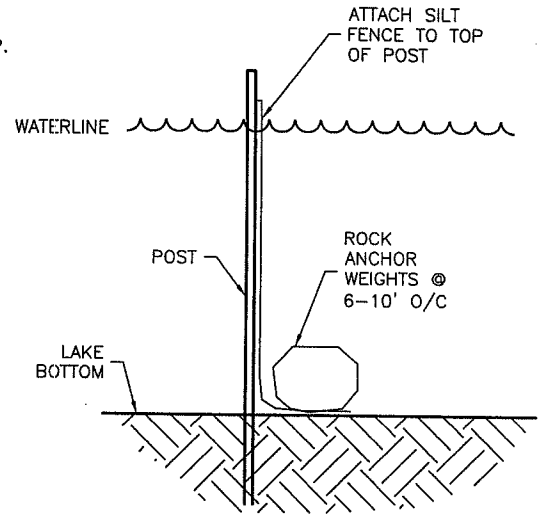
SCALE: 1/4"=1'

EXCAVATION	
TIMBER	30 C/Y
SOIL	0 C/Y
TOTAL=	30 C/Y

FILL	
CONCRETE LOGS	30 C/Y
BACKFILL	10 C/Y
TOTAL=	40 C/Y

REFERENCE #:	
APPLICANT: LARRY SEARLES & JOHN BETHEL	
PROPOSED: REPLACE EXISTING TIMBER BULKHEAD W/ CONCRETE LOGS.	
NEAR/AT: BELLEVUE	
SHEET: 4 OF: 5	
DATE: 2-18-11	DWG#: 11-37007-A.4-1





SILT FENCE INSTALLATION DETAIL

4' 3' 2' 1' 0' 4'

SCALE: 1/4"=1'

REFERENCE #:	
APPLICANT: LARRY SEARLES & JOHN BETHEL	
PROPOSED: REPLACE EXISTING TIMBER BULKHEAD W/ CONCRETE LOGS.	
NEAR/AT: BELLEVUE	
SHEET: 5 OF: 5	
DATE: 2-18-11	DWG#: 11-37007-A.5-1

Waterfront Permits & Construction
10315 19th Avenue SE, Suite 106
Everett, WA 98208

February 22, 2011

To: Kevin LeClair
Senior Land Use Planner
Betty Cruz
Code Compliance Officer
City of Bellevue Development Services

Re: Request for Voluntary Compliance
Case # 10-126451-EA
Searles-Bethel Bulkhead Replacement

For: Larry Searles
684 West Lake Sammamish Lane NE
Bellevue, WA 98008

John Bethel
690 West Lake Sammamish Lane NE
Bellevue, WA 98008

Site: 684 & 690 West Lake Sammamish Lane NE

Ms Cruz & Mr. LeClair,

I have been asked by owners Larry Searles and John Bethel to assist them in complying with City of Bellevue's request for voluntary compliance to obtain permit coverage on their bulkhead replacement project.

According to Mr. Searles and Mr. Bethel their original log bulkhead had been deteriorating over the last few years and was not providing the protection from storm waves that it initially did. In early November of 2010 the original log bulkhead was damaged beyond repair and waves eroded the area immediately behind the logs along the shoreline. After seeing 2'-3' of shoreline erode behind the bulkhead in this one storm event both owners determined that replacement of the original log bulkhead was necessary to ensure that their property did not erode to the point where the upland retaining walls 25' behind the log bulkhead were threatened.

Lake Sammamish has a history of winter storms damaging shorelines by wind driven waves when the lake level is elevated with storm runoff (see photo below). The subject properties experienced the effects of these storm driven waves when the original bulkhead was destroyed and 2'-3' of property behind eroded away. Because of the continued potential risk the winter elevated lake level poses to their unprotected shorelines the owners decided to replace the original timber log bulkhead as soon as possible to avoid additional severe shoreline erosion by storm driven waves.

A contractor was hired to replace the timber log bulkhead with a new concrete log bulkhead as soon as possible. The contractor removed the original timber log bulkhead and disposed of the logs upland at an approved disposal site. The new concrete log bulkhead was installed at the same location as the original logs. When the contractor replaced the original timber log bulkhead with the new concrete simulated log bulkhead, neither owner was aware that the replacement of the original log bulkhead with a new concrete

log bulkhead in the same location required reviews and permit approval from Bellevue Development Services. It was the owners' intent to replace the original bulkhead with the new bulkhead of similar size in the same location at the OHWL as the original structure as quickly as possible to avoid future storms from causing adverse impacts to their shorelines.

On November 22, 2010 Ms Cruz, the Bellevue Code Enforcement officer sent a Request for Voluntary Compliance letter (Case # 10-126451-EA) to Larry Searles and John Bethel in response to their replacement of the timber log bulkhead with a new concrete simulated log bulkhead without receiving prior permit approval. The letter from Ms Cruz stated that the work being performed was subject to City of Bellevue review and permit requirements; and Ms Cruz requested both property owners voluntarily comply with obtaining all proper permits from Bellevue Development Services. Shortly thereafter the pre application material was submitted by the owners for review by Bellevue staff.

Mr. LeClair reviewed the owners' pre-application material then he wrote a letter to the owners on January 12, 2011 outlining the process the project review would take and the material needed to complete a permit application packet for Bellevue. Mr. LeClair said that to comply with the Land Use requirements a Letter of Exemption from Shoreline Substantial Development Permit was required along with approval for a Single Family Clearing and Grading permit in a Critical Area.

Mr. LeClair's letter also states that the project needs to meet the current design standards set forth in LUC 20.25E.080.E. In section 20.25E.080.E.1.b soft shoreline is defined to include, *"anchored trees, gravel placement,...and similar measures that use natural materials engineered to provide shoreline stabilization while mimicking...the functions and values of the shoreline critical area."* While the replacement bulkhead made of concrete logs is not a natural material; the logs are designed to look natural and were placed to function as a natural log on the shoreline would react to waves. The proposed gravel will restore the beach grade to pre-storm elevation. The proposed sod that is to be laid over the gravel will help protect it from waves capping the concrete log. This type of bulkhead meets with the intent of LUC 20.25E.080.E which allows for shoreline protection that is done with design and materials to mimic what happens naturally along the shoreline.

Per Mr. LeClair's letter I have prepared the following materials for your review and use:

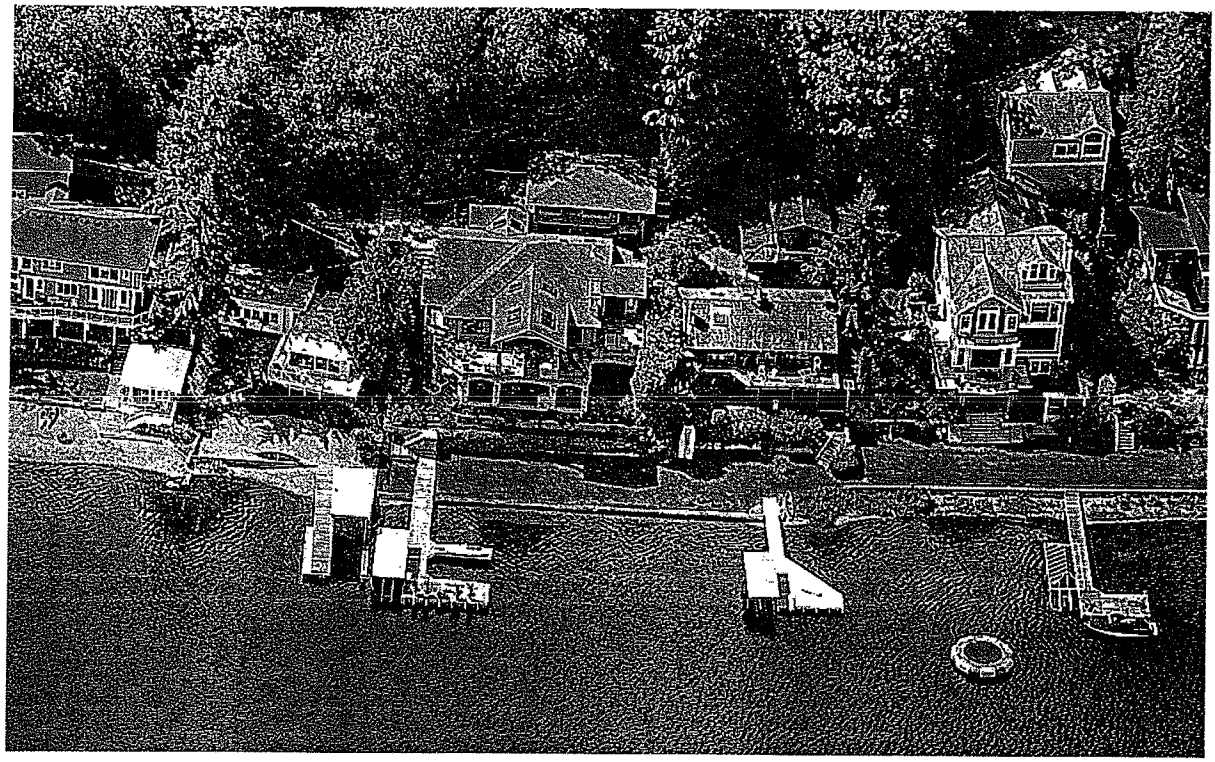
- SEPA Checklist Cover Sheet
- SEPA Checklist
- Land Use Application for Shoreline Exemption
- Clearing and Grading Application
- Project Narrative with site photos (this letter)

Please review the application materials and contact me if you have any questions or comments on any of the material provided. Thank you.

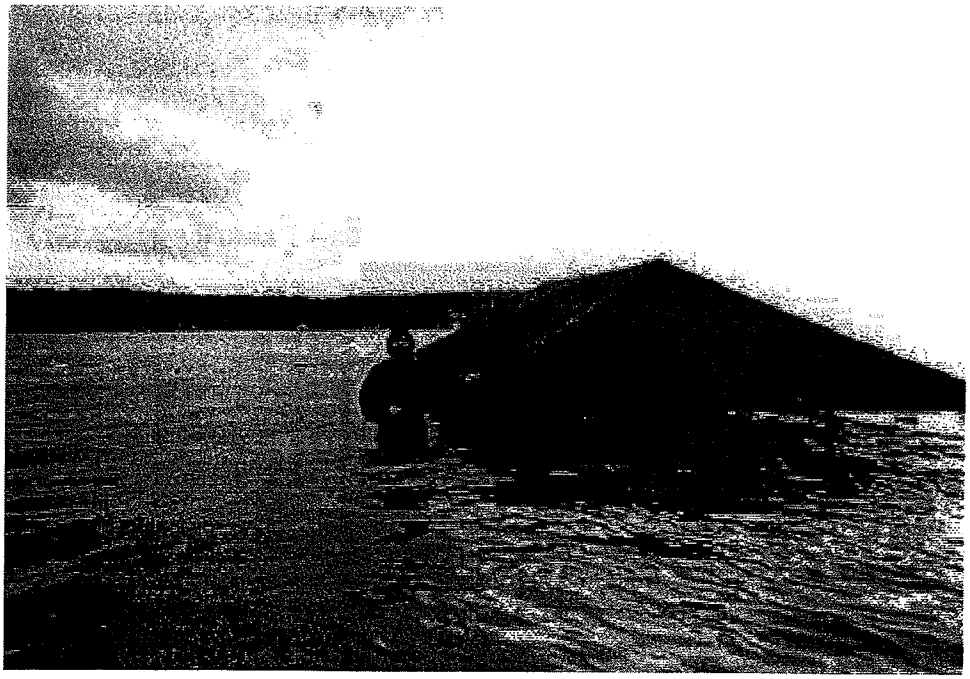
Best regards,

Steve Zuvela
Permit Sept Supervisor
Waterfront Permits and Construction
Cell- 206-786-6455

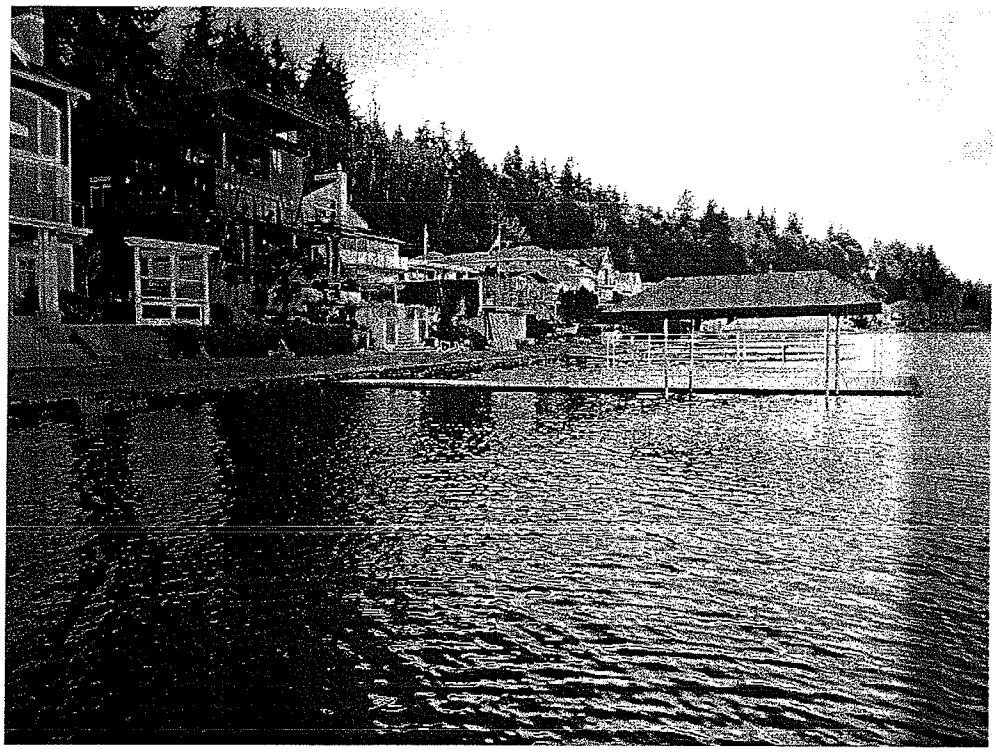
Project Site Photos



The 2007 aerial above shows the Searles property in the center left of the photo and the Bethel property in the center right of the photo. The Searles pier has the walkway running back to the retaining wall directly adjacent to the house and the Bethel pier ends 10' behind the log bulkhead. Both houses have a retaining wall 25'+ shoreward of the replacement concrete log bulkhead.

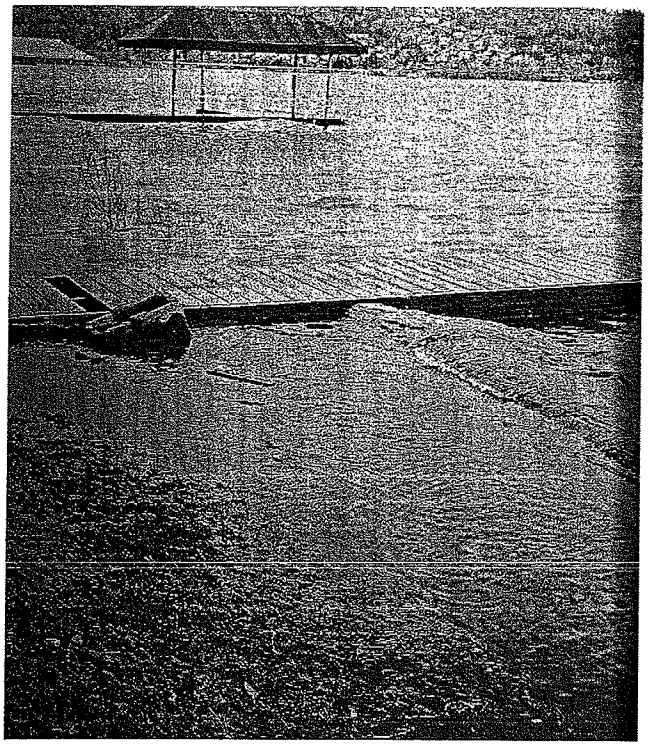


Undated photo above shows the lake level at flood stage taken of the pier to the north of the Bethel property sometime in the last few years.

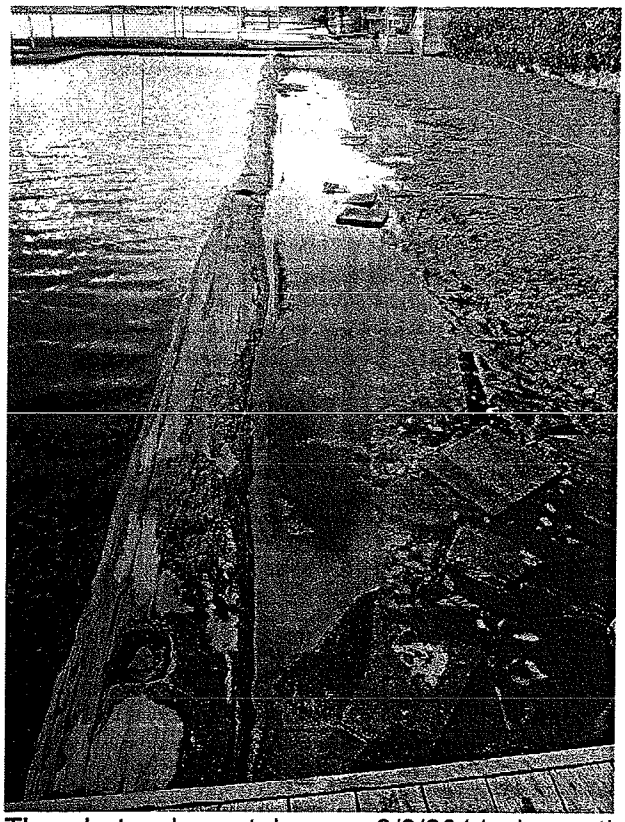


The above photo shows the pier to north of Bethel property shown in the previous photo with lake level as it was on 2/8/2011.

The 2/8/2011 photo above shows the Bethel pier in the lower left foreground and Searles pier in background with white canopy. Prior to the removal of the original timber log bulkhead the area immediately behind the bulkhead was eroded in a November 2010 storm. The photos above and below show the new bulkhead with the eroded area behind the bulkhead flooded. The new concrete simulated log bulkhead was located in the exact location at OHWL as the original timber log bulkhead. The area eroded behind is a result of the November 2010 storm and not from the bulkhead replacement project.



The photo above taken 2/13/2011 shows water in the eroded area behind the replacement concrete log bulkhead adjacent to the Bethel pier. The area between the concrete log and the edge of grass needs to be filled with washed rounded gravel.



The photo above taken on 2/8/2011 shows the eroded yard area behind the replacement concrete log bulkhead. The area between the concrete log and the edge of grass needs to be filled with washed rounded gravel.