



DEVELOPMENT SERVICES  
ENVIRONMENTAL COORDINATOR  
450 110<sup>th</sup> 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.

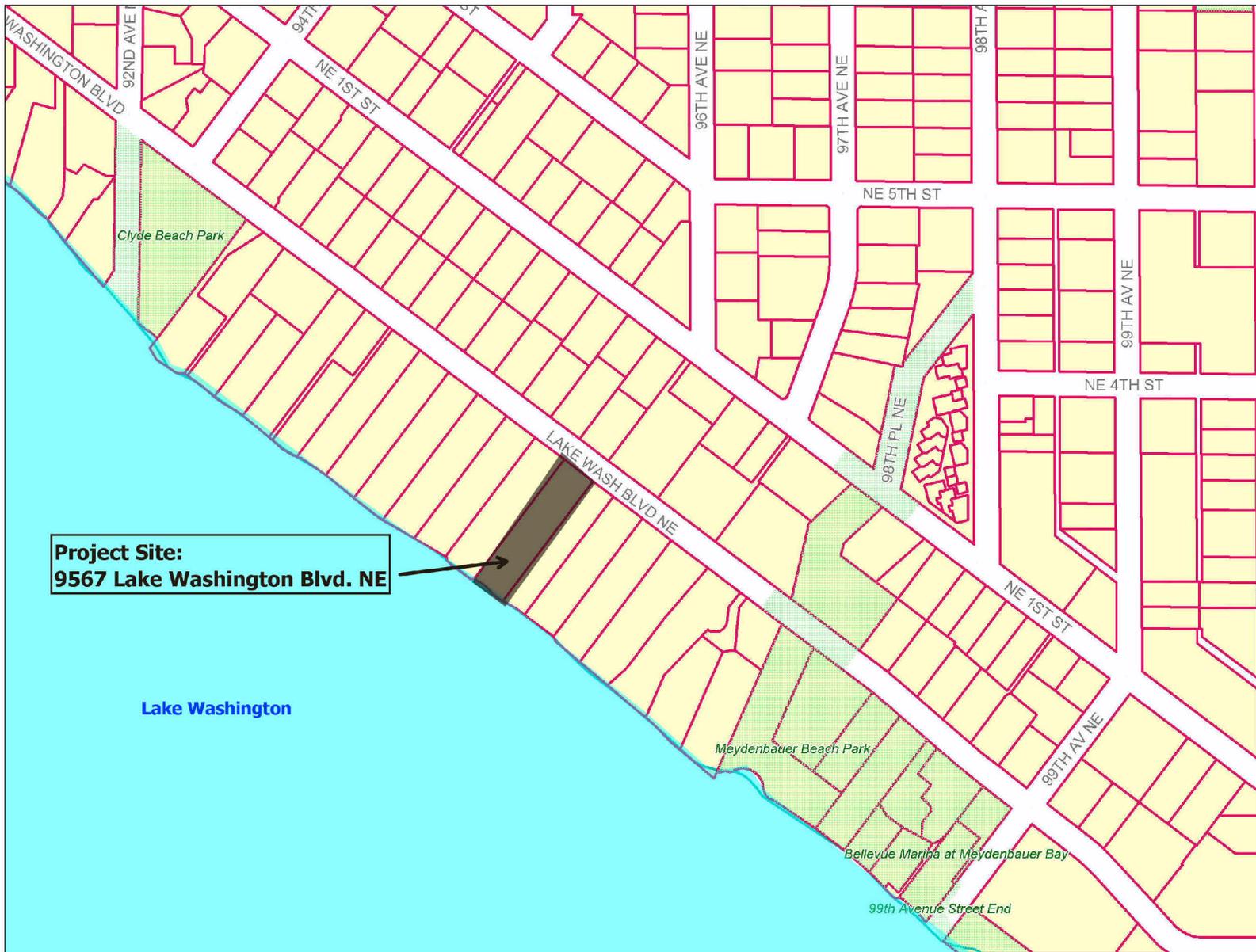
File No. 11-110807-WG  
Project Name/Address: Suignard Pier Reconfiguration  
9567 Lake Washington Blvd. NE  
Planner: Reilly Pittman  
Phone Number: 425-452-4350  
**Minimum Comment Period: May 31, 2011**

Materials included in this Notice:

- Blue Bulletin
- Checklist
- Vicinity Map
- Plans
- Other:

# Suignard Pier Reconfiguration

## File Number: 11-110807-WG





APPLICATION DATE <u>4-8-11</u>	TECH <u>L1</u>	CIP PROJ #	PROJECT FILE # <u>11-110807 WG</u>
<input type="checkbox"/> Administrative Conditional Use-LA <input type="checkbox"/> Boundary Line Adjustment-LW <input type="checkbox"/> Planned Unit Development-LK <input type="checkbox"/> Planned Unit Dev Combined w/Plat-LK <input type="checkbox"/> Conditional Use-LB <input type="checkbox"/> Conditional Use Shoreline Mgmt-WA/WG <input type="checkbox"/> Design Review-LD <input type="checkbox"/> Final Plat-LG	<input type="checkbox"/> Binding Site Plan-LF <input type="checkbox"/> Final Short Plat-LF <input type="checkbox"/> Land Use Approval Amendment-LI <input type="checkbox"/> Land Use Exemption-LJ <input type="checkbox"/> Critical Land Use Permit Admin-LO <input type="checkbox"/> Preliminary Plat-LL <input type="checkbox"/> Antenna no Building Permit w/SEPA-CA	<input type="checkbox"/> Preliminary Short Plat-LN <input type="checkbox"/> Preliminary SEPA Review-LM <input checked="" type="checkbox"/> Shoreline Development-WG <input type="checkbox"/> Shoreline Exemption w/o SEPA-WD <input type="checkbox"/> Shoreline Exemption w/SEPA-WE <input type="checkbox"/> Shoreline Variance-WF <input type="checkbox"/> Variance-LS	
NOTICE OF COMPLETENESS: Your application is considered complete 29 days after submittal, unless otherwise notified.			

1. Property Address 9567 NE Lake Washington Blvd Zoning R1.8  
 Project Name (if applicable) Suignard Pier Reconfiguration Tax Assessor # 4389200880

2. Applicant Michel Suignard Phone (425) 930-4550  
 Address 9567 NE Lake Washington Blvd City, State, Zip Bellevue, WA 98004

3. Contact Person Evan Wehr - ecco design inc Phone (206) 706-3937  
 E-Mail Address evan@eccodesigninc.com FAX # (206) 706-5276  
 Address 203 N 36th St. Suite 201 City, State, Zip Seattle, WA 98103

4. Engineer/Architect/Surveyor \_\_\_\_\_ Phone (\_\_\_\_\_) \_\_\_\_\_  
 Address \_\_\_\_\_ City, State, Zip \_\_\_\_\_

5. Description of proposed project, use, exemption, or variance Reconfigure existing Pier  
 Proposed Building Gross Square Footage \_\_\_\_\_ Proposed Structure Parking Gross Square Footage \_\_\_\_\_

6. Nature of Project (if applicable)  
 Current use of property and existing improvements Single Family Residence  
 Identify any adjacent water area/wetlands or significant natural features (i.e., streams, wetlands, views, significant trees, water bodies, etc) on or within 200 feet of the property. Lake Washington

7. If **SHORT PLAT** or **SUBDIVISION** Application: Total Acreage 0.69 Number of Proposed Lots \_\_\_\_\_  
 Has this property been previously subdivided? If yes, Date \_\_\_\_\_ Recording # \_\_\_\_\_  
 If this is a Final Plat or Final Short Plat, what is the Preliminary project file # \_\_\_\_\_

8. If **SHORELINE MANAGEMENT**: Total cost or fair market value of the project (whichever is higher) \$ 28,000  
 If a single family residence or pier is proposed, is it intended for the owner's own personal use?  Yes  No

If Shoreline Variance, the development will be located:  
 Landward  Waterward **AND/OR**  Outside  Inside areas designated as marshes, bogs or swamps by the Dept. of Ecology. (Chapter. 173.22. WAC)  
 of the ordinary high water mark.

**BCC 23.10.033** - Agreement regarding vested rights: The filing of an application for any of these required approvals prior to the filing of a valid and complete application for a building permit shall not establish or create a vested right to proceed with construction of any proposed project.

*I certify that I am the owner or owners authorized agent. If acting as an authorized agent, I further certify that I am authorized to act as the Owners agent regarding the property at the above-referenced address for the purpose of filing applications for decision, permits, or review under the Land Use Code and other applicable Bellevue City Codes and I have full power and authority to perform on behalf of the Owner all acts required to enable the City to process and review such applications.*

*I certify that the information on this application is true and correct and that the applicable requirements of the City of Bellevue, RCW and the State Environmental Policy Act (SEPA) will be met.*

Signature Evan Wehr Date 4/7/2011  
 (Owner or Owners Agent)

**ENVIRONMENTAL CHECKLIST**

4/18/02

*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.

**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 ½" x 11 vicinity map which accurately locates the proposed site.**

Received  
11 8 2011  
Permit Processing

**ENVIRONMENTAL CHECKLIST**

4/18/02

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**BACKGROUND INFORMATION**

Property Owner: *Michel Saignard*

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 36<sup>th</sup> St. Suite 201 Seattle, WA 98103*

Phone: *206-706-3937*

Proposal Title: *Saignard Pier Reconfiguration*

Proposal Location: *9567 NE Lake Washington Blvd.*  
(Street address and nearest cross street or intersection) Provide a legal description if available.

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

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

1. General description: *Reconfigure Existing Pier*
2. Acreage of site: *0.69*
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

Estimated date of completion of the proposal or timing of phasing: *Summer 2011*

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.  
*RGP3 from Corps and HPA from W.D.F.W.*

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
- Shoreline Substantial Development Permit. RP**

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)? *N/A*

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.

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.

*N/A*

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.

*boat exhaust*

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*

## 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

*Lake Washington*

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

- (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.

N/A

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

No

b. Ground

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

No

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

None

c. Water Runoff (Including storm water)

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

N/A

- (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

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?

None

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

**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.

*Yes - salmon*

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

*Grated decking will be installed on the dock.*

**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*

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

- (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.

Temporarily elevated levels of noise from pile driving and low levels of noise from boating.

Noise regulated by BCC 9.18. RP

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

Construction will take place only during the allowed hours.

8. Land and Shoreline Use

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

Single Family Residences.

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

No

- c. Describe any structures on the site.

Single Family House, Pier, Cabana

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

Part of the existing pier.

Existing boat lift also removed. RP

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

R-1.8

Single-Family Low Density. RP

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

Unknown

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

Unknown

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

Lake Washington Shoreline

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

0

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

0

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

None

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

*None*

## 9. Housing

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

*0*

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

*0*

- 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?

*~2'*

- 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 + Fishing

- 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.

- 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

- 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*

**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.

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*

**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.....*Erin Weber*.....

Date Submitted.....*4/7/2011*.....

# SUIGNARD PIER RECONFIGURATION

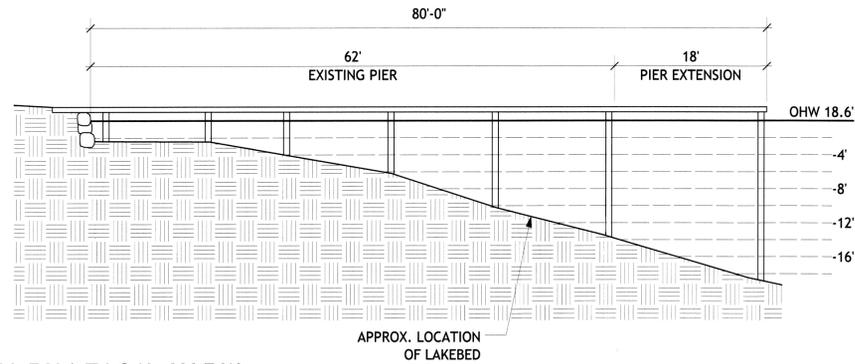
PROJECT INFORMATION,  
SITE PLAN, SECTIONS,  
ELEVATION

**STILLWATER**  
MARINE CONSTRUCTION

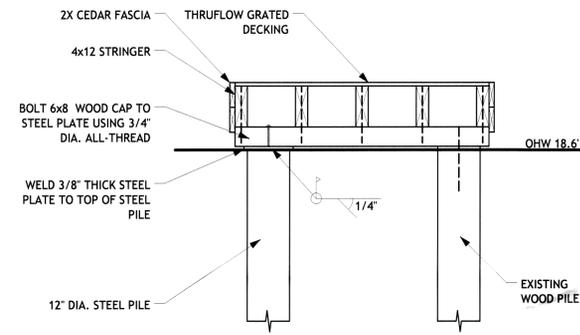
**e c c o**  
design inc.  
Architecture

**MICHEL SUIGNARD**  
9567 NE LAKE WASHINGTON BLVD.  
BELLEVUE, WA 98004

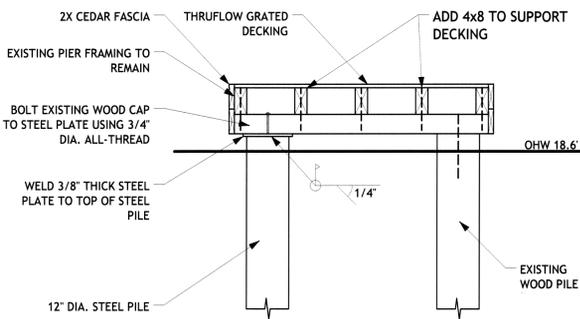
DATE: 4/6/2011  
REVISIONS:  
APR 08 2011  
Permit Processing  
**A1**



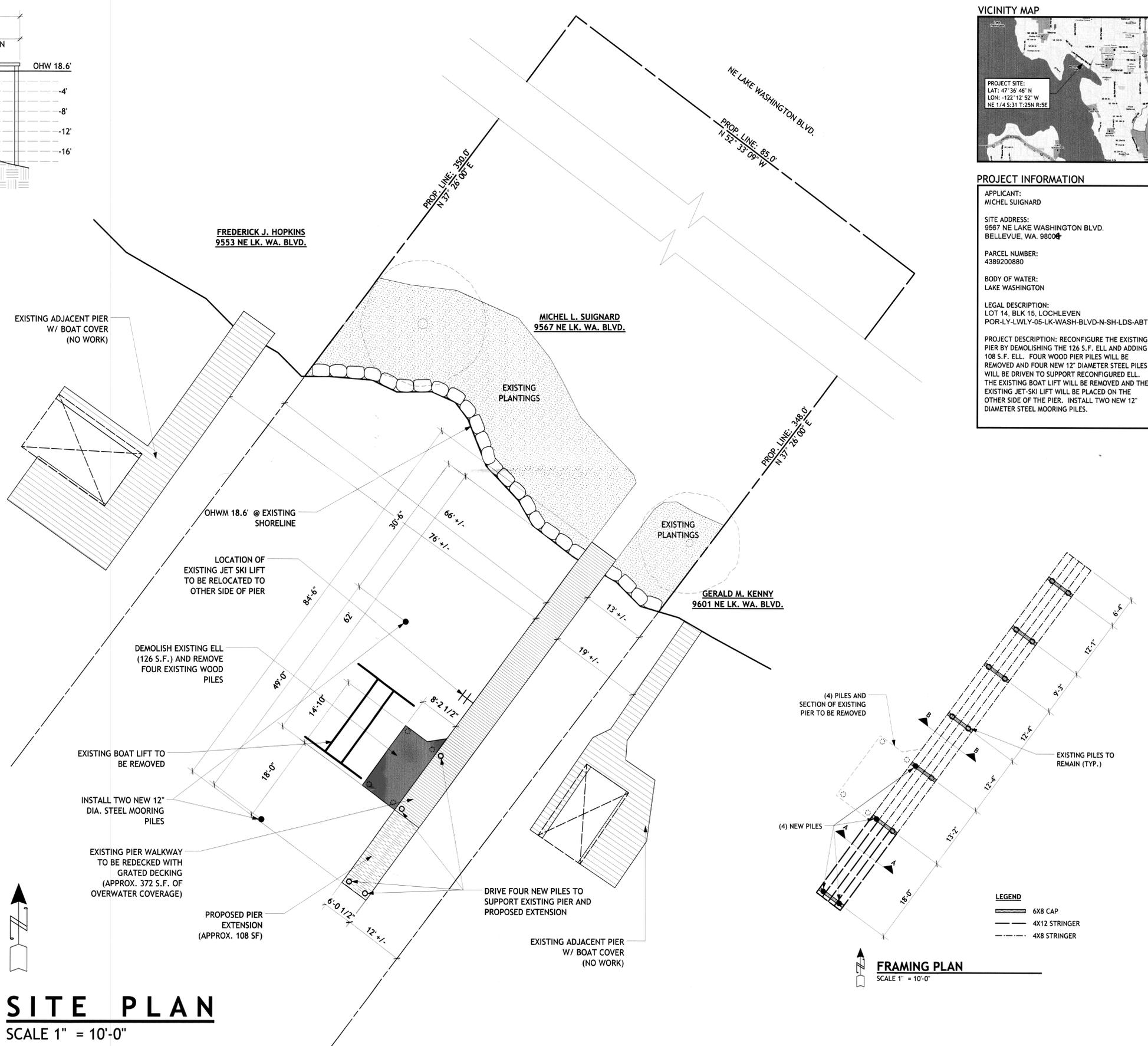
**ELEVATION VIEW**  
SCALE 1" = 10'-0"



**PIER SECTION A-A**  
SCALE 1/2" = 1'



**PIER SECTION B-B**  
SCALE 1/2" = 1'

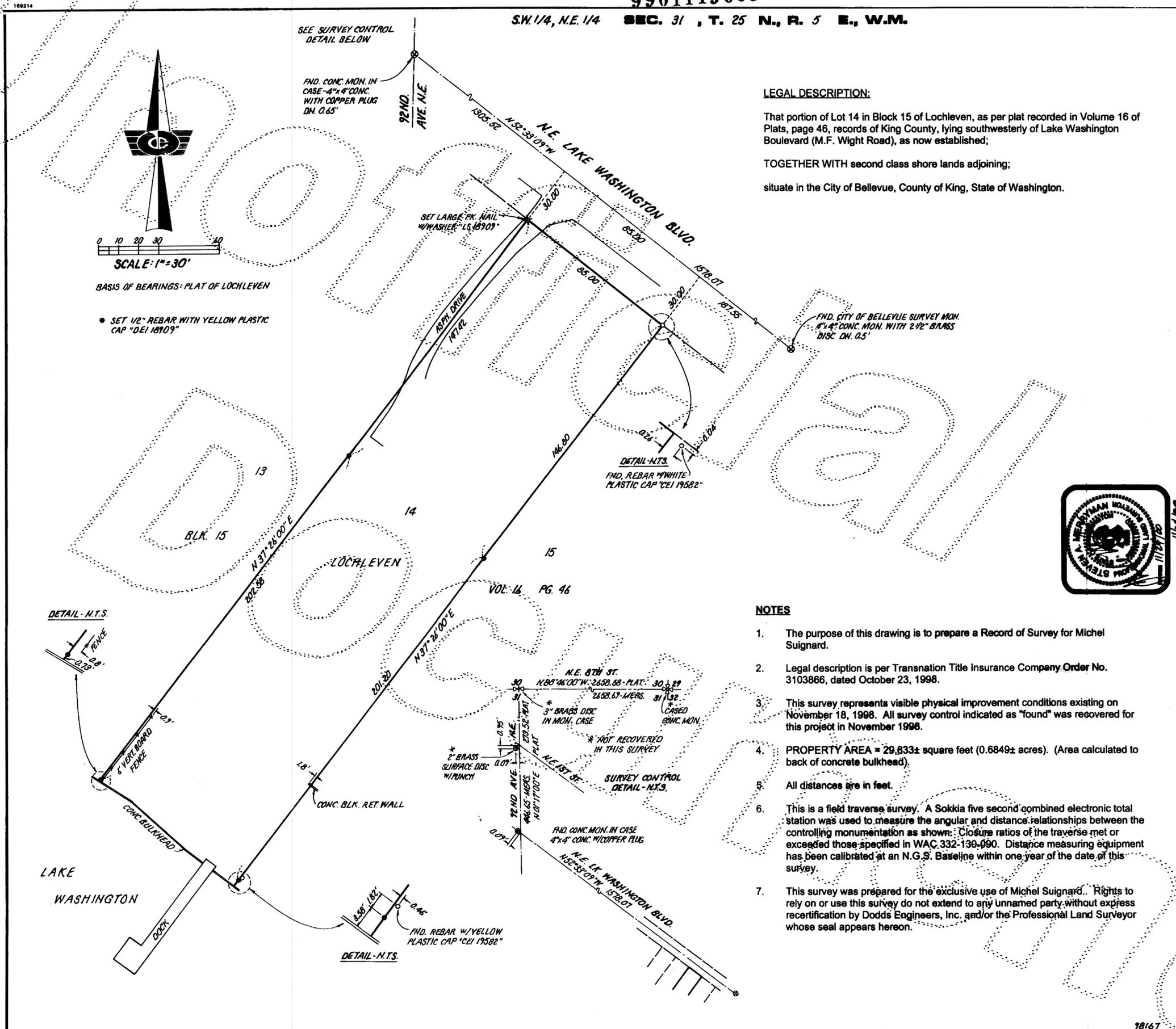


**SITE PLAN**  
SCALE 1" = 10'-0"

**FRAMING PLAN**  
SCALE 1" = 10'-0"

- LEGEND**
- 6X8 CAP
  - 4X12 STRINGER
  - 4X8 STRINGER

SW 1/4, NE 1/4 SEC. 31, T. 25 N., R. 5 E., W.M.



LEGAL DESCRIPTION:

That portion of Lot 14 in Block 15 of Lochleven, as per plat recorded in Volume 16 of Plats, page 46, records of King County, lying southwesterly of Lake Washington Boulevard (M.F. Wight Road), as now established;

TOGETHER WITH second class shore lands adjoining;

situate in the City of Bellevue, County of King, State of Washington.

NOTES

- The purpose of this drawing is to prepare a Record of Survey for Michel Suignard.
- Legal description is per Transnation Title Insurance Company Order No. 3103866, dated October 23, 1998.
- This survey represents visible physical improvement conditions existing on November 18, 1998. All survey control indicated as "found" was recovered for this project in November 1998.
- PROPERTY AREA = 29,833± square feet (0.6849± acres). (Area calculated to back of concrete bulkhead).
- All distances are in feet.
- This is a field traverse survey. A Sokkia five second combined electronic total station was used to measure the angular and distance relationships between the controlling monumentation as shown. Closure ratios of the traverse met or exceeded those specified in WAC 332-130-090. Distance measuring equipment has been calibrated at an N.G.S. Baseline within one year of the date of this survey.
- This survey was prepared for the exclusive use of Michel Suignard. Rights to rely on or use this survey do not extend to any unnamed party without express recertification by Dodds Engineers, Inc. and/or the Professional Land Surveyor whose seal appears hereon.

	<b>RECORD OF SURVEY</b> 9567 LK. WASHINGTON BLVD. BELLEVUE, WA.	<b>RECORDING CERTIFICATE</b> This map correctly represents a survey made by me or under my direction in conformance with the requirements of the SURVEY RECORDING ACT at the request of <b>MICHEL SUIGNARD</b> 19 NOVEMBER 1998 <i>Michel Suignard</i>	DODDS ENGINEERS, INC. 4205-148th AVENUE NORTH-EAST BELLEVUE, WASHINGTON 98007 PROJ. NO. 99167 BOOK 91263 M DATE 11-23-98 SHT 1 OF 1
	<b>SURVEYOR'S CERTIFICATE</b> I, <b>Michel Suignard</b> , Registered Professional Land Surveyor, No. 112472, State of Washington, do hereby certify that this map is a true and correct copy of the original survey map as shown on page 27 of the Record of Survey for the above described property, as recorded in Volume 16 of Plats, page 46, records of King County, Washington.	<b>RECORDING CERTIFICATE</b> Filed for record this 27th day of November 1998 at 8:27 A.M. in book 91263 of SURVEYS at page 27 at the request of DODDS ENGINEERS, INC.	MICHEL SUIGNARD 2723 140TH AVE. N.E. BELLEVUE, WA. 98005

Received  
 APR 08 2011  
 Permit Processing