



DEVELOPMENT SERVICES DEPARTMENT
 ENVIRONMENTAL COORDINATOR
 450 100th Ave NE., P.O. BOX 90012
 BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Ashley Shoreline Design & Permitting., Attn: Gregory Ashley

LOCATION OF PROPOSAL: Elsoe Boatlift / 2238 W. Lake Sammamish Pkwy SE

NAME & DESCRIPTION OF PROPOSAL:

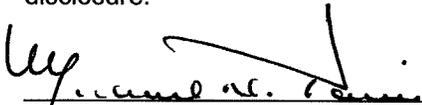
Land Use approval to install a portable boat lift adjacent to an existing 63 foot dock. Applicant proposes to install a freestanding boat lift which will rest on the bottom of the lake.

FILE NUMBER: 11-121835-WE

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.

- There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on March 16, 2006.
- This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on November 3, 2011.
- This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on _____. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5 p.m. on _____.

This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information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

Date 10-14-2011

OTHERS TO RECEIVE THIS DOCUMENT:

- State Department of Fish and Wildlife
- State Department of Ecology,
- Army Corps of Engineers
- Attorney General
- Muckleshoot Indian Tribe



**Exemption from Shoreline Management
Substantial Development Permit Requirement**

To: Ashley Shoreline Design & Permitting
Attn: Gregory Ashley
 16412 NE 10th Pl.
 Bellevue, WA 98008

Re: 2238 West Lake Sammamish Pkwy SE, installation of a freestanding boatlift near an existing dock.

File Number: 11-121835-WE

SEPA Determination: Non-significance

- This proposal is exempt under WAC 197-11-800 3 *Repair, remodeling and maintenance activities*
- A DNS was issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. Appeal period ends on August 27, 2011.
- A DNS was issued under WAC 197-11-340(2) and is subject to a 14-day comment from _____.

The proposal to undertake the following development:

- **A portable boat lift is proposed to be installed adjacent to an existing 63 foot dock. The freestanding boat lift will rest on the bottom of the lake.**

Within **Lake Sammamish** and/or its associated wetlands;

Is exempt from the requirement of a substantial development permit because:

- **The fair market value of the proposed work does not exceed the amount stipulated by WAC 173.14. (LUC 20.25E.050A)**

Inconsistent	Consistent	
	X	Policies of the State Shoreline Management Act (RCW 90.58)
	X	The Bellevue Shoreline Master Program and Comprehensive Plan

Date: 10/20/11

Signed:

Note: This exemption does not authorize construction to begin. All other required local, state or federal permits must be obtained before construction can begin. All land use code, building code, City shoreline code and other City regulations must be complied with.

CC: DOE, Dave Radabaugh, 3190 160th Avenue SE, Bellevue, WA 98008-5452
 Dept. of Fish and Wildlife, Stewart Reinbolt, 1775 12th Ave NW, Suite 201, Issaquah 160th Ave SE, Bellevue, WA 98027
 Gregory Ashley, Ashley Shoreline Design & Permitting, 16412 NE 10th Pl, Bellevue, WA 98008
 Steve Elsoe, 2238 W. Lake Sammamish Parkway SE NE, Bellevue, WA 98008

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ENVIRONMENTAL CHECKLIST Permit Processing

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: **Steve Elsoe**

Proponent: **Gregory W. Ashley - Ashley Shoreline Design & Permitting**

Contact Person: **Gregory W. Ashley - Ashley Shoreline Design & Permitting**
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: **16412 NE 10th Pl.
Bellevue, WA 98008-3707**

Phone: **(425) 957-9381**

Proposal Title: **Elsoe boatlift**

Proposed Location: **2238 W Lk. Samm. Pkwy. SE**
(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 proposed site.

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

General description: **Install a free standing portable boatlift.**

1. Acreage of site: **8,316 SF**
2. Number of dwelling units/buildings to be demolished: **None, does not apply**
3. Number of dwelling units/buildings to be constructed: **None, does not apply**
4. Square footage of buildings to be demolished: **None, does not apply**
5. Square footage of buildings to be constructed: **None, does not apply**
6. Quantity of earth movement (in cubic yards): **None, does not apply**
7. Proposed land use: **Private single-family residence**
8. Design features, including building height, number of stories and proposed exterior materials: **Does not apply**

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9. Other: Does not apply

Estimated date of completion of the proposed timing of phasing: **Installation to be carried out during the timing window of July 16 through Dec. 31**

Do you have any plans for future additions, expansions, or further activity related 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**

Do you know whether applications are pending for government approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known? **No**

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

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

A - ENVIRONMENTAL ELEMENTS

1. EARTH

- a. General description of the site (circle one): flat; rolling; hilly; steep slopes; mountainous; other:
The site is steep at the western property line, most distant from the lake, and then slopes down gently towards Lake Sammamish at the eastern property line

- b. What is the steepest slope on the site (approximately percent slope)? **< 1%**
The steep slope at the western property line qualifies as a steep slope per City of Bellevue Land Use Code (40% or greater slope, >10 feet of rise, >1000 square feet in area)

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- c. What general types of soils are found on the site (for example, clay, sand gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.
Sand & gravel Soil Classification type: EvD: Everett Sandy Gravelly Loam
- d. Are there surface indicators or history of unstable soils in the immediate vicinity? If so, describe.
No
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.
None, does not apply
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
No, does not apply
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
None, does not apply
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
None, does not apply

2. AIR

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.
None, does not apply
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
No, does not apply
- c. Proposed measures to reduce or control emissions or other impacts to air, if any:
None, does not apply

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 Sammamish
- 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, install boatlift.
- 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. **Land Use Code section 20.25E.080.5 limits the placement of fill to anchor the boat**
None, does not apply to no more than 2 cubic yards of clean fill. Fill must consist of rock or pre-cast concrete blocks, and that the minimum amount necessary shall be utilized.
- 4) Will the proposal required surface water withdrawals or diversions? Give general description,

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purpose and approximate quantities if known.

No, does not apply

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

Yes A floodplain exists on site, but all work occurs within Lake Washington

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, does not apply

b. Ground

1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximately quantities if known.

No, does not apply

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, agriculture; etc.).

None, does not apply

3) 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, does not apply

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? Will this water flow into other waters? If so, describe.

None, does not apply

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

No, does not apply

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

None, does not apply

4. PLANTS

a. Check the 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

The western edge of the property is vegetated with large evergreen trees, shrubs and ground covers. The eastern edge of the property, the area nearest Lake Sammamish is vegetated predominantly with grass and ornamental plantings.

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- 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.
Salmon
- 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: ducks, Canadian geese, osprey, doves, jays, woodpeckers, owls
 - Mammals:** Deer, Bear, Elk, Beaver, other: rabbits, voles, chipmunk, squirrels, raccoon, coyote, opossum
 - Fish:** Bass, Salmon, Trout, Herring, Shellfish, other:
- b. List any threatened or endangered species known to be on or near the site.
Salmon
- c. Is the site part of a migration route? If so, explain
Possibly a Salmon outmigration rout
- d. Proposed measures to preserve or enhance wildlife, if any:
Adhere to all regulations and guidelines

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 needs? Describe whether it will be used for heating, manufacturing, etc.
None, does not apply
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
No, does not apply
- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:
None, does not apply

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, does not apply
 - 2) Proposed measures to reduce or control environmental health hazards, if any:

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None, does not apply

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b. Noise

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

None, does not apply

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

Boatlift assembly/installation, Monday through Friday, 8:00 A.M. to 4:30 P.M.
Noise associated with construction shall be regulated under BCC 9.18.020.C

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

Limit time of assembly to M-F, 8:00 A.M to 4:30 P.M.

8. LAND USE AND SHORELINE USE

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

Private single-family residence

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

No

c. Describe any structures on the site.

Private single-family residence

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

No

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

R-3.5

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

g. If applicable, what is the current Shoreline Master Program designation of the site (check with City Planning staff)?

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

Yes, the shoreline and a steep slope critical area along the western property line

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

None, does not apply

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

None, does not apply

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

None, does not apply

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

Adhere to all regulations and guidelines

9. HOUSING

- a. Approximately how many units would be provided, if any? Indicate whether high-, middle-, or low-income housing.
None, does not apply
- b. Approximately how many units, if any, would be eliminated? Indicate whether high-, middle-, or low-income housing.
None, does not apply
- c. Proposed measures to reduce or control housing impacts, if any:
None, does not apply

10. AESTHETICS

- a. What is the tallest height of any proposed structures(s), not including antenna; what is the principal exterior building material(s) proposed?
Approximately 15" above the OHWM when in the fully raised position, wood
- 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, does not apply
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
No, does not apply
- c. What existing off-site sources of light or glare may affect your proposal?
None, does not apply
- d. Proposed measures to reduce or control light and glare impacts, if any:
None, does not apply

12. RECREATION

- a. What designated and informal recreational opportunities are in the immediate vicinity?
Water sports
- 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 of applicant, if any:
None

13. HISTORICAL AND CULTURAL PRESERVATION

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- 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, archaeological, 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.

Does not apply

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

Does not apply

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

None, does not apply

- 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, does not apply

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

No, does not apply

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

None, does not apply

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

None, does not apply

15. PUBLIC SERVICES

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

No, does not apply

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

None, does not apply

16. UTILITIES

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

Does not apply

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general

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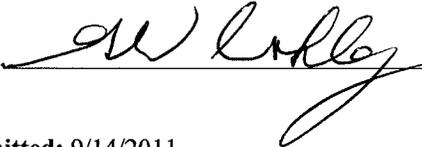
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construction activities on the site or in the immediate vicinity, which might be needed.
None. does not apply

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.

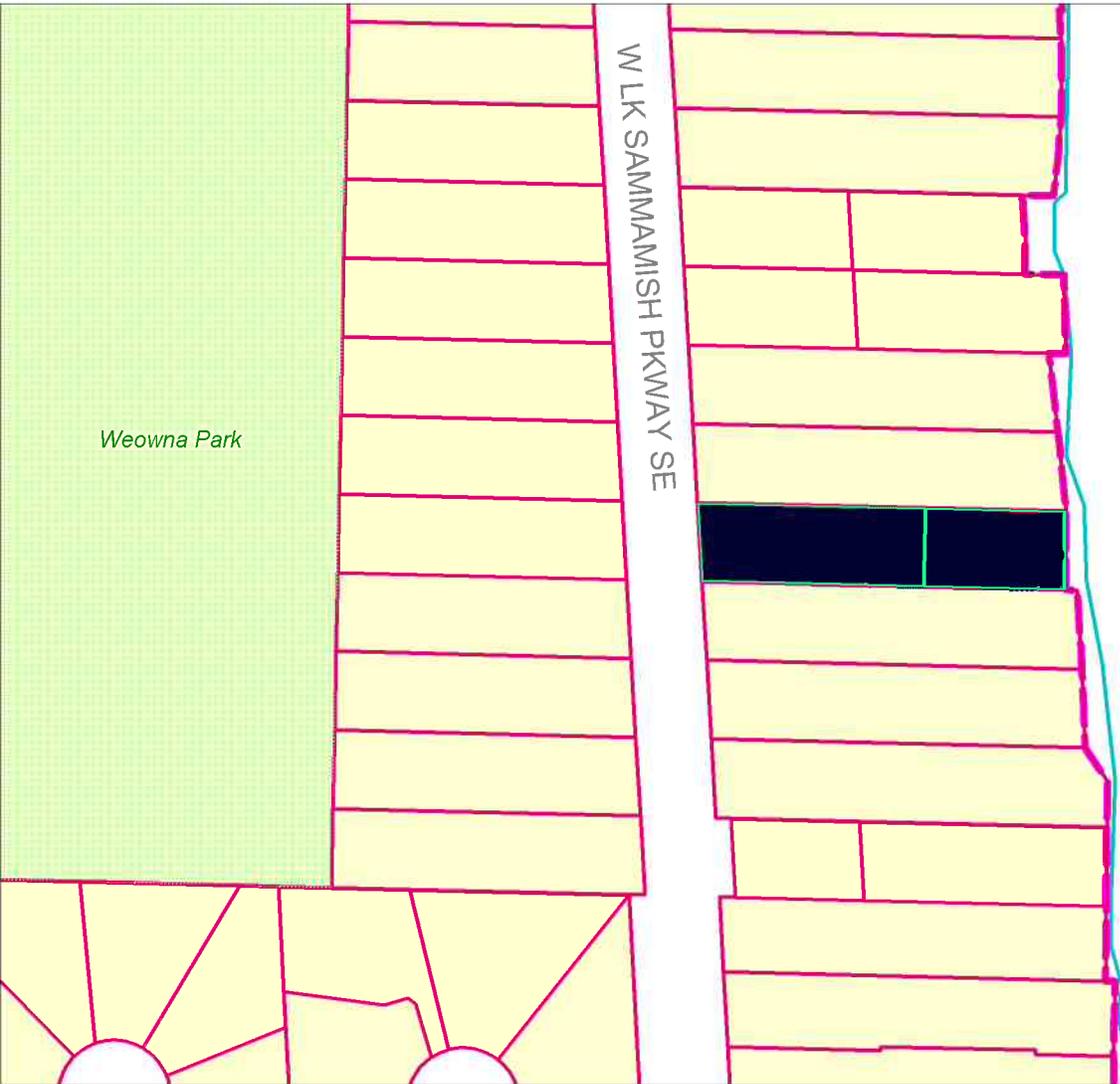
Signature:  _____

Date Submitted: 9/14/2011

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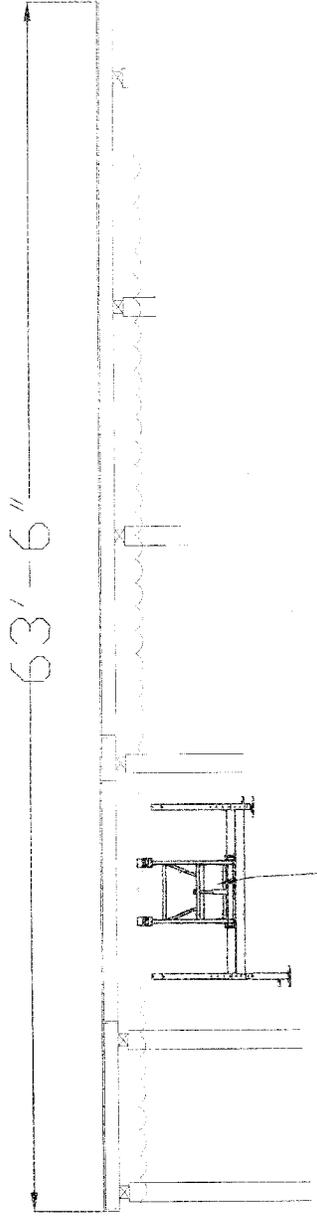


Ashley Shoreline Design & Permitting

16412 NE 10th Place
 Bellevue, Washington 98008-3707
 Phone: (425) 957-9381
 greg@shoreline-permitting.com

DRAWING BY: Gregory W. Ashley
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 www.ashleyshorelinedesign.com

(TYP. ELEVATION)



OHWM 31.78'

WATER DEPTH 10'

FREE STANDING PORTABLE BOATLIFT

SHORELINE PROJECT FOR : Steve Elsee
 2238 W Lk. Samm. Pkwy. SE
 Bellevue, WA 98008

LOCATION: Lake Sammamish
 LAT: 47° 45' 23" North
 LONG: 122° 06' 50" West
 LENGTH FROM OHWM: N/A

DATUM: NAVD 88
 SQ. FT.: N/A
 DATE: 8/15/2011
 PROJECT DESCRIPTION: Install free standing portable boatlift.

Revised
 AUG 13 2011
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