



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

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Betsy Rhodea

LOCATION OF PROPOSAL: 538 West Lake Sammamish Parkway SE

NAME & DESCRIPTION OF PROPOSAL:

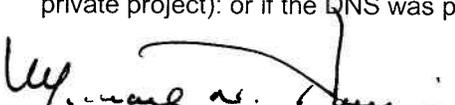
Rhodea Boat Lift: Request for a Letter of Shoreline Exemption for the installation of a free-standing boatlift next to an existing dock at a single-family residence.

FILE NUMBER: 11-122327-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 _____.
- 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 October 20, 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This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information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

October 6, 2011

Date

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: Betsy Rhodea

Re: Installation of a free-standing boatlift next to an existing residential dock at
538 West Lake Sammamish Parkway SE

File Number: 11-122327-WE

SEPA Determination: DNS



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 October 20, 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:

- **Installation of a free-standing boatlift**

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 development is less than the threshold established in LUC 20.25E.050.A, and will not materially interfere with the normal public use of the water.**

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

Date: October 6, 2011

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, c/o Dept. of Ecology, 3190 160th Ave SE, Bellevue, WA 98008-5452 attn: Stewart Reinbolt

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: Betsy + Ben Rhoades

Reviewed under Bellevue Permit file # 11-122327-WE
--

Proponent:

Contact Person:

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

Address: 538 W 1k Sammamish pkwy SE, Bellevue WA 98008

Phone: 415-215-2461

Proposal Title: Rhoades Boat Lift

Proposal Location:

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

538 W 1k Sammamish parkway SE Bellevue WA 98008

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: install boat lift next to existing dock
2. Acreage of site: NA
3. Number of dwelling units/buildings to be demolished: NA
4. Number of dwelling units/buildings to be constructed: NA
5. Square footage of buildings to be demolished: NA
6. Square footage of buildings to be constructed: NA
7. Quantity of earth movement (in cubic yards): NA
8. Proposed land use: recreational boating
9. Design features, including building height, number of stories and proposed exterior materials:
NA
10. Other

REVIEWED

By Kevin LeClair at 8:21 am, Sep 08, 2011

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

end of september / october 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.

JARPA/RGP1 - Army Corps of engineers - to be submitted 9/1/2011

Spokane/Wash Dept Fish & Wildlife + we are exempt from their permitting

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):

per WAC 220-110-224

- 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

NA - see site plan A

No subsequent building permit from City of Bellevue is required

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)?

Steepest slope on the property approx 60% at the very west edge - slope where the lift will be installed

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.

sand, gravel

is ~ less than 20%

REVIEWED
By Kevin LeClair at 8:23 am, Sep 08, 2011

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.

NA

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

NA

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

NA

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

NA

No erosion control measure are required due to the temporary and limited nature of the activity to install the proposed boatlift.

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.

none

c. Proposed measures to reduce or control emissions or other impacts to the air, if any:

NA

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 Sammamish + creek that flows into lake Sammamish

REVIEWED

By Kevin LeClair at 8:24 am, Sep 08, 2011

appropriate, state what stream or river it flows into.

- (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.

NA

- (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.

NA

- (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.

NA

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.

NA

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

NA

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

NA

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:

NA

REVIEWED

By Kevin LeClair at 8:29 am, Sep 08, 2011

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:

Lake Sammamish is known to contain migrating adult and juvenile Chinook salmon (listed as Threatened under the Federal Endangered Species Act). Lake Sammamish also contains Coho salmon (listed as Species of Concern under the Federal Endangered Species Act). The Lake is also potential habitat for bull trout, a salmonid listed as Threatened under the Federal Endangered Species Act.

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

salmon Bald eagles

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

unknown

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

NA

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.

hydrolic / water

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

NA

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.

NA

(2) Proposed measures to reduce or control environmental health hazards, if any.

NA

REVIEWED

By Kevin LeClair at 8:31 am, Sep 08, 2011

b. Noise

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

NA

- (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.

NA

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

NA

8. Land and Shoreline Use

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

single family residence on site and adjacent properties

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

no

- c. Describe any structures on the site.

single family residence + Boat house + dock

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

NA

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

R-3.5

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

Single-family medium density

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 Sammamish shoreline

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

NA

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

NA

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

NA

REVIEWED

By Kevin LeClair at 8:31 am, Sep 08, 2011

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

NA

9. Housing

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

NA

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

NA

- c. Proposed measures to reduce or control housing impacts, if any:

NA

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?

less than 25 feet (but most of that is under 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:

NA

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

REVIEWED

By Kevin LeClair at 8:32 am, Sep 08, 2011

c. What existing off-site sources of light or glare may affect your proposal?

NA

d. Proposed measures to reduce or control light or glare impacts, if any:

NA

12. Recreation

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

Boating + swimming

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:

NA

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.

West Lake Sammamish parkway

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.

water Lake Sammamish

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.

NA

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..... Kevin LeClair

Date Submitted..... 9/11/2011

REVIEWED
By Kevin LeClair at 8:33 am, Sep 08, 2011

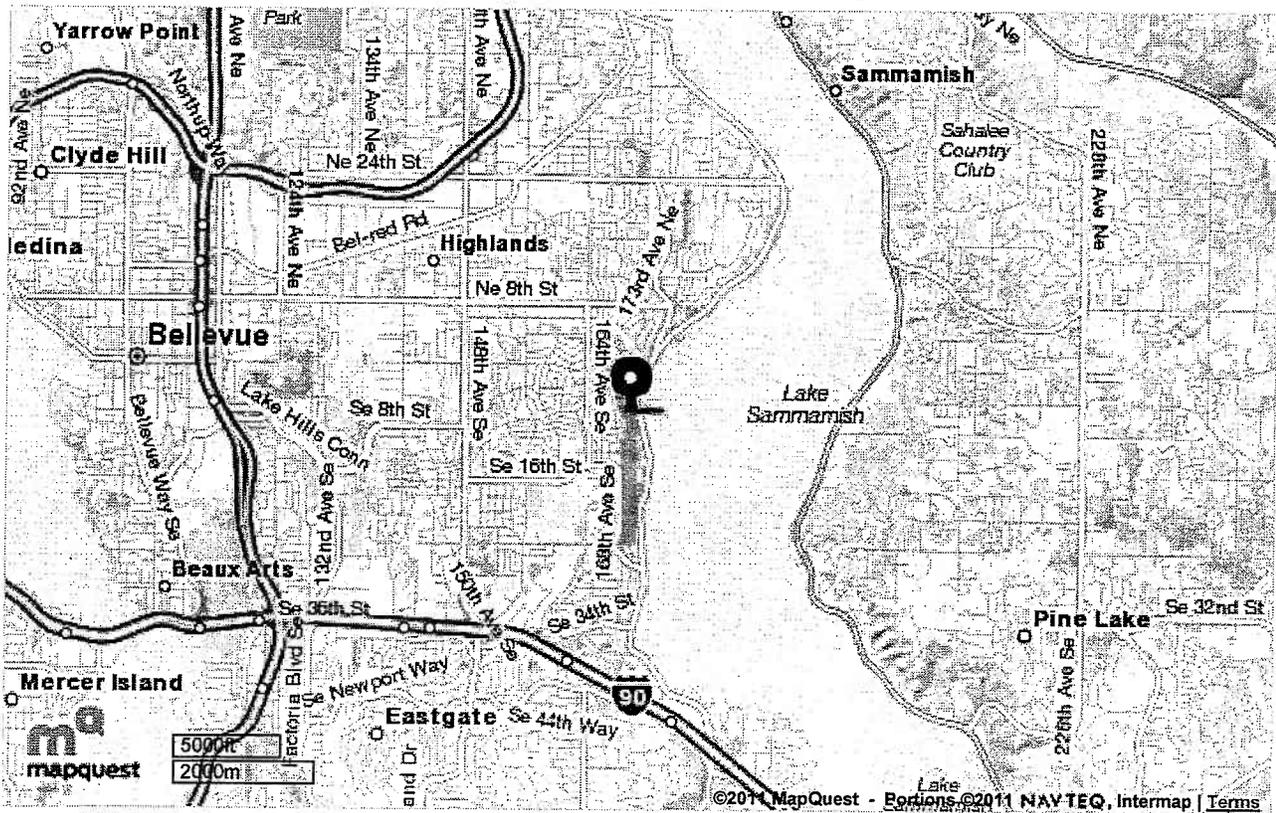
mapquest m^o

Notes

Vicinity Map

Map of:

538 W Lake Sammamish Pkwy SE
Bellevue, WA 98008-5212



©2011 MapQuest, Inc. Use of directions and maps is subject to the MapQuest Terms of Use. We make no guarantee of the accuracy of their content, road conditions or route usability. You assume all risk of use. [View Terms of Use](#)

REVIEWED
By Kevin LeClair at 8:33 am, Sep 08, 2011

Received
SEP - 1 2011
Permit Processing

Name:

Betsy + Ben Rhodes
Rhodes Boat Lift

Address:

538 W Ik Samm Plunk
Bellevue VA 98008
Tax parcel 75 249 00046

Contact

Phone:

415-215-2461

Prepared by
West Jik
5/12/12
S/N

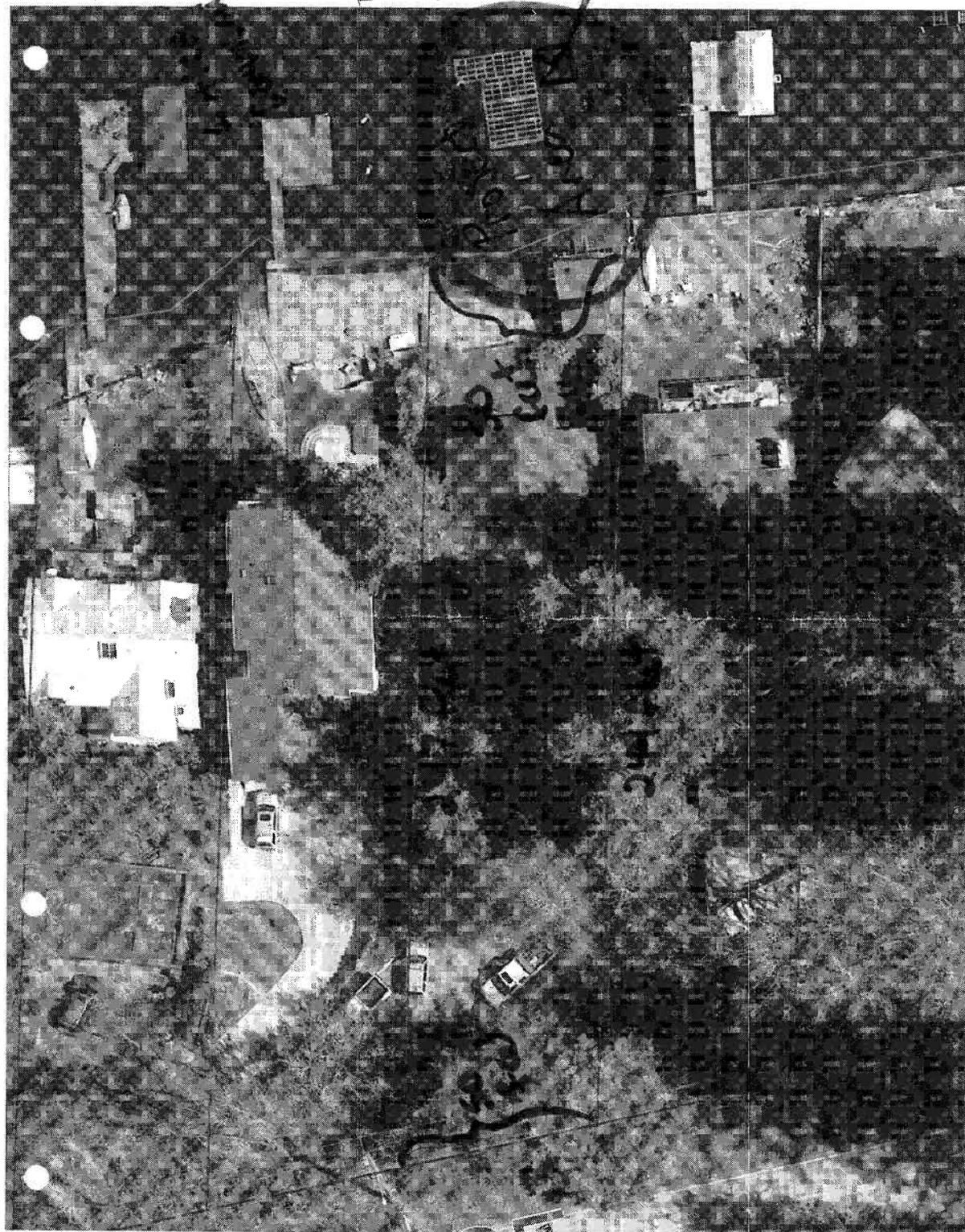
n 9 feet x 9 feet

Received

SEP - 1 2011

Permit Processing

Page 1 of 2



↑
North

West Ik
Sammamish
Parkway

site plan A

Name:

Bentley
Rhode

Rhodes Boat Lift

Address:

528 W. 50th
Bellevue, WA 98005

Tax parcel
7524900040

Contact

Phone:

415-215-2411

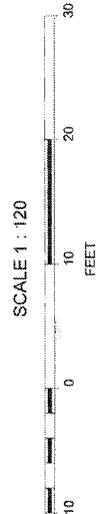
proposed
boat lift
site size
~ 7 feet x 9 feet

Received
SEP - 1 2011
Permit Processing

Page 2 of 2

Site plan A

1" = 10'



← N

