



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

**Shoreline Management Act of 1971
 Permit for Shoreline Management Substantial
 Development
 Conditional Use and/or Variance**

Application No. 12-113835 WG

Date Received 05/15/2012

Approved / Date 07/26/2012
 Denied / Date _____

Type of Action:

- Substantial Development Permit
- Conditional Use Permit
- Variance Permit

Pursuant to Chapter 90.58 RCW, a permit is hereby granted to: Steve Zuvela on behalf of Carsten Detering

to undertake the following development:

construction of a new pier associated with a single family residence. The proposal includes the demolition of an existing remnant pier and boat rails and the construction of a new fully grated pier with a four foot wide walkway and an ell ten feet by 14 feet wide. Project also includes a freestanding boatlift and jetski lift.

upon the following property: 2418 West Lake Sammamish Pkwy SE

within Lake Sammamish

and/or its associated wetlands. The project will be located within Shorelines of Statewide Significance (RCW 90.58.030). The project will be located within a Shoreline Overlay District designation. The following master program provisions are applicable to this development:

- Land Use Code(LUC) Section 20.25E.080(B)General Regulations Applicable to all Land Use Districts & Activities:
- LUC Section 20.25E.080 (N) Moorage Regulations; LUC Section 20.30R.155 Shoreline Substantial Development Permit
- Bellevue Comprehensive Plan, Shoreline Management Program Element, Policy SH-13 and SH-50

Development pursuant to this permit shall be undertaken in accordance with the following terms and conditions:

Conditions of Approval (Land Use Division)

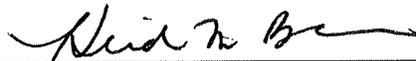
This permit is granted pursuant to the Shoreline Management Act of 1971 and nothing in this permit shall excuse the applicant from compliance with any other federal, state or local statutes, ordinances or regulations applicable to this project, but not inconsistent with the Shoreline Management Act (Chapter 90.58 RCW).

This permit may be rescinded pursuant to RCW 90.58.140(8) in the event the permittee fails to comply with the terms and conditions hereof. Construction pursuant to this permit, or substantial progress toward construction, must be undertaken within two years of the date of final approval. This permit shall expire five years from the date of local approval.

Construction pursuant to this permit will not begin or is not authorized until twenty-one (21) days from the date of filing, as defined in RCW 90.58.140(6) and WAC 173-27-130, or until all review proceedings initiated within twenty-one (21) days from the date of such filing have terminated; except as provided in RCW 90.58.140(5) (A) (B) (C).

July 26, 2012

Date



City of Bellevue, Land Use Division

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



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

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Steve Zuvela on behalf of Carsten Detering

LOCATION OF PROPOSAL: 2418 West Lake Sammamish Parkway SE

NAME & DESCRIPTION OF PROPOSAL:

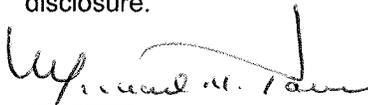
Shoreline Substantial Development Permit for the construction of a 479-square foot fixed-pile pier and installation of a free-standing boatlift.

FILE NUMBER: 12-113835-WG

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 August 9, 2012
- 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

7/26/2012

 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



**City of Bellevue
Development Services Department
Land Use Staff Report, Environmental Review and
State Environmental Policy Act Threshold Determination**

Proposal Name: Detering Pier

Proposal Address: 2418 W. Lake Sammamish Pkwy. SE

Proposal Description: Construction of a new pier. The proposed pier will consist of 10- 6-inch diameter steel piles, 385 square feet grated pier decking, a boatlift and jetski lift.

File Number: 12-113835-WG

Applicant: Carsten Detering

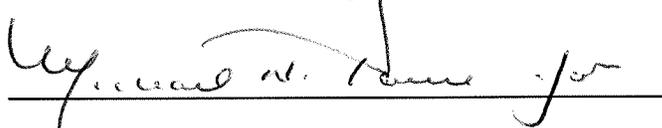
Project Contact: Steve Zuvela

Decisions Included: Shoreline Substantial Development Permit
LUC 20.30C – Process II

Planner: Heidi M. Bedwell - Planner

**State Environmental Policy Act
Threshold Determination:**

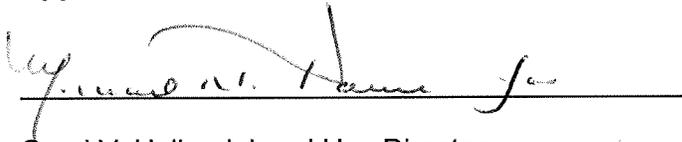
Determination of Non-Significance (DNS)



Carol V. Helland,
Environmental Coordinator

Director's Decision:

Approval with Conditions



Carol V. Helland, Land Use Director
Development Services Department

Application Date: May 15, 2012
Notice of Application: May 31, 2012
Decision Publication Date: July 26, 2012
Appeal Deadline: August 16, or 21 days from the date of filing with Department of Ecology

For information on how to appeal a proposal, visit the Permit Center at City Hall or call 425-452-6864. Comments on State Environmental Policy Act (SEPA) Determinations can be made with or without appealing the proposal within the noted comment period for a SEPA Determination. Appeal of the decision must be made by 5 p.m. on the date noted for appeal of the decision. Appeals must be made to the Washington State Shoreline Hearings Board.

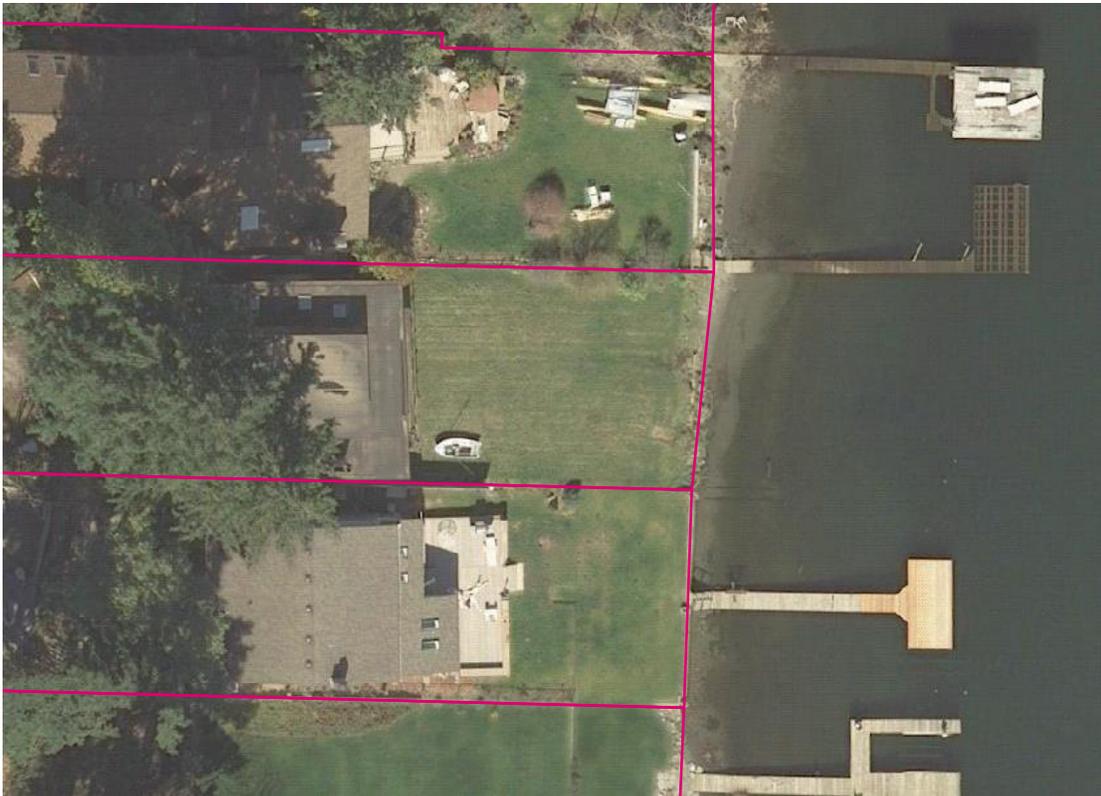
I. Request/Project Description

The proposed project is to construct a new residential pier along with the installation of boat and jetski lifts. The proposed pier will consist of 10- 6-inch diameter steel piles, 385 square feet grated pier decking. Proposed mitigation includes native plantings behind the existing bulkhead. Existing remnant pier piles and boat launch rails will be removed as part of proposed project.

Private moorage and freestanding boatlifts are allowed waterward of the ordinary high water mark within Lake Sammamish when in compliance with the City of Bellevue Land Use Code (LUC) section 20.25E.080.N.

II. Site Description and Context

The site is in the R-3.5 Land Use District. It is designated Single Family-Medium Density in the Southeast Bellevue Subarea of the Comprehensive Plan. The proposed pier and watercraft lifts are typical ancillary development to single-family residences along Lake Sammamish. The property is approximately 15,650 square feet in size and contains a home, located approximately 65 feet from the OHWM. The area between the home and lake consists of a typical landscaped area that is protected by a rock bulkhead. The proposed boatlift will be placed on the south side of the proposed pier and the jetski lift on the north.



III. Consistency with Land Use Code/Zoning Requirements

The project site is in the Shoreline Overlay District and is subject to the regulations regarding moorage (Land Use Code (LUC) Section 20.25E.080.N).

Development Standards	Proposal
The only structures permitted in the first 30 feet waterward of the ordinary high watermark are piers and ramps. All floats and ells must be at least 30 feet waterward of the OHWM.	Ell is located > 30' of OWHM
No skirting is allowed on any structure.	No skirting is proposed.
Surface coverage shall not exceed 480 square feet.	Coverage is 385 square feet.
Piers shall not exceed four feet wide and shall be fully grated.	Pier width is 4 feet or less and fully grated.
Ells may be up to six feet wide by 26 feet long with grating over the entire ell.	Ell dimension is 10 by 14 and fully grated however, additional mitigation provided by removing existing remnant dock piling and boat launch rails.
Total Facility Length. In no case may any moorage facility extend more than 150 feet waterward of the ordinary high water mark.	Total length 70 feet.
Structural Piling Specifications. The first (nearest shore) piling shall be steel, four-inch piling and at least 18 feet waterward of the ordinary high water mark. Piling sets beyond the first are not required to be steel, shall be spaced at least 18 feet apart and shall not be greater than 12 inches in diameter. Piles shall not be treated with pentachlorophenol, creosote, CCA or comparably toxic compounds. If ACZA pilings are proposed, the applicant will meet all of the Best Management Practices, including a post-treatment procedure, as outlined in the amended Best Management Practices of the Western Wood Preservers. Steel piles will be installed using approved sound attenuation measures.	All proposed piling are 6-inch steel piling. First set of piling are less than 18 feet from OHWM however all piling are small diameter and additional mitigation provided by removing existing remnant dock piling and boat launch rails.
Shoreline Critical Area and Critical Area Buffer Functions. In order to mitigate the impacts of new or expanded moorage facilities, the applicant shall plant emergent vegetation (if site-appropriate) and a buffer of vegetation a minimum of 10 feet wide along the entire length of the lot immediately landward of ordinary high water mark.	Applicant has provided a planting plan meeting this requirement.

<p>Setback. No private moorage or other structure waterward of the ordinary high watermark, including structures attached thereto, shall be closer than 12 feet to any adjacent property line except when a mutual agreement of adjoining property owners is recorded with the King County Records and Elections Division and the Bellevue City Clerk. Excepted from the requirements of this section are boat lifts or portions of boatlifts which do not exceed 30 inches in height measured from ordinary high watermark.</p>	<p>The proposed pier is 12 feet or more from the adjacent property line and the proposed boatlift is within the setback but no portion is greater than 30 inches in height measured from OHWM.</p>
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The proposed development conforms to the applicable Land Use Code regulations. Project plans are found in Attachment 3.

IV. Summary of Technical Reviews

Clearing and Grading:

The Clearing and Grading Division of the Development Services Department has reviewed the proposed development for compliance with Clearing and Grading codes and standards. The Clearing and Grading staff has conditioned the project to require the installation of a silt curtain during the demolition and installation of the proposed project. See Section IX for conditions of approval.

Utilities

The Utilities Department's Development Review Division has reviewed the proposed development for compliance with Bellevue Utilities' codes and standards. The sewer must be field located on the site. The located sewer is then to be shown on the site plan submitted with the building permit with the note "Sewer main as located by City of Bellevue on xx date." See Section IX for conditions of approval.

V. State Environmental Policy Act

The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the proposal. The Environmental Checklist submitted with the application adequately discloses expected environmental impacts associated with the project. The City codes and requirements, including the Clear and Grade Code, Utility Code, Land Use Code, Noise Ordinance, Building Code and other construction codes are expected to mitigate potential environmental impacts. Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements.

A. Earth and Water

Erosion and sediment control best management practices include the installation of a silt barrier around the work area to prevent migration of suspended sediment to the surrounding

water column. The applicant will also be required perform turbidity monitoring during construction to ensure suspended sediment is contained to the work area. The applicant is also required to adhere to the City Environmental Best Management Practices related to the use of pesticides, insecticides, and fertilizers to avoid impacts to water resources. See Section IX for a related condition of approval.

B. Animals

The project area is within Lake Sammamish. Lake Sammamish is known 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.

The City of Bellevue commissioned a report entitled, "A Summary of the Effects of Bulkheads, Piers and other Artificial Structures and Shorezone Development on ESA-listed Salmonids in Lakes", to analyze the effects of bulkheads, piers and other artificial structures, and shoreline development on salmonids and other species listed as threatened, endangered, or as candidate species under the Endangered Species Act (ESA).

The report found that compliance with conditions imposed by the City of Bellevue, the state and other federal agencies can adequately mitigate for adverse impacts to the fish and other aquatic organisms in the lake can be partially mitigated by.

Hydraulics Project Approval is required from the State Department of Fish and Wildlife, which will limit the times of construction to periods which will be less impacting to the fisheries resources.

To prevent the suspension of sediments by construction activities, a protective silt fence will be required in the water. The silt fence will remain in place during the duration of construction activities and for a period after construction when turbidity has returned to acceptable levels.

Work on the project will occur during the prescribed work windows established by federal and state wildlife management agencies.

See Section IX for related conditions of approval.

C. Plants

No trees or other vegetation will be removed as part of the project. All proposed mitigation plantings will be of native species.

D. Noise

A sound and vibration attenuating device will be used on the pile driver in the proposed project. This type of driver results in less sediment transfer and disturbance to the immediate environment than an impact driver. Because of the short duration of pile driving activities, this impact will be limited. Impacts are adequately mitigated by the City's Noise Ordinance (Chapter 9.18 BCC) which limits construction hours.

Short-term increases in noise will be limited to the construction period (less than 1 month) and are expected to attenuate to ambient levels.

Construction noise will be concentrated between 7 am to 5 pm, Monday through Friday.

See Section IX for related conditions of approval.

VI. Public Comments and Response

Public noticing began on May 31, 2012 and the required comment period was held open for 30 days closing on July 2, 2012. One comment was received from Karen Walter on behalf of the Muckleshoot Indian Tribe Fisheries Division. The comment concerned the location of the proposed native trees. The applicant revised their proposed planting mitigation to locate the trees closer to the existing bulkhead.

VII. Applicable Decision Criteria

The proposal as submitted by the applicant and discussed in this report, meets the applicable Shoreline Substantial Development Permit regulations listed in Land Use Code Section 20.30R.155.

1. The applicant has carried the burden of proof and produced evidence sufficient to support the conclusion that the application merits approval or approval with modifications; and

Finding: The applicant has applied for the appropriate permits with Local, State, and Federal Agencies and has provided the City with documentation demonstrating that the proposed pier and boat and jetski lifts are in compliance with the City's Codes and Standards.

2. The applicant has demonstrated that the proposal complies with the applicable decision criteria of the Bellevue City Code; and

Finding: As identified in Section III of this report the applicant has submitted project plans that demonstrate the proposal's compliance with the applicable City of Bellevue Codes and Standards found in LUC Section 20.25E.080.N for the development of new residential moorage facilities within the Shoreline Critical Area and the Shoreline Overlay District.

3. The applicant has demonstrated that the proposal is consistent with the policies and procedures of the Shoreline Management Act and the provisions of Chapter 173-14 WAC and the Master Program.

Finding: The proposed residential pier, boatlift, and jetski lift to be located along the shoreline of this site is a typical ancillary development to the single-family residences along Lake Sammamish that support the recreational use of the shoreline. The proposal is consistent with the goals and policies of the City of Bellevue Shoreline Master Program and promotes the preservation of

the natural aquatic environment while allowing for the continued recreational enjoyment of the shoreline.

VIII. Conclusion and Decision

After conducting the various administrative reviews associated with this proposal, including Land Use Code consistency, SEPA, City Code and Standard compliance reviews, the Director of Planning and Community Development does hereby **approve with conditions** the Shoreline Substantial Development Permit to construct a 385-square foot dock with a boatlift and jetski lift in Lake Sammamish.

Note- Expiration of Approval: In accordance with LUC 20.30R.175 a Shoreline Substantial Development Permit expires and is void if the applicant fails to file for the necessary development permit within two years of the effective date of this approval.

IX. Conditions of Approval

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

<u>Applicable Ordinances</u>	<u>Contact Person</u>
Clearing and Grading Code- BCC 23.76	Janney Gwo, 425-452-6190
Land Use Code- BCC 20.25H	Heidi M. Bedwell, 425-452-4862
Noise Control- BCC 9.18	Heidi M. Bedwell, 425-452-4862
Utilities- Engineering standards	Arturo Chi, 425-452-4119

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

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

Authority: Bellevue City Code 9.18
Reviewer: Heidi M. Bedwell, Land Use Division

2. Land Use Inspection: To ensure planting plan has been installed in accordance with approved plans (see Attachment 3) the applicant must call for and obtain an inspection from a Land Use Planner from the City of Bellevue, following installation of vegetation. This inspection is listed as a #600 land use inspection on the approved building permit.

Authority: Land Use Code 20.25E.080.B
Reviewer: Heidi M. Bedwell, Land Use Division

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

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

4. Silt curtain: To ensure suspended sediment in the water column generated from the installation of the proposed piles does not migrate out of the work area, the applicant must install a silt containment boom.

Authority: Land Use Code 20.25E.080.B
Reviewer: Savina Uzinow, Clearing and Grading Division

5. Site Locate Utility: The sewer must be field located on the site. The located sewer shall then be shown on the site plan submitted with the building permit with the note "Sewer main as located by City of Bellevue on xx date."

Authority: Sanitary Sewer Engineering Standards
Reviewer: Arturo Chi, Utilities Department

X. Attachments

1. Environmental Checklist
2. Project Description and Construction Sequence
3. Project Plans Sheets 1-6

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: Carsten Detering

Proponent: Carsten Detering

Contact Person: Steve Zuvella & Waterfront Construction
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 205 NE Northlake Way, Suite 230, Seattle, WA 98105

Phone: 206-548-9800 office 206-786-6455 cell

Proposal Title: Detering New Pier Project

Proposal Location: 2418 West Lake Sammamish Parkway SE, Bellevue, 98008
(Street address and nearest cross street or intersection) Provide a legal description if available.

See Project drawings for complete legal description.

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: Remove remains of the existing pier, drive piles and construct a new pier using fish friendly design features.
2. Acreage of site: 0.36
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: New pier to be 384.5 s/f.
7. Quantity of earth movement (in cubic yards): None
8. Proposed land use: New single family pier for private moorage with boatlift & watercraft lift.
9. Design features, including building height, number of stories and proposed exterior materials: New pier will use small diameter piles and grated deck surface to minimize impacts on fish & fish habitat. Native plants will be installed on shoreline to enhance nearshore habitat and drop bugs and leaf litter into lake as a food source for fish.
10. Other

Received
MAY 15 2012
Permit Processing

Estimated date of completion of the proposal or timing of phasing: Work to occur in the approved work window defined by WA Dept of Fish & Wildlife and Army Corps of Engineers. On site work to take about 5 days.

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

None at this time.

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.

City of Bellevue, WA Dept of Fish & Wildlife, WA Dept of Ecology, Army Corps of Engineers

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

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

A. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site: Flat Rolling Hilly Steep slopes Mountains Other
- b. What is the steepest slope on the site (approximate percent slope)? 50% on street side of lot.
- 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.

None proposed

- 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)?

Less than 10%

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

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.

Engine exhaust from construction equipment during project only. Once pier is completed there may be engine exhausts if gas powered vessels are used.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

None known.

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

All construction equipment will be only on during use and engines will be tuned to optimize efficiency.

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 ...at stream or river it flows into.
Yes, Lake Sammamish abuts project site.

- (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, new pier will be built. See project plans for details.

- (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.

No fill proposed.

- (4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No

- (5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.
Yes, pier is located in 100 year floodplain of Lake Sammamish.

- (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 discharges will occur during or after project.

b. Ground

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

No ground water will be withdrawn.

- (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 during or after project.

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.

There is no storm water collection system on slope. Storm waters follow existing grade into Lake Sammamish

- (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 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?

Native planting beds are proposed along shoreline which will require removal of a 5'-10' strip of the existing grass along shoreline.

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:

Proposal includes a planting area along shoreline using native vegetation where grass currently exists.

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 & 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 salmon may pass in front of site during migration.

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

It is possible that chinook salmon may migrate in front of site.

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

Planting plan designed to enhance nearshore habitat for fish and waterfowl.

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

- 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 proposed or required

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 anticipated

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

None Proposed

b. Noise

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

Area noises will not impact project

- (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 while pier is being built. No long term noise will be generated.

- (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?

Site and adjacent properties are used as single family residences

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

Site does not appear to ever have been used for agriculture.

- c. Describe any structures on the site.

There is an existing house on site. There is a rock bulkhead across half of the shoreline. There are piles and caps in the lake from a dilapidated pier.

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

The remains of the existing pier will be removed.

- 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 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.

Not known

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

N/A

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

N/A

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

None proposed

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

Project complies with local, state and federal standards for pier design.

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?

Proposed pier to be 2.5' above OHWL.

- b. What views in the immediate vicinity would be altered or obstructed?

Adjacent views will be altered but not obstructed.

- 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? What time of day would it mainly occur?

No lighting is proposed

- 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 proposed

12. Recreation

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

Formal and informal use of Lake Sammamish for boating, fishing, skiing, jetskis, etc.

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 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 Parkway SE abuts west end of property.

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?

Same as the existing

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 new roads or streets required.

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

No

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

Completed project will not increase vehicle traffic to or from site.

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 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.

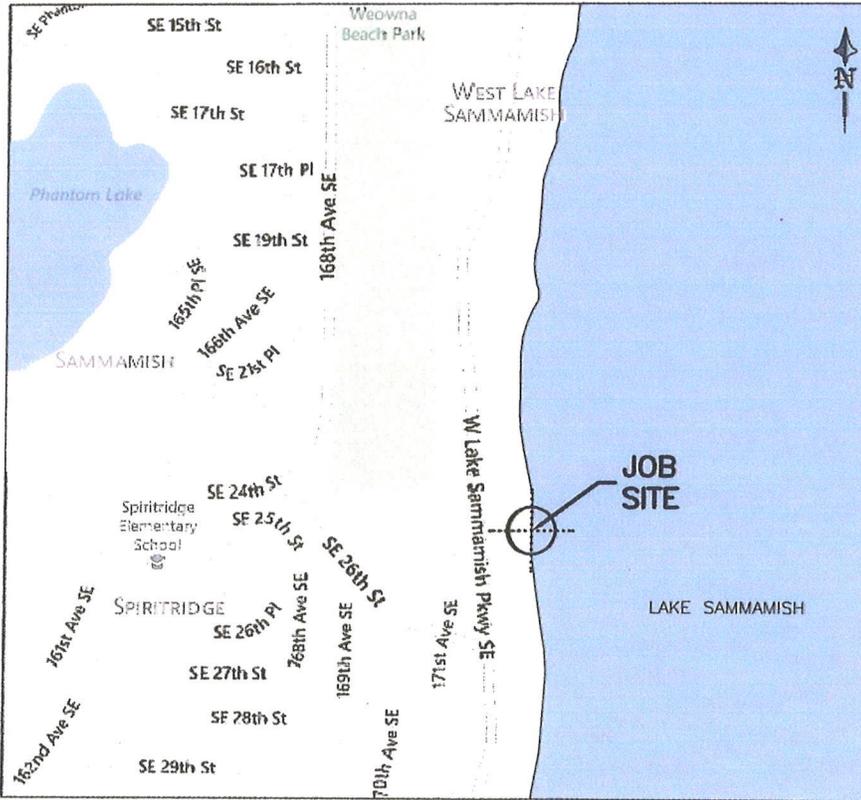
Proposed project will not require any utilities.

Signature

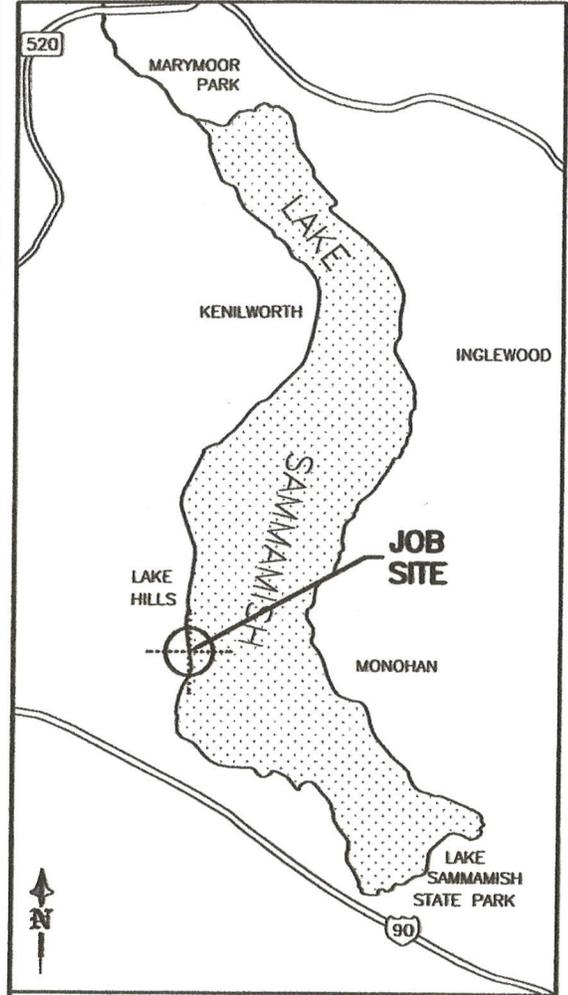
The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature.....

Date Submitted..... 5.15.2012



VICINITY MAP/NO SCALE



AREA MAP/NO SCALE

LEGAL DESCRIPTION

1/4 SEC:
TAXLOT #:

S 50 FT OF N 220 FT OF GL 1 LY E OF CO RD & SH LDS ADJ LESS C/M RGTS IN SH LDS

LAT: 47.588406 (47° 35' 18.26" N)
LONG: -122.111655 (122° 6' 41.96" W)

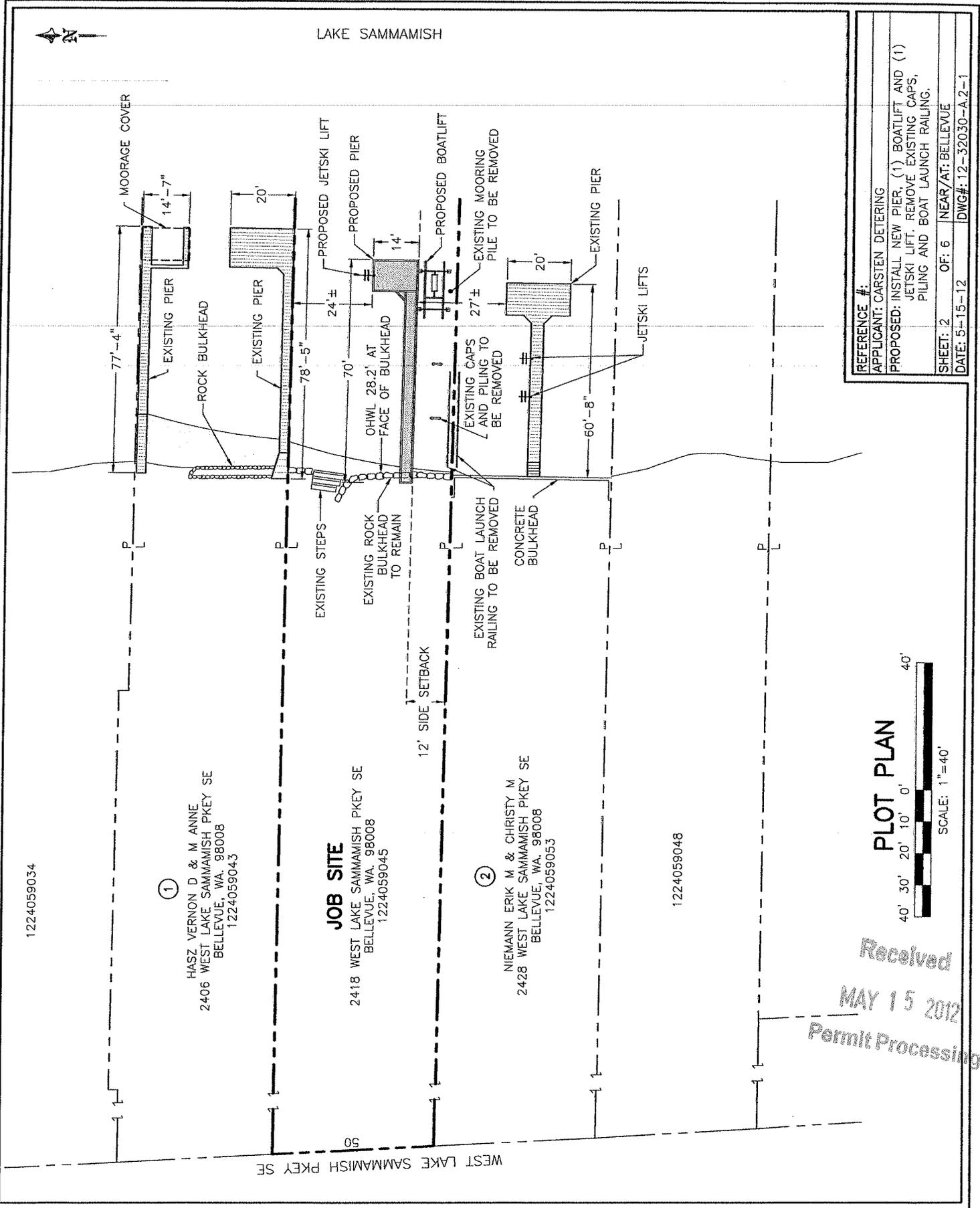
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PURPOSE: PROVIDE PRIVATE MOORAGE	PROJECT NAME: DETERING	PROPOSED: INSTALL NEW PIER, (1) BOATLIFT AND (1) JETSKI LIFT. REMOVE EXISTING CAPS, PILING AND BOAT LAUNCH RAILING.
DATUM: OHWL = 28.2'	REFERENCE #:	IN: LAKE SAMMAMISH
ADJACENT OWNERS: ① HASZ VERNON D & M ANNE 2406 WEST LAKE SAMMAMISH PKEY SE BELLEVUE, WA. 98008 ② NIEMANN ERIK M & CHRISTY M 2428 WEST LAKE SAMMAMISH PKEY SE BELLEVUE, WA. 98008	SITE LOCATION ADDRESS: 2418 WEST LAKE SAMMAMISH PKEY SE BELLEVUE, WA. 98008 DWG#: 12-32030-A.1-1	NEAR/AT: BELLEVUE COUNTY: KING STATE: WA APPL BY: CARSTEN DETERING SHEET: 1 OF 6 DATE: 5-15-12

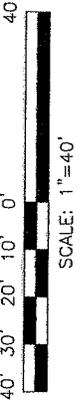
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LAKE SAMMAMISH



REFERENCE #:	
APPLICANT:	CARSTEN DETERING
PROPOSED:	INSTALL NEW PIER, (1) BOATLIFT AND (1) JETSKI LIFT. REMOVE EXISTING CAPS, PILING AND BOAT LAUNCH RAILING.
SHEET:	2 OF 6
DATE:	5-15-12
NEAR/AT:	BELLEVUE
DWG#:	12-32030-A-2-1

PLOT PLAN



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1224059034

①

HASZ VERNON D. & M. ANNE
 2406 WEST LAKE SAMMAMISH PKY SE
 BELLEVUE, WA. 98008
 1224059043

JOB SITE

2418 WEST LAKE SAMMAMISH PKY SE
 BELLEVUE, WA. 98008
 1224059045

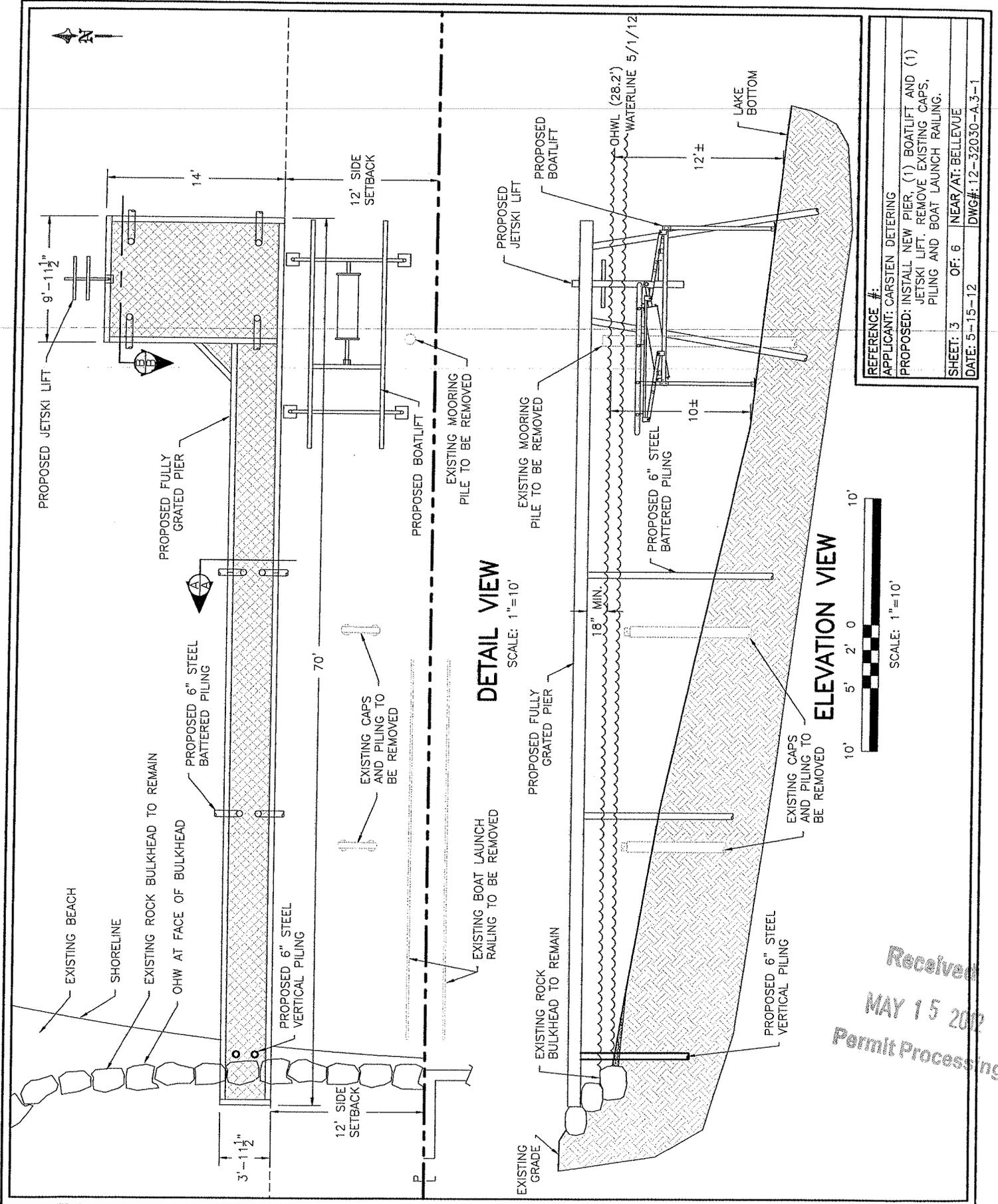
②

NIEMANN ERIK M & CHRISTY M
 2428 WEST LAKE SAMMAMISH PKY SE
 BELLEVUE, WA. 98008
 1224059053

1224059048

WEST LAKE SAMMAMISH PKY SE

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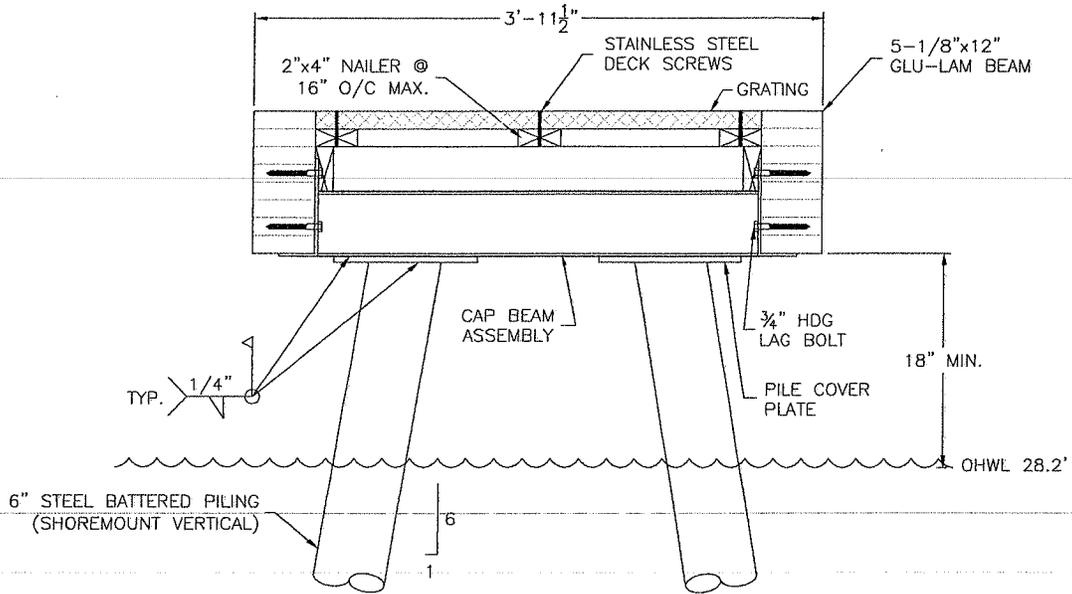
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APPLICANT:	CARSTEN DETERING
PROPOSED:	INSTALL NEW PIER, (1) BOATLIFT AND (1) JETSKI LIFT. REMOVE EXISTING CAPS, PILING AND BOAT LAUNCH RAILING.
SHEET:	3 OF 6
DATE:	5-15-12
NEAR/AT:	BELLEVUE
DWG#:	12-32030-A-3-1



ELEVATION VIEW

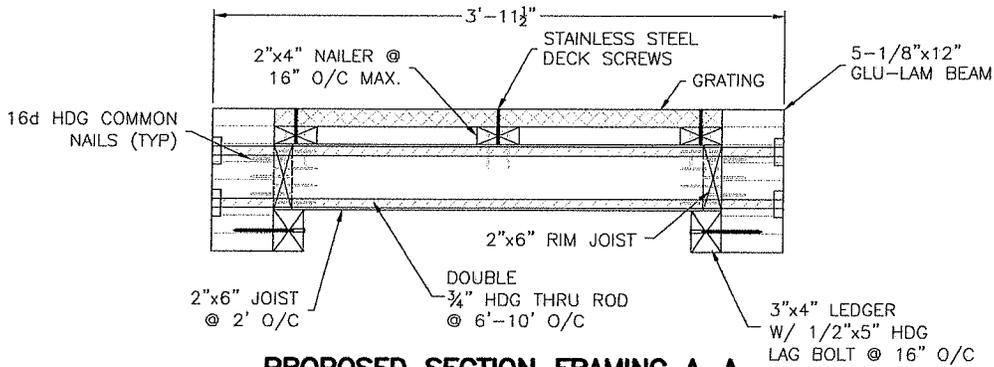
DETAIL VIEW

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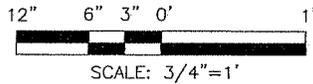


PROPOSED SECTION VIEW A-A

SCALE: 3/4"=1'



PROPOSED SECTION FRAMING A-A



MATERIAL LIST

PART	SPECS	TREATMENT
PILING	6" STD WALL	EPOXY COATED
CAPS	W6x15 "H" BEAM	HDG
GLU-LAMS	5 1/8"x12" DF	ACZA
JOIST	2"x6" & 2x8 DF #2 OR BTR	ACZA
RIM JOIST	2"x6" & 2x8 DF #2 OR BTR	ACZA
NAILERS	2"x4" DF #2 OR BTR	ACZA
LEDGERS	3"x4" DF #2 OR BTR	ACZA
GRATING	MOLDED PLASTIC	NONE
HARDWARE	STEEL	STAINLESS OR HDG.

REFERENCE #:	
APPLICANT: CARSTEN DETERING	
PROPOSED: INSTALL NEW PIER, (1) BOATLIFT AND (1) JETSKI LIFT. REMOVE EXISTING CAPS, PILING AND BOAT LAUNCH RAILING.	
SHEET: 4	OF: 6
DATE: 5-15-12	NEAR/AT: BELLEVUE
	DWG#: 12-32030-A.4-1

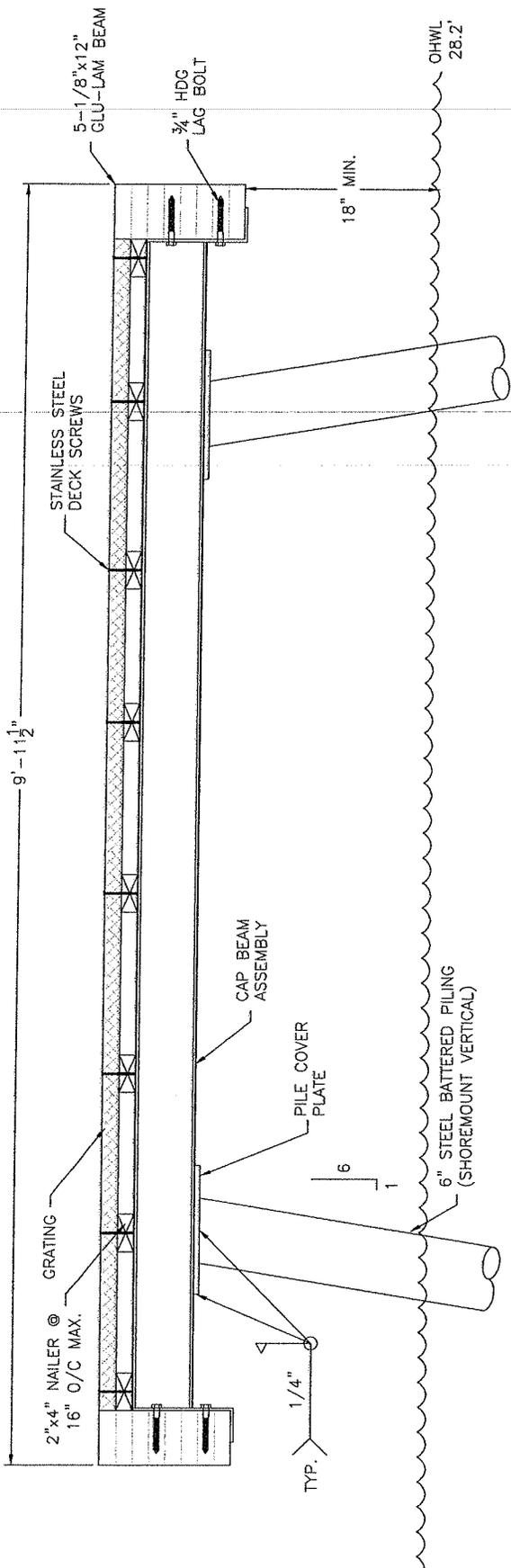
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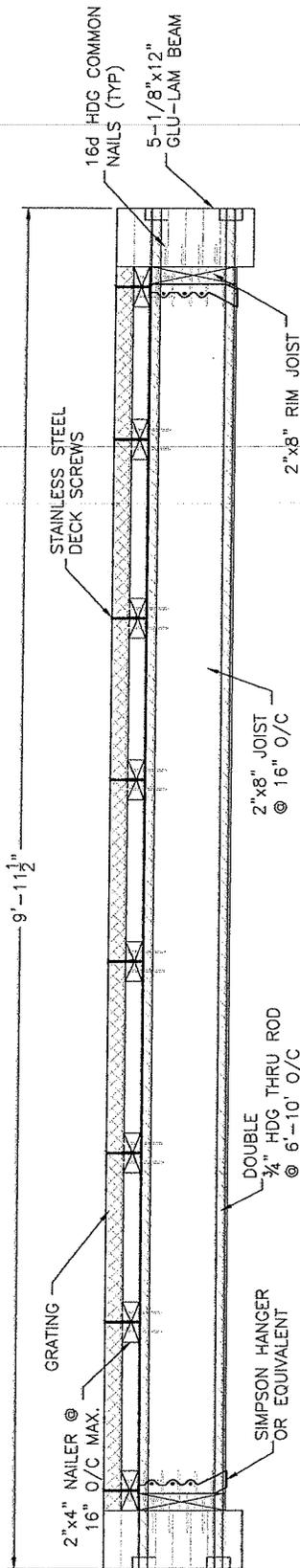
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PROPOSED SECTION VIEW B-B

SCALE: 3/4"=1'



PROPOSED SECTION FRAMING B-B



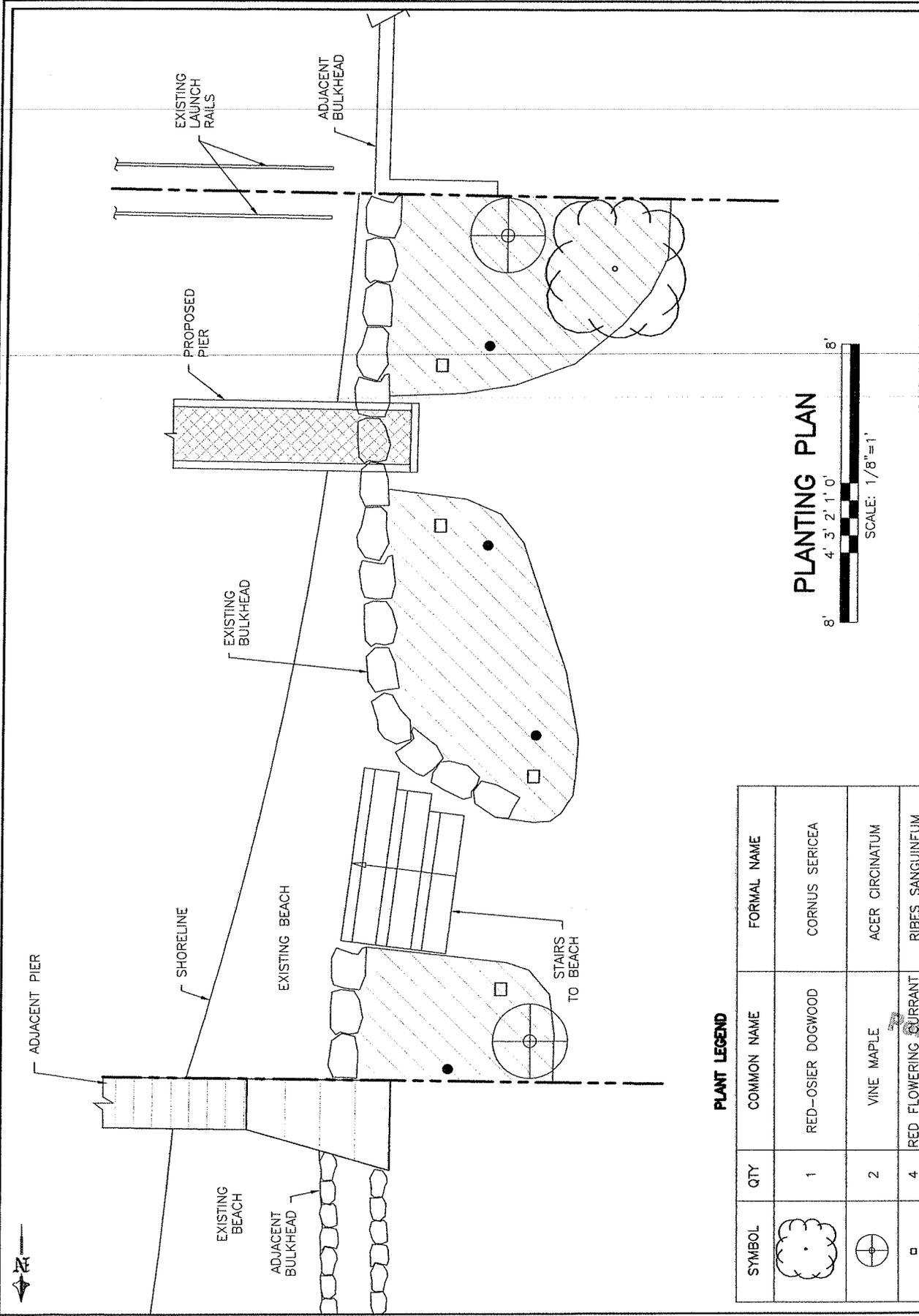
MATERIAL LIST

PART	SPECS	TREATMENT
PILING	6" STD WALL	EPOXY COATED
CAPS	W6x15 "H" BEAM	HDG
GLU-LAMS	5 1/8"x12" DF	ACZA
JOIST	2"x6" & 2x8 DF #2 OR BTR	ACZA
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NAILERS	2"x4" DF #2 OR BTR	ACZA
LEDGERS	3"x4" DF #2 OR BTR	ACZA
GRATING	MOLDED PLASTIC	NONE
HARDWARE	STEEL	STAINLESS OR HDG.

REFERENCE #:
 APPLICANT: CARSTEN DETERING
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 SHEET: 5 OF: 6 | NEAR/AT: BELLEVUE
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PLANTING PLAN



PLANT LEGEND

SYMBOL	QTY	COMMON NAME	FORMAL NAME
	1	RED-OSIER DOGWOOD	CORNUS SERICEA
	2	VINE MAPLE	ACER CIRCINATUM
	4	RED FLOWERING CURRANT	RIBES SANGUINEUM
	4	MOOSEBERRY	VIBURNUM EDUKE
	MIX OF 25 EA	(GROUND COVER) HOOKER'S ONION & OREGON IRIS	ALLIUM ACUMINATUM IRIS TENAX

REFERENCE #:
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