



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

To: Project Contact Greg Ashley

Re: Bulkhead Repair, Sister of St. Joseph of Peace, 1663 Killarney Way

File Number: 13-133814-WE

**SEPA Determination:**

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 May 1, 2014.

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:

- Repair and maintenance of an existing rock bulkhead. Approximately 250 linear feet of the more than 590 linear feet of bulkhead will be repaired by replacing top rocks and placing new drain rock behind the bulkhead. Work will occur from behind the bulkhead and no base rocks will be replaced as part of this application approval. Six trees are proposed for removal and a planting plan and beach cove are proposed as mitigation for the construction disturbance. See conditions of approval attached to this letter of exemption.

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

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

- **Development is considered normal repair and maintenance (LUC 20.25E.050.B)**

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

Date: 4.15.2014

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.

File #13-133814-WE Conditions of Approval

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

- 1. Clearing and Grading Permit Required:** In order to ensure the shoreline resource is protected from degradation and that applicable codes and regulations are met, a Clearing and Grading Permit must be obtained from the City of Bellevue before any work can begin.

Authority: Bellevue City Code 23.76  
Reviewer: Savina Uzunow, Clear and Grade

- 2. Applicable State and Federal Permits:** Before the underlying clearing and grading permit can be issued and work can proceed, all applicable state and federal permits must be presented to the Development Services Department.

Authority: Land Use Code 20.25H.180.C.2  
Reviewer: Heidi M. Bedwell, Land Use

- 3. Restoration Planting Plan for Areas of Disturbance:** In addition to the proposed planting plan provided in the file dated 6/22/2013, the restoration plan shall also include an additional 4 native trees. Additionally, the proposed cove area shall include a planting plan a minimum of 200 square feet in area including native shrubs and groundcover installed adjacent to the cove.

Authority: Land Use Code 20.25H.210  
Reviewer: Heidi M. Bedwell, Land Use

- 4. Performance and Monitoring Plan:** To ensure the installed plant material successfully establishes and can perform the functions and values customary for shoreline vegetation, the following performance standards shall be reported on annually:

Performance Standards	Year One	Year Two	Year Three
Monitoring Year after installation			
Shrub and Sapling Tree Survival	100%	90%	80%
Percent Invasive Species Coverage	<20%	<20%	20%

Authority: Land Use Code 20.25H.210  
Reviewer: Heidi M. Bedwell, Land Use

- 5. Pesticides, Insecticides, and Fertilizers:** The applicant must submit as part of the required Clearing and Grading Permit information regarding the use of pesticides, insecticides, and fertilizers in accordance with the City of Bellevue's "Environmental Best Management Practices".

Authority: Land Use Code 20.25H.220  
Reviewer: Heidi M. Bedwell, Land Use

- 6. 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





DEVELOPMENT SERVICES DEPARTMENT  
 ENVIRONMENTAL COORDINATOR  
 450 110<sup>th</sup> Ave NE  
 BELLEVUE, WA 98009-9012

**DETERMINATION OF NON-SIGNIFICANCE**

**PROPONENT:** Greg Ashley on behalf of Sisters of St. Joseph of Peace

**LOCATION OF PROPOSAL:** 1663 Killarney Way

**DESCRIPTION OF PROPOSAL:** Repair of an existing rock bulkhead. Approximately 250 linear feet of the more than 590 linear feet of bulkhead will be repaired by replacing top rocks and placing new drain rock behind the bulkhead. Work will occur from behind the bulkhead and no base rocks will be replaced as part of this application approval. Six trees are proposed for removal and a planting plan and beach cove are proposed as mitigation for the construction disturbance.

**FILE NUMBERS:** 13-133814-WE      **PLANNER:** Heidi M. Bedwell [hbedwell@bellevuewa.gov](mailto:hbedwell@bellevuewa.gov)

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 **5/1/2014**
- 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 5:00 p.m. on \_\_\_\_\_.

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

*W. Reinbold*  
 Environmental Coordinator

4/15/2014  
 Date

**OTHERS TO RECEIVE THIS DOCUMENT:**

- State Department of Fish and Wildlife / [Stewart.Reinbold@dfw.gov](mailto:Stewart.Reinbold@dfw.gov); [Christa.Heller@dfw.wa.gov](mailto:Christa.Heller@dfw.wa.gov);
- State Department of Ecology, Shoreline Planner N.W. Region / [Jobu461@ecy.wa.gov](mailto:Jobu461@ecy.wa.gov); [sepaunit@ecy.wa.gov](mailto:sepaunit@ecy.wa.gov)
- Army Corps of Engineers [Susan.M.Powell@nws02.usace.army.mil](mailto:Susan.M.Powell@nws02.usace.army.mil)
- Attorney General [ecyolyef@atg.wa.gov](mailto:ecyolyef@atg.wa.gov)
- Muckleshoot Indian Tribe [Karen.Walter@muckleshoot.nsn.us](mailto:Karen.Walter@muckleshoot.nsn.us); [Fisheries.fileroom@muckleshoot.nsn.us](mailto:Fisheries.fileroom@muckleshoot.nsn.us)



## ENVIRONMENTAL CHECKLIST

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: **Sisters of Saint Joseph of Peace – Sister Judy Johnson, Administrator**

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 10<sup>th</sup> Pl.  
Bellevue, WA 98008-3707**

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

Proposal Title: **Sisters of Saint Joseph of Peace Bulkhead**

Proposed Location: **1663 100<sup>th</sup> Ave. SE**

(Street address and nearest cross street or intersection) Provide a legal description **Received**

Please attach an 8 1/2" x 11" vicinity map that accurately locates the proposed site. **NOV -7 2013**

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

**Permit Processing  
City of Bellevue**

General description: **Repair existing rock bulkhead.**

1. Acreage of site: **427,300 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**

No new use proposed-  
existing religious use to remain

9. Other: **Does not apply**

Estimated date of completion of the proposed timing of phasing: **Repair proposed 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. **A planting plan prepared by EcoPacific Environmental Services.**

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:  
\_\_\_\_\_

b. What is the steepest slope on the site (approximately percent slope)? < 1%

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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**

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**

Erosion control per  
BCC 23.76

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**

## 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 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, repair/replace approximately 250 LF of rock bulkhead along a 594 LF shoreline. Remove rock rubble from north portion of property, and excavate approximately 15 CYd's of material to create a small beach cove. Add approximately 10 CYd's of spawning gravel for the beach.**

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

**Approximately 15 CYd's of cut and 10 CYd's of fill for the beach cove. All cut material to be disposed of at an approved upland site. All spawning gravel to be supplied from an approved upland supplier.**

4) Will the proposal require surface water withdrawals or diversions? Give general description,

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.  
**No**

- 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

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- b. What kind and amount of vegetation will be removed or altered?  
**Up to six trees will be removed**
- 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:
  - 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.  
**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:  
**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.

**Installation, Monday through Friday, 8:00 A.M. to 4:30 P.M.**

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

**Limit time of installation 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**

Religious facility

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

**No**

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

**R-1.8**

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**

Geological Hazard Steep Slope

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**

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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?  
**Less than ten (10) feet. Rock**
- 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**

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**13. HISTORICAL 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, 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**

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- 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, 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: 11/7/13

HMB 12/11/2013

