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

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No.	13-135461 WG and 14-125639 LO
Project Name/Address:	**Iwanski Pier and Boatlift**
	1630 W. Lake Sammamish Parkway NE
Planner:	Michael Paine / mpaine@bellevuewa.gov
Phone Number:	425-452-2793
Minimum Comment Period:	April 3, 2014

Materials included in this Notice:

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

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: **Mimi Iwanski**

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: ~~**Ryan pier.**~~ Iwanski Pier & Boatlift

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Proposed Location: **1630 W Lk. Samm. Pkwy. NE**
(Street address and nearest cross street or intersection) Provide a legal description if available.

Please attach an 8 ½" x 11" vicinity map that accurately locates the proposed site.

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

General description: **Build new 477 SF fixed & floating pile pier with boatlift.**

1. Acreage of site: **19,200 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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DEC 13 2013
Permit Processing
City of Bellevue

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4) Will the proposal required 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.
Yes

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

mc
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☐ 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.
Salmon

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
Native vegetation to be planted along the shore. Scope of planting to be determined by Altmann Oliver Associates, LLC

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:

3/17/2014

b. List any threatened or endangered species known to be on or near the site.
Salmon Puget Sound Chinook
Bull trout

c. Is the site part of a migration route? If so, explain
~~Possibly~~ a Salmon outmigration rout

3/14/2014

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

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: 12/13/2013

Altmann Oliver Associates, LLC

PO Box 578 Carnation, WA 98014 Office (425) 333-4535 Fax (425) 333-4509

AOA

Environmental
Planning &
Landscape
Architecture

Critical Areas Report

Proposed Pier Construction
Iwanski Residence
1630 W. Lake Sammamish Parkway NE - Bellevue, WA

February 14, 2014

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1.0 PURPOSE

On October 15, 2013, Altmann Oliver & Associates conducted a reconnaissance on the Iwanski property, which is located along the western shoreline of Lake Sammamish. This report has been prepared as a stand-alone document addressing critical area issues associated with the proposed new fixed and floating pier and boatlift (see Figure 1, revised drawings prepared by Ashley Shoreline Design & Permitting, appended to this report). The critical areas report addressing the steep slope and steep slope buffer modifications was submitted under separate permit with the proposed house. This report addresses code requirements, proposed deviations, impacts, and mitigation. It is intended to meet the requirements of City of Bellevue Land Use Code 20.25H.230.

2.0 EXISTING CONDITIONS

The eastern portion of the site is currently developed with an existing single-family residence and maintained yard area to the top of a concrete bulkhead along the lake edge (see survey drawing). It is our understanding that a large weeping willow (*Salix babylonica*) tree that was observed along the shoreline at the time of the site visit has since blown over. This tree will be stumped to allow for re-sprouting.

The western portion of the site consists primarily of an east-facing forested steep slope that included western red cedar (*Thuja plicata*), Douglas fir (*Pseudotsuga menziesii*), big-leaf maple (*Acer macrophyllum*), oak (*Quercus* sp.), spruce (*Picea* sp.), grand fir (*Abies grandifolia*), hazelnut (*Corylus cornuta*), Pacific ninebark (*Physocarpus capitatus*), Himalayan blackberry (*Rubus armeniacus*), and sword fern (*Polystichum munitum*). In addition, a mat of English ivy (*Hedera helix*) was observed on the ground and up most of the trees throughout the western portion of the site.

The site was evaluated to determine if wetlands are present on the site. No wetlands were identified using the methodology outlined in the May 2010 *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0).*

Existing development on the western portion of the property is currently limited to two sheds that have become overgrown with non-native vegetation, and several old chain-link fences.

3.0 DESCRIPTION OF PROPOSAL

The Iwanski's propose to construct a new fixed and floating pier, as detailed on the attached drawings. The pier will extend approximately 74 feet into Lake Sammamish from the OHWM at elevation 31.75. The ramp that accesses the boat lift is proposed to be 4 feet wide. A dock area on the north side of the boat lift will be six feet wide. All decking will be Titan-X grating.

4.0 CONSISTENCY WITH LAND USE CODE

The City of Bellevue regulates moorage under LUC 20.25E.080. Table 1 addresses the proposed modifications from the standards set forth in code.

Table 1. Project Consistency with Code Requirements for Moorage*

Code Section 20.25E.080	Comment
Moorage facilities are allowed in the shoreline critical area and shoreline critical area buffer in compliance with this subsection N. The requirements of this subsection N may be modified through a critical areas report, LUC 20.25H.230, except where otherwise noted.	*This document represents the CAR, as required in this section.*
1. New or Expanded Residential Moorage Facilities.	
a. When Allowed. Construction of one non-commercial, residential moorage facility per upland residential waterfront lot or one joint-use moorage facility for two or more adjacent waterfront lots is allowed in accordance with this subsection N. Expansion of any legally established existing moorage facility is permitted only to the extent the expansion complies with the development standards of subsection N.1.b below, and does not cause the moorage facility to exceed, or further exceed, any of the limitations in subsection N.1.b.	*Proposal is to construct one non-commercial moorage facility associated with a new SFR.*
Moorage shall only be permitted within:	
i. Lots created on or after the effective date of the ordinance codified in this section having water frontage meeting or exceeding the minimum lot width required in the applicable land use district;	*Lot was created in 1975, prior to ordinance section*
ii. Lots created prior to the effective date of the ordinance codified in this section; or	
iii. Nonbuilding tracts platted for the purpose of providing common moorage for a group of contiguous properties.	
For the purposes of meeting the requirements of subsection N.1.a.i above, adjoining property owners may combine their water frontage by mutual agreement recorded with the King County Records and Elections Division and the Bellevue City Clerk. Only one moorage facility is permitted pursuant to such a combined frontage agreement, which may connect with the property landward of the ordinary high water mark at only one location.	*NA*
b. Development Standards.	
i. The only structures permitted in the first 30 feet waterward of the ordinary high water mark are piers and ramps. All floats and ells must be at least 30 feet waterward of the OHWM.	*Floating section begins 30'10" from shore. Proposal complies.*
ii. No skirting is allowed on any structure.	*Proposal complies*
iii. Surface coverage (includes all overwater portions of the moorage structure):	
(1) Moorage facilities serving only one residential waterfront lot shall not exceed 480 square feet.	*456 square feet of area for moorage is proposed. Proposal complies.*

(2) Moorage facilities serving two residential waterfront lots shall not exceed 700 square feet.	*NA*
(3) Moorage facilities serving three or more residential waterfront lots shall not exceed 1,000 square feet.	*NA*
iv. include any or all of the elements below shall be subject to the overall length and square footage limitations of this section. No portion of a dock shall exceed four feet in width, unless allowed in this subsection N.1.b.iv.	
(1) Piers shall not exceed four feet wide and shall be fully grated.	*One 20 foot length off floating dock (north of boat lift) is proposed to be 6 feet wide and fully grated. It is our understanding that this falls under the "Float" section of the code, and is addressed below. All other portions of the pier are 4 feet wide and fully grated. Addressed in Section 5.0 CRITICAL AREA IMPACTS RELATED TO DEVIATIONS FROM LUC 20.25E.080*
(2) Ramps shall not exceed three feet wide and shall be fully grated.	*The ramp is four feet wide and fully grated. The reason for the extra foot of width is to provide a safer access to the boat lift. Environmental impacts are addressed in Section 5.0 CRITICAL AREA IMPACTS RELATED TO DEVIATIONS FROM LUC 20.25E.080*
(3) Ells:	
(a) Ells are allowed only over water with depths of nine feet or greater at the landward end of the ell.	*Proposal complies*
(b) Ells may be up to six feet wide by 20 feet long with a two-foot-wide strip of grating down the **center**; or	*Proposed ell is 6' x 20' and fully grated. Proposal complies*
Location, Width and Length Regulations.	
(c) Ells may be up to six feet wide by 26 feet long with grating over the entire ell.	
(4) Floats:	
(a) Floats are allowed only over water with depths of 10 feet or greater at the landward end of the float are allowed only over water with depths of 10 feet or greater at the landward end of the float.	*A portion of the floating pier (4' x 18') is landward of 10' water depth.* in Section 5.0 CRITICAL AREA IMPACTS RELATED TO DEVIATIONS FROM LUC 20.25E.080
(b) Floats may be up to six feet wide by 20 feet long, with a two-foot-wide strip of grating down the center.	

(5) Total Facility Length. In no case may any moorage facility extend more than 150 feet waterward of the ordinary high water mark.	*Proposal complies*
v. 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.	*Proposal complies*
vi. Shoreline Critical Area and Critical Area Buffer Functions.	
(1) Existing Habitat Features. Existing habitat features (e.g., large and small woody debris, substrate material, etc.) shall be retained and new or expanded moorage facilities placed to avoid disturbance of such features.	*A large blown down weeping willow is resprouting and will be left as a stump along the shoreline, along with a large existing down log. See drawings.*
(2) Invasive weeds (e.g., milfoil) may be removed with nonchemical means only.	*No invasive weed removal is proposed*
(3) Shoreline Planting. 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. Planting shall consist of native shrubs and trees and, when possible, emergent vegetation. At least five native trees will be included in a planting plan containing one or more evergreen trees and two or more trees that like wet roots (e.g., willow species). Such planting shall be monitored for a period of five years consistent with a monitoring plan approved pursuant to LUC 20.25H.210. This subsection is not intended to prevent reasonable access through the shoreline critical area buffer to the shoreline, or to prevent beach use of the shoreline critical area.	*Shoreline planting plan is described in detail in Section* 6.0 CRITICAL AREA MITIGATION, *following. Briefly, mitigation for the new pier involves:* • *a substantial shoreline planting* • *removal of 20 treated pilings from an old pier structure, thus reducing both the potential for leaching of toxic chemicals, plus the removal of habitat for ambush predators;* • *removal of an old rail system, which also currently provides potential habitat for ambush predators* • *Grating that exceeds the code requirement. This project proposes 40.6% light passage, which exceeds the 33% required by code.*

vii. Setback. No private moorage or other structure waterward of the ordinary high water mark, 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 boat lifts which do not exceed 30 inches in height measured from ordinary high water mark.	*Project complies*

*Rows highlighted in orange identify proposed deviations from code.

5.0 CRITICAL AREA IMPACTS RELATED TO DEVIATIONS FROM LUC 20.25E.080

Three proposed deviations from the standard code are proposed, as outlined in Table 1. Each is discussed below.

5.1 Modifications

Ramp width. LUC 20.25E.080 b iv (2) states that ramps shall not exceed three feet wide and shall be fully grated. The proposed ramp is four feet wide and fully grated. The reason for this proposed deviation is to provide safe access to the boat lift.

This deviation results in 74 square feet of additional dock area over code requirements.

Floats. Per LUC 20.25E.080 b iv (4), floats are only allowed over water with depths of 10 feet or greater at the landward end of the float. A portion of the floating ramp (4' x 18', or 72 square feet) is landward of 10' water depth. The reason for this proposed deviation is to meet another section of the LUC, which requires that floats must be no closer than 30 feet from the shore. The 10 foot depth occurs at 49 feet from shore; extending the pier to meet that depth would create additional impact, and would exceed square footage limitations.

5.2 Discussion of Potential Impacts

Docks can create impact in littoral zones resulting from three primary modifications to the littoral environment: reduction in light, increase in cover opportunities for predators, and disturbances to sediments. Each is discussed below as they pertain to this project.

Reduction in light. Salmon eyes are slow to adjust to changing light conditions, and thus, rather than swimming into a shadow (such as that cast by a dock), they are more inclined to swim around the dark area. In a lake, this places them in deeper waters. For young salmon, this makes them especially vulnerable to predation. In addition, shaded piers provide habitat for bass, which feed on juvenile salmon.

Because the effects of shading may be significant when aggregated over many docks on a residential shoreline, the City of Bellevue regulates the size of docks. However, since the proposed dock exceeds the grating requirements, it should not pose adverse impacts related to increased shade.

Increase in habitat opportunities for predators of salmon. Piers and shorelines unobstructed by vegetation can provide habitat to bass, which are predators of salmonids. Increasing the number of piers on a lake can have a deleterious affect on salmon. However, the dense planting proposed (discussed in 6.0 CRITICAL AREA MITIGATION), removal of existing treated piers, and grating of new decking should adequately mitigate this impact.

Disturbance to sediments. Sediments can be disturbed by pier construction in two ways: structures in the water can alter or limit the migration of sediment, which is crucial to a healthy lake ecosystem. Additionally, sediments may be mobilized during installation of pilings.

The design of this dock, which includes fewer pilings due to its floating design, will minimize these impacts. A typical pier supported by pilings creates an opportunity to alter or limit the migration of sediment; a floating pier does not create this potential impact.

6.0 CRITICAL AREA MITIGATION

Mitigation for the construction of the floating pier and boat lift would occur through the planting of 677 s.f. of degraded shoreline buffer habitat with a variety of native species to increase the habitat value of the shoreline environment. Planting the area with native species would increase the plant species and structural diversity over existing conditions, limit desirable bass habitat (thus favoring salmonids), and will increase food chain support by increasing the biological production of both vegetation and insects. This in turn should provide food and cover for a variety of song birds and other wildlife and increase the habitat function of the shoreline.

Native plants will be planted directly adjacent to selected portions of the bulkhead, which will provide limited natural shade to the lake. The planting of shrubs that could extend over the bulkhead would also create habitat for benthic invertebrates, while contributing detritus and other desirable allochthonous inputs into the aquatic environment. A list of plants to be installed is provided in Table 2.

Table 2. Plants to be Installed in Shoreline Buffer

Scientific Name	Common Name	Spacing	Quantity	Size
Thuja plicata	Western red cedar	10' o.c.	4	5 gal
Acer circinatum	Vine maple	6' o.c.	1	5 gal
Cornus sericea	Red-osier dogwood	4' o.c.	3	1 gal
Lonicera involucrata	Black twinberry	3' o.c.	4	1 gal
Mahonia aquifolium	Tall Oregon grape	4' o.c.	6	2 gal
Ribes sanguineum	Red-flowering currant	5' o.c.	1	2-5 gal
Vaccinium ovatum	Red huckleberry	3' o.c.	18	2 gal
Arctostaphyllos uva-ursi	Kinnickinick	3' o.c.	34	1 gal
Iris tenax	Oregon iris	1' o.c.	3	1 gal or 4" pot
Lupinus polyphyllus	Large-leaved lupine	2' o.c.	6	1 gal or 4" pot

Additional mitigation for the pier will involve removing approximately 50 linear feet of an old rail system and twenty 4 x 4 treated dock pilings located to the north of the proposed pier. Removal of the old rail system and treated pilings should provide increased functional benefits to both water quality and juvenile salmonid migration. Furthermore, the pier has been re-designed to provide 40.6% unblocked grating, thereby exceeding the 33% grating requirement for floats implied by LUC 20.25E.080.N.1.b.iv.4.

6.1 Goal, Objectives, and Performance Standards for Mitigation Areas

The primary goal of the mitigation plan is to increase the habitat functions of the selected shoreline areas. To meet this goal, the following objectives and performance standards have been incorporated into the design of the plan:

Objective A: Increase structural and plant species diversity within the mitigation area. *Performance Standard: There will be 100% survival of all woody planted species throughout the mitigation area at the end of the first year of planting. For Years 2-5, success will be based on an 85% survival rate or similar number of recolonized native woody plants.*

Objective B: Limit the amount of invasive and exotic species within the mitigation area. *Performance Standard: After construction and following every monitoring event for a period of five years, exotic and invasive plant species will be maintained at levels below 10% total cover in the designated mitigation areas. Invasive species include, but are not limited to, Himalayan and evergreen blackberry, Japanese knotweed, and English ivy.*

6.2 Construction Management

Prior to commencing work in the mitigation areas, clearing limits will be staked and any existing vegetation to be saved will be clearly marked. A pre-construction meeting will be held at the site to review and discuss all aspects of the project with the project consultant, landscape contractor, and the owner.

A consultant will supervise plan implementation during construction to ensure that objectives and specifications of the mitigation plan are met. Any necessary significant modifications to the design that occur as a result of unforeseen site conditions will be jointly approved by the City of Bellevue and the consultant prior to their implementation.

6.3 Monitoring Methodology

The monitoring program will be conducted for a period of five years, with annual reports submitted to the City. Vegetation monitoring will include general appearance, health, mortality, colonization rates, percent cover, percent survival, volunteer plant species, and invasive weeds.

Photo-points will be established from which photographs will be taken throughout the monitoring period. These photographs will document general appearance and progress

in plant community establishment in the mitigation area. Review of the photos over time will provide a visual representation of success of the mitigation plan.

6.4 Maintenance Plan

Maintenance will be conducted on a routine, year round basis. Additional maintenance needs will be identified and addressed following periodic maintenance reviews. Contingency measures and remedial action on the site shall be implemented on an as-needed basis at the direction of the consultant or the owner.

6.5 Weed Control

Routine removal and control of non-native and other invasive plants within the designated mitigation areas shall be performed by manual means. Undesirable and weedy exotic plant species shall be maintained at levels below 10% total cover within all mitigation areas during the monitoring period.

6.6 General Maintenance Items

Routine maintenance of planted trees and shrubs shall be performed. Measures include resetting plants to proper grades and upright positions. Tall grasses and other competitive weeds shall be weeded at the base of plants to prevent engulfment. Weed control should be performed by hand removal.

6.7 Contingency Plan

All dead plants will be replaced with the same species or an approved substitute species that meets the goal of the mitigation plan. Plant material shall meet the same specifications as originally-installed material. Replanting will not occur until after reason for failure has been identified (e.g., moisture regime, poor plant stock, disease, shade/sun conditions, wildlife damage, etc.). Replanting shall be completed under the direction of the consultant, City of Bellevue, or the owner.

6.8 As-Built Plan

Following completion of construction activities, an as-built plan for the mitigation area will be provided to the City of Bellevue. The plan will identify and describe any deviations from the approved plan.