



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

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Greg Rauch, Waterfront Construction Inc.

LOCATION OF PROPOSAL: 9518 SE 15th St

DESCRIPTION OF PROPOSAL: Threshold determination to replace an existing, failing rock bulkhead associated with a single family residence located on Lake Washington. The proposal would create a small beach cove and reconstruct beach access stairs into the replacement bulkhead. Spawning gravel would be added to the beach and shoreline planting would enhance the shoreline buffer.

FILE NUMBERS: 17-102672-LO, 16-144262-WE **PLANNER:** Peter Rosen

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 **7/13/2017**
- ☐ 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This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals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.



Environmental Coordinator
Carol V. Helland

6/29/2017

Date

OTHERS TO RECEIVE THIS DOCUMENT:

- ☒ State Department of Fish and Wildlife / Stewart.Reinbold@dfw.gov; Christa.Heller@dfw.wa.gov;
- ☒ Army Corps of Engineers Susan.M.Powell@nws02.usace.army.mil
- ☒ Attorney General ecyolyef@atg.wa.gov
- ☒ Muckleshoot Indian Tribe Karen.Walter@muckleshoot.nsn.us; Fisheries.fileroom@muckleshoot.nsn.us



**City of Bellevue
Development Services Department
Land Use Staff Report**

Proposal Name: Swasand Bulkhead Replacement

Proposal Address: 9518 SE 15th St

Proposal Description: Application for a Critical Areas Land Use Permit and Shoreline Exemption to replace an existing, failing rock bulkhead associated with a single family residence located on Lake Washington. The proposal would create a small beach cove and reconstruct beach access stairs into the replacement bulkhead. Spawning gravel would be added to the beach and shoreline planting would enhance the shoreline buffer.

File Number: 17-102672-LO, 16-144262-WE

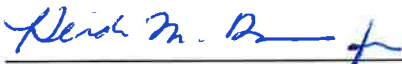
Applicant: Greg Rauch, Waterfront Construction Inc.

Decisions Included: Critical Areas Land Use Permit
(Process II. 20.30P)


Shoreline Exemption
(16-144262-WE)

Planner: Peter Rosen, Senior Environmental Planner

**State Environmental Policy Act
Threshold Determination:** Determination of Non-Significance


Carol V. Helland, Environmental Coordinator
Development Services Department

Director's Decision: Approval with Conditions
Michael A. Brennan, Director
Development Services Department

By: 
Elizabeth Stead, Land Use Director

Application Date: January 5, 2017
Complete Application Date: January 17, 2017
Notice of Application Date: January 26, 2017
Decision Publication Date: June 29, 2017
Appeal Deadline: July 13, 2017

For information on how to appeal a project proposal, visit the Permit Center at City Hall or call 425-452-6800. Appeal of the decision or SEPA Threshold Determination must be made to the City of Bellevue City Clerk's Office by 5 p.m. on the date noted above for the appeal deadline.

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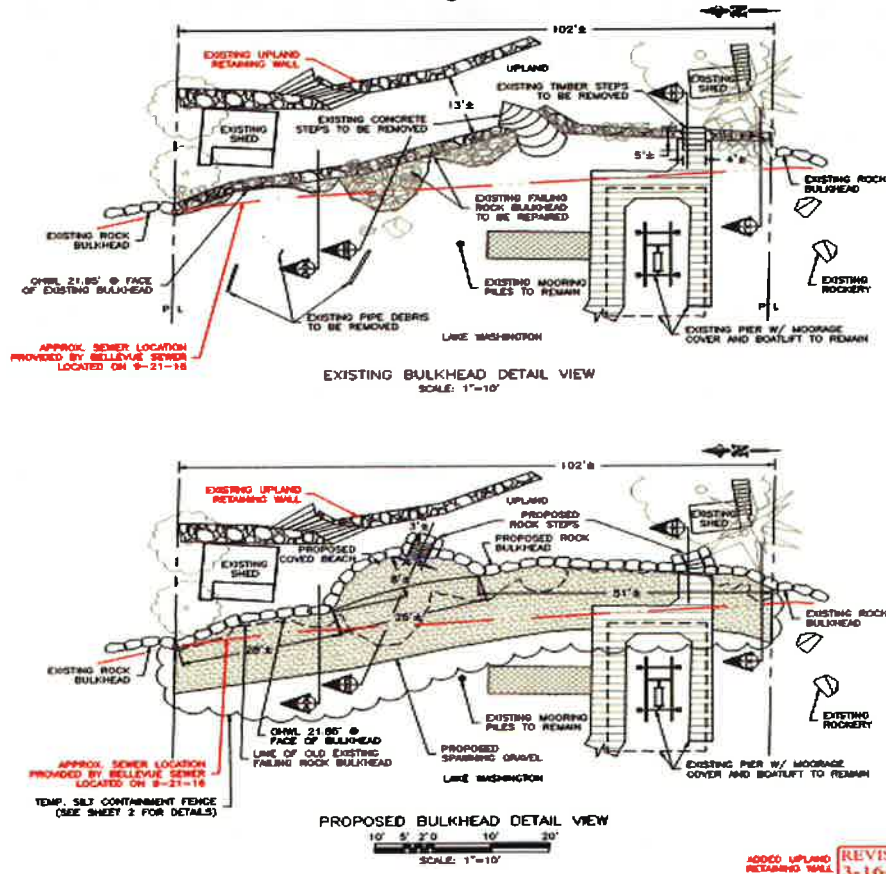
Attachments

1. Site Plan – Attached
2. Shoreline Buffer Planting Plan - Attached
3. SEPA Environmental Checklist – Attached
4. Shoreline Exemption - Attached
5. Application materials – In File

I. Proposal Description

The applicant proposes to remove an existing, failing rock bulkhead associated with a single family residence located on Lake Washington. A new rock bulkhead would be constructed in the same footprint or location as the existing bulkhead, except where the bulkhead would be pulled back approximately 8 feet to create a small beach cove area. The beach cove area would be approximately 25 feet wide by 8 feet in depth. The existing bulkhead is 107 linear feet of hard shoreline stabilization. The proposed bulkhead would be 119 linear feet with the addition of the beach cove. The proposed bulkhead would tie into existing rock bulkheads on adjacent properties. Two new sets of rock steps would be incorporated into the new bulkhead to provide beach access and for access to the existing pier. The new bulkhead would be backed with crushed rock backfill (approximately 57 cubic yards) and filter fabric. Spawning gravel (35 cubic yards) would be added to the beach in front of the bulkhead, spanning the lake frontage to improve near-water habitat. The proposal includes planting a 10-foot wide shoreline buffer with native shrub and groundcover species (900 SF in area). The shoreline buffer would include a 4-foot wide beach access trail, a 4-foot wide access to the existing pier, and stone pavers to access one of the existing sheds. There are 5 existing, mature trees within 30 feet of the shoreline, and the proposal maintains the existing trees and incorporates them into the planting plan. There is existing pipe debris in the lake which would be removed. Figure 1 below shows the existing bulkhead and the proposed replacement bulkhead and site improvements.

Figure 1



A Critical Areas Land Use Permit is required for proposals that disturb or modify critical areas or buffers. A Critical Area Report is required where for a proposal modifying code standards, where a proposal demonstrates levels of protection of critical area functions and values that are at least as protective as with the application of the regulations and standards of the code. A Critical Areas Report is intended to provide flexibility for sites where the expected critical area functions and values are not present due to degraded conditions or other unique site characteristics, or for proposals providing unique design or protection of critical functions and values.

II. Site Description, Zoning, and Land Use

A. Site Description

The project site is located at 9518 SE 15th St in the Southwest Bellevue Subarea. The site is adjacent to Lake Washington and is surrounded by other developed residential properties. See Figure 2 below for the site context.

The property slopes steeply down to the lake and the site has been graded with a series of rockeries and terraces. The site is currently developed with a house which is located above an existing 3-tier upland rockery. The upland rockery begins approximately 13 feet back from the existing and proposed bulkhead. See Figure 3 below.

There is an existing rock bulkhead along the entire site's lake frontage. The existing bulkhead is failing with rocks dislodged, concrete rubble included in the bulkhead and inadequately sized base course rocks. The existing bulkhead ties into rock bulkheads on adjacent properties.

There is sewer main located in the lake waterward of the existing and proposed bulkhead, as shown on the site plan. The existing sewer main is approximately 1 to 5 feet from the existing bulkhead.

There are two existing sheds located in the north and south corners of the site and within 10 feet of the shoreline edge; the sheds are proposed to remain with the bulkhead replacement. The site includes an existing pier with moorage cover, a boatlift and mooring piles; all of which would remain and are not a part of the subject application.

The site includes 10 significant trees, 5 trees located within the 25-foot shoreline buffer. All trees are proposed to be retained. There is no existing emergent vegetation waterward of the bulkhead.

Figure 2



Figure 3



B. Zoning

The property is zoned R-2.5, single-family residential. The proposed bulkhead project is accessory to the existing single family residence and allowed in this zone.

C. Land Use Context

The property has a Comprehensive plan Land Use Designation of SF-M (Single Family Medium Density) and is within the Shoreline Jurisdiction and subject to the provisions in the Shoreline Overlay District (LUC 20.25E). The project is consistent with this land use designation.

D. Critical Areas On-Site

i. Shorelines

Shorelines provide a variety of functions including shade, temperature control, water purification, woody debris recruitment, channel, bank and beach erosion, sediment delivery, and terrestrial-based food supply (Gregory et al. 1991; Naiman et al. 1993; Spence et al. 1996).

Shorelines provide a wide variety of functions related to aquatic and riparian habitat, flood control and water quality, economic resources, and recreation, among others. Each function is a product of physical, chemical, and biological processes at work within the overall landscape. In lakes, these processes take place within an integrated system (ecosystem) of coupled aquatic and riparian habitats (Schindler and Scheuerell 2002). Hence, it is important to have an ecosystem approach which incorporates an understanding of shoreline functions and values.

III. Consistency with Land Use Code Requirements:

A. Zoning District Dimensional Requirements:

The proposal appears to be generally in conformance with the dimensional requirements of the R-2.5 zone. See discussion in Section III.B of this report. Conformance with zoning dimensional requirements will be confirmed through the construction permit review.

B. Critical Areas Overlay District LUC 20.25H

The City of Bellevue Land Use Code Critical Areas Overlay District (LUC 20.25H) establishes performance standards and procedures that apply to development on any site which contains in whole or in part any portion designated as critical area, critical area buffer or structure setback from a critical area or buffer. The project area is within Lake Washington, a shoreline critical area and located within the Shoreline Overlay District. The proposal is subject to the standards of LUC 20.25E.080.E for shoreline stabilization.

i. Consistency with Shoreline Overlay District LUC 20.25E.080.E:

The proposal to replace the existing bulkhead is not a minor repair and therefore the proposed project is required to meet the code standards for new or enlarged shoreline stabilization (LUC 20.25E.080.3.b). New or enlarged shoreline stabilization requires the use of soft shoreline stabilization measures, unless the applicant demonstrates that soft stabilization measures are not technically feasible. "Soft shoreline stabilization measures" include: biotechnical measures, beach enhancement, anchor trees, gravel placement, stepped back rockeries, shoreline plantings and similar measures that use natural materials engineered to provide shoreline stabilization while mimicking or preserving the functions and values of the shoreline critical area. "Hard shoreline stabilization measures" include: rock revetments, gabions, concrete groins, retaining walls, bulkheads or similar measures which present a vertical or nearly vertical interface with the water.

The proposal incorporates soft stabilization measures, including; stepping back the bulkhead from the lakeshore ordinary high water mark (OHWM) to create a beach cove, adding spawning gravels (35 cubic yards) in front of the bulkhead to improve near-water habitat, and planting a 10-foot wide shoreline buffer (900 SF in area).

20.25E.080.E.1.e - Technically Feasible. *The determination of whether a technique or stabilization measure is "technically feasible" shall be made by the Director as part of the decision on the underlying permit after consideration of a report prepared by a qualified professional addressing the following factors:*

- i. Site conditions, including topography and the location of the primary structure in relation to the ordinary high water mark;*
- ii. The location of existing infrastructure necessary to support the proposed measure or technique;*
- iii. The level of risk to the primary structure, public facility or public use structure or land area presented by shoreline erosion and ability of the proposed measure to mitigate that risk;*
- iv. Whether the cost of avoiding disturbance of the shoreline critical area or shoreline critical area buffer is disproportionate as compared to the environmental impact of proposed disturbance, including any continued impacts on functions and values over time; and*
- v. The ability of both permanent and temporary disturbance to be mitigated.*

The applicant's geotechnical consultant provided additional information (Associated Earth Sciences, Inc., March 16, 2017) regarding the technical feasibility and issues with incorporating additional soft stabilization measures into the proposal, as follows:

- 1) Soft-shore stabilization measures are most feasible on sites with no- or low-bank shorelines. The subject site slopes steeply to the lake and the slope leading up to the existing residence is a medium to high-bank shoreline which would likely erode and retreat back to the residence, (similar to the steep feeder bluffs located across the Puget Sound

area), if hard shoreline stabilization measures are not employed.

- 2) The subject site is adjacent to properties with existing bulkheads and the bulkhead on the subject site is currently tied into or connected to the bulkheads on the adjacent properties. If the replacement bulkhead is removed or pulled back and not connected to the adjacent bulkheads, water could encroach behind the bulkhead from seasonal fluctuation in lake levels or as wind-generated waves and erode soil from the subject site as well as from behind the existing bulkheads on adjacent properties.
- 3) The soil fill material behind the existing bulkhead is highly erosive and does not have the lateral soil resistance of in-place very dense glacial soils. Maintenance of the shoreline protection near its current location is therefore necessary for protection of the residence.
- 4) The vertical height of the retained soil is approximately 6 feet and soft-shore stabilization elements would likely result in an oversteepened slope leading up to the residence, compromising local stability of the fill behind the existing bulkhead.

In addition to the reasons above provided by the geotechnical consultant, the hard-shore stabilization, replacement bulkhead would also allow for the retention of the 5 existing trees along the shoreline, maintaining the access to the existing dock, and would provide shoreline protection for the 2 existing sheds.

Finding: The proposal has incorporated soft shoreline stabilization measures to the extent feasible given the existing site conditions, including; steep slopes and a medium to high-bank shoreline, the erosive fill soil conditions behind the bulkhead, the fixed locations of the existing site rockeries and location of the primary residential structure, and the need to connect back to the bulkheads on adjacent properties.

The height of the proposed, replacement bulkhead would be approximately 5.5 to 7.5 feet above the existing lake bottom, the grade prior to placement of spawning gravels in front of the bulkhead. The height of the new replacement bulkhead would not exceed the height of the existing bulkhead, except that the base rock course would be excavated to lay deeper into the lake bottom than the existing bulkhead in order to provide a more stable rock base course for the new bulkhead.

Code standards limit the height of any new or expanded hard shoreline stabilization measure to not exceed 30 inches from average grade, or existing topography, or at the ordinary high water mark; except that bulkhead heights may be increased if approved by the Director if the following criteria are satisfied:

The applicant's geotechnical consultant (Associated Earth Sciences, Inc., March 16, 2017) provided the following responses to address the code criteria:

20.25E.080.E.2.d Height Limit. *The height of any new or expanded hard shoreline stabilization measure shall not exceed 30 inches from average grade of actual or existing topography or, if at the ordinary high water mark, the ordinary high water mark; except that*

bulkhead heights may be increased if approved by the Director if the following criteria are satisfied:

i. Increased height does not negatively impact abutting properties; and

Response: The proposed height of the replacement bulkhead will not negatively impact abutting properties, as the proposed replacement bulkhead will result in a grade configuration similar to the existing conditions.

ii. Increased height is necessary to protect the existing primary structure or allowed land area because of:

- (1) Slopes of 40 percent or greater at and immediately landward of the ordinary high water mark. In such instances, increased height shall be limited to the minimum height necessary to protect the existing primary structure and allowed land area, or*
- (2) Extraordinary wave action as demonstrated in a report prepared by a qualified professional. In such instances, increased height shall be limited to the minimum height necessary to protect the existing primary structure and allowed land area or 45 inches, whichever is less.*

Response: The existing bulkhead is currently part of a terraced rockery system providing grade separation leading up a steep grade from the lake to the existing residence. The height of the proposed replacement bulkhead is needed for the vertical height of the retained soil and is necessary to protect the existing primary structure or allowed land area,

Finding: The applicant has satisfied code criteria that the increased bulkhead height would not negatively impact abutting properties and that the increased bulkhead height is necessary to protect the existing primary structure.

20.25E.080.E.2.e *Mitigation and Restoration. Areas of new permanent disturbance and all areas of temporary disturbance within the shoreline critical area and shoreline critical area buffer shall be mitigated and/or restored pursuant to a mitigation and restoration plan meeting the requirements of LUC 20.25H.210.*

The existing shoreline buffer area is lawn with several existing trees. The application includes a planting plan to improve shoreline buffer functions over the existing conditions. The shoreline buffer planting plan includes a 10-foot wide planting strip landward of the bulkhead, planted with native shrubs and groundcover species (Attachment 2). The native plantings would filter runoff to improve water quality, provide additional shade for the nearshore area, and increase nutrient sources for aquatic and fish and wildlife species.

There are 5 existing trees within 30 feet of the shoreline that would be retained and included as part of the shoreline planting. The planting plan also accommodates the 2 existing sheds located within 10 feet of the shoreline/bulkhead and includes a 4-foot wide beach access trail, a 4-foot wide access to the existing pier, and stone pavers to access one of the existing sheds.

The applicant intends to retain the 5 existing trees located within 30 feet of the shoreline. However, the applicant's biologist states that the trees may be disturbed and impacted during excavation of the existing and proposed bulkhead and "it is impossible to know if construction

of the new bulkhead will result in mortality of the existing trees.” (Northwest Environmental Consulting, LLC, March 30, 2017). The applicant proposes to replace existing trees that die during the 5-year monitoring period with a similar-sized native tree. The existing mature trees are a considerable size and it’s unlikely these trees could be replaced with a similar-sized native tree species. The loss of these mature trees would result in temporal loss of shoreline functions. Failing trees that are reduced in height to create wildlife snags provide significant habitat features along the shoreline. If the existing trees that are proposed to be retained show symptoms of serious decline or mortality during the 5-year monitoring period, the trees shall be retained as wildlife snags if feasible and replaced with 1 native tree for each tree removed to mitigate for the loss of shoreline functions. **See Conditions of Approval in Section X of this report.**

The City’s *Critical Areas Handbook* includes a planting template for shorelines with recommendations on appropriate plant species and typical spacing or planting density necessary to establish an ecologically functioning lakeshore buffer. The proposed planting plan doesn’t meet the planting density standards in the *Critical Areas Handbook* for shrubs and groundcover. The shoreline buffer planting plan shall be revised to meet the plant spacing/planting density standards in the City’s *Critical Areas Handbook*. **See Conditions of Approval in Section X of this report.**

20.25E.050 *Exemptions from Substantial Development Permit system – Letter of exemption required.*

The following developments shall not require Substantial Development Permits so long as they are consistent with the policy of the State Shoreline Management Act, Chapter 173-14 WAC, the City’s Shoreline Master Program, and the applicable requirements of this Part 20.25E. However, a letter of exemption from the City shall be required for any such development, to be forwarded to the Department of Ecology and the Attorney General’s Office when required by WAC 173-14-115. Exemptions from the Substantial Development Permit system are as follows:

- C. Construction of the normal protective bulkhead common to single-family residences. A “normal protective bulkhead” is constructed at or near the ordinary high water mark to protect a single-family residence and is for protecting land from erosion, not for the purpose of creating land. Where an existing bulkhead is being replaced, it shall be constructed no further waterward of the existing bulkhead than is necessary for construction of new footings. See LUC 20.25E.080.E for additional provisions regarding shoreline stabilization measures;*

Finding: The proposed bulkhead would replace an existing bulkhead. It would not be constructed for the purpose of creating dry land and would not be constructed further waterward of the existing bulkhead. A Shoreline Exemption letter is included as Attachment 4. The project proposal must also obtain required Federal and State Permits and a copy of these approvals is required to be submitted to the City to construction permit issuance. **See Conditions of Approval in Section X of this report.**

IV. Public Notice and Comment

Application Date: January 5, 2017
Public Notice (500 feet): January 26, 2017
Minimum Comment Period: February 9, 2017

The Notice of Application for this project was published in the City of Bellevue weekly permit bulletin and Seattle Times on January 5, 2017. It was mailed to property owners within 500 feet of the project site. No comments were received.

V. Summary of Technical Reviews

A. Clearing and Grading

The Clearing and Grading Division of the Development Services Department has reviewed the proposed site development for compliance with Clearing and Grading codes and standards and approved the application.

VI. State Environmental Policy Act (SEPA)

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, Air, and Water

Soil disturbance and potential sedimentation could result from the removal of the existing bulkhead and the installation of the proposed rock bulkhead. The base course of the rock bulkhead would be dug into the lake bottom resulting in temporary disturbance of the lake bed. The plans include a detail of a floating silt containment fence. The silt containment fence shall be installed prior to ground disturbance and removal of the existing bulkhead. The site will be required to comply with the City's BMPs and sediment and erosion controls for clearing and grading as part of the clearing and grading permit. **See Section X for a related condition of approval.**

B. Animals

The property is adjacent to Lake Washington which supports salmonid species, some of which are listed as threatened under the Endangered Species Act. The work will be done during the allowed construction window period to minimize impacts and the completed proposal would result in improved nearshore habitat.

C. Plants

Five (5) existing trees in the 25-foot shoreline buffer would be retained and 900 square feet of new, native shoreline planting would be installed.

D. Noise

The site is adjacent to single-family residences whose residents are most sensitive to disturbance from noise during evening, late night and weekend hours when they are likely to be at home. Construction noise will be limited by the City's Noise Ordinance (Chapter 9.18 BCC) which regulates construction hours and noise levels. **See Section X for a related condition of approval.**

E. Utilities

There is sewer main located in the lake waterward of the existing and proposed bulkhead, as shown on the site plan (Attachment 1). To protect the sewer line from damage during construction activity, the construction barge and construction equipment shall be staged a minimum of 5 feet from the sewer main. Bulkhead bridging is required over the existing side sewer and may be necessary over the sewer main. Detail(s) of this shall be included on construction permit plans. **See Section X for a related condition of approval.**

VII. Changes to Proposal Due to Staff Review

A revision letter was sent to the applicant on March 3, 2017. The applicant responded on April 3, 2017 with additional information from the geotechnical consultant (Associated Earth Sciences, March 16, 2017) regarding the technical feasibility of additional soft shore stabilization measures, and the project biologist (Northwest Environmental Consulting, March 30, 2017) provided additional information on retention of existing trees and the proposed planting plan.

City Utility review staff evaluated options to require the new bulkhead to be constructed setback from the existing sewer main in the lake. Staff determined it was not feasible because the new bulkhead would need to tie back to the existing bulkheads on adjacent properties.

VIII. Decision Criteria

A. 20.25H.255. Critical Areas Report Decision Criteria

The Director may approve, or approve with modifications, a proposal to reduce the regulated critical area buffer on a site where the applicant demonstrates:

- 1. The modifications and performance standards included in the proposal lead to levels of protection of critical area functions and values at least as protective as application of the regulations and standards of this code.**

The proposed bulkhead replacement includes soft shoreline stabilization elements to improve critical area functions and values as follows:

- The existing bulkhead is 107 linear feet of hard shoreline stabilization. The proposed bulkhead would be 119 linear feet with the addition of the beach cove. Modulation of the bulkhead versus a straight hard-armored shoreline would reduce wave action impacts on the nearshore habitat.
- The bulkhead would be pulled back approximately 8 feet to create a small beach cove area.
- Spawning gravel (35 cubic yards) would be added to the beach in front of the bulkhead spanning the lake frontage to improve near-water habitat.
- The proposal includes planting a 10-foot wide shoreline buffer, 900 SF in area.

2. Adequate resources to ensure completion of any required restoration, mitigation and monitoring efforts;

The proposed mitigation planting is required to be monitored for five (5) years. A maintenance surety is required prior to issuance of a building permit for an amount equal to the estimated cost of planting, maintenance and monitoring for five years. A cost estimate for the maintenance surety is required to be submitted with the construction permits. **See Conditions of Approval in Section X of this report.**

3. The modifications and performance standards included in the proposal are not detrimental to the functions and values of critical area and critical area buffers off-site; and

The new replacement bulkhead would connect to the existing bulkheads on adjacent properties to the north and south of the subject site. This will prevent water from high lake levels or wind-generated waves from encroaching and eroding soil from behind the bulkheads on adjacent properties.

4. The resulting development is compatible with other uses and development in the same land use district.

Adjacent properties and most sites in the vicinity of the site have protective bulkheads. The proposal is a compatible use with the surrounding uses and development.

B. 20.30P.140 Critical Area Land Use Permit Decision Criteria – Decision Criteria

The Director may approve, or approve with modifications an application for a Critical Area Land Use Permit if:

1. The proposal obtains all other permits required by the Land Use Code;

The applicant must obtain approval of construction permits prior to commencing construction. The project must also obtain required Federal and State Permits and a copy of these approvals shall be submitted to the City to construction permit issuance. **See Conditions of Approval in Section X of this report.**

- 2. The proposal utilizes to the maximum extent possible the best available construction, design and development techniques which result in the least impact on the critical area and critical area buffer;**

The proposed replacement bulkhead incorporates soft shore stabilization measures including a beach cove, installation of spawning gravels and shoreline buffer planting. These measures are the best available design/construction techniques to minimize impacts on the shoreline critical area and buffer.

The spawning gravel (57 cubic yards), proposed to be installed in front of the new bulkhead as beach nourishment, shall meet standards from the State Department of Fish and Wildlife. **See Conditions of Approval in Section X of this report.**

- 3. The proposal incorporates the performance standards of Part 20.25H to the maximum extent applicable, and ;**

As discussed in Section III of this report, the performance standards of LUC 20.25E are being met.

- 4. The proposal will be served by adequate public facilities including street, fire protection, and utilities; and;**

The proposal would be adequately served by existing public facilities. To protect the existing sewer main in the lake from damage during construction activity, the construction barge and construction equipment shall be staged a minimum of 5 feet from the sewer main. Bulkhead bridging is required over the existing side sewer and may be necessary over the sewer main. Detail(s) of this shall be included on construction permit plans. **See Conditions of Approval in Section X of this report.**

- 5. The proposal includes a mitigation or restoration plan consistent with the requirements of LUC Section 20.25H.210; and**

The proposal includes a shoreline buffer mitigation planting plan, consistent with LUC 20.25H.210, to improve shoreline buffer functions over the existing conditions. The shoreline buffer planting plan includes a 10-foot wide planting strip landward of the bulkhead, planted with native shrubs and groundcover species. The native plantings would filter runoff to improve water quality, provide additional shade for the nearshore area, and increase nutrient sources for aquatic and fish and wildlife species.

A condition requires the shoreline buffer planting plan to meet the plant spacing/planting density standards in the City's *Critical Areas Handbook*, necessary to establish an ecologically functioning lakeshore buffer. In addition, if the existing trees that are proposed to be retained show symptoms of serious decline or mortality during the 5-year monitoring period, the trees shall be retained as wildlife snags if feasible and replaced with 1 native tree for each tree removed to mitigate for the loss of shoreline functions. **See Conditions of Approval in Section X of this report.**

6. The proposal complies with other applicable requirements of this code.

As discussed in this report, the proposal complies with all other applicable requirements of the Land Use Code.

IX. 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 the Development Services Department does hereby **approve with conditions** the Critical Areas Land Use Permit and Shoreline Exemption to replace the existing bulkhead as described in this report.

Approval of this Critical Areas Land Use Permit and Shoreline Exemption does not constitute a permit for construction. Construction permits are required and all plans are subject to review for compliance with applicable City of Bellevue codes and standards.

Note - Expiration of Critical Area Permit Approval: In accordance with LUC 20.30P.150, a Critical Areas Land Use Permit automatically expires and is void if the applicant fails to file for a building permit or other necessary development permits within one year of the effective date of the approval.

X. Conditions of Approval

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

Applicable Ordinances	Contact Person
Clearing and Grading Code- BCC 23.76	Janney Gwo, 425-452-6190
Land Use Code- BCC Title 20	Peter Rosen, 425-452-5210
Noise Control- BCC 9.18	Peter Rosen, 425-452-5210

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

- 1. Construction Permit Approval:** Approval of this Critical Areas Land Use Permit and Shoreline Exemption does not constitute an approval of a development permit. Construction permits must be submitted and approved prior to beginning construction. Plans submitted shall be consistent with the project site plan as permitted under this approval (see Attachment 1) and modified as applicable based on conditions associated with this decision.

Authority: Land Use Code 20.30P.140

Reviewer: Peter Rosen, Development Services Department

- 2. Sewer Main Protection:** To protect the existing sewer main located in the lake waterward of the bulkhead from damage during construction activity, the construction barge and construction equipment shall be staged a minimum of 5 feet from the sewer main. Bulkhead bridging is required over the existing side sewer and may be necessary over the sewer main. Detail(s) of this shall be included on construction permit plans.

Authority: Utilities Codes – BCC Title 24
Reviewer: Peter Rosen, Development Services Department

- 3. Erosion/Sedimentation Control:** The in-water silt containment fence shall be installed prior to any ground disturbance and removal of the existing bulkhead.

Authority: Clearing and Grading Code- BCC 23.76
Reviewer: Peter Rosen, Development Services Department

- 4. Shoreline Buffer Mitigation Planting Plan:** A final mitigation planting plan for the shoreline buffer area will be required for construction permit approval. The planting spacing/density shall be consistent with the City's *Critical Areas Handbook* planting template for shoreline areas.

Authority: Land Use Code 20.30P.140
Reviewer: Peter Rosen, Development Services Department

- 5. Final Shoreline Buffer Mitigation Planting Plan:** A final shoreline buffer mitigation planting plan is required with the construction permit submittal. The plan shall show planting locations, plant species, quantity and size of plant material. The final plan shall also include performance standards to measure the successful establishment of the shoreline mitigation plantings. The following performance standards are required:

Year 1 (from date of plant installation)

- 100% survival of all installed plants and/or replanting in following dormant season to reestablish 100%
- 10% coverage of invasive plants in planting area

Year 2 (from date of plant installation)

- At least 90% survival of all installed material
- Less than 10% coverage of planting area by invasive species or non-native/ornamental vegetation

Year 3, 4, & 5 (from date of plant installation)

- At least 85% survival of all installed material
- Less than 10% coverage by invasive species or non-native/ornamental vegetation

Authority: Land Use Code 20.25H.220

Reviewer: Peter Rosen, Development Services Department

- 6. Maintenance and Monitoring Surety:** A financial surety is required to be submitted to ensure the shoreline mitigation planting is successfully established. A maintenance assurance device that is equal to 100% of the cost of plants, installation, and monitoring is required to be held for a period of five (5) years from the date of successful installation. A cost estimate is required to be provided with the construction permit application. The financial surety is required to be posted prior to permit issuance. Release of the surety after the 5-year monitoring period is contingent upon a final inspection of the planting by Land Use Staff that finds the maintenance and monitoring plan was successful and meets performance standards.

Authority: Land Use Code 20.25H.220

Reviewer: Peter Rosen, Development Services Department

- 7. Monitoring Reports:** The mitigation planting is required to be maintained and monitored for five (5) years to ensure the plants successfully establish. Annual monitoring reports with photos of the planting area are required to be submitted to document the plants are meeting approved performance standards.

Reporting shall be submitted no later than the end of each growing season or by October 31st, and shall include a site plan and photos from photo points established at the time of Land Use inspection. Reports shall be submitted to Peter Rosen or Heidi Bedwell by the above listed date and can be emailed to prosen@bellevuewa.gov or mailed directly to:

Environmental Planning Manager
Development Services Department
City of Bellevue
PO Box 90012
Bellevue, WA 98009-9012

Authority: Land Use Code 20.30P.140

Reviewer: Peter Rosen, Development Services Department

- 8. Tree Mitigation:** If the existing trees that are proposed to be retained show symptoms of serious decline or mortality during the 5-year monitoring period, the trees shall be retained as wildlife snags if feasible and replaced with 1 native tree for each tree removed to mitigate for the loss of shoreline functions.

Authority: Land Use Code 20.25H.220

Reviewer: Peter Rosen, Development Services Department

- 9. Land Use Inspection:** Following installation of shoreline buffer mitigation planting, the applicant shall contact Land Use staff to inspect the planting area prior to final construction permit inspection.

Authority: Land Use Code 20.30P.140
Reviewer: Peter Rosen, Development Services Department

- 10. Spawning Gravel Specifications:** The spawning gravel (57 cubic yards), proposed to be installed in front of the new bulkhead as beach nourishment shall meet the standards and specifications from the Washington State Department of Fish and Wildlife.

Authority: Land Use Code 20.25H.220
Reviewer: Peter Rosen, Development Services Department

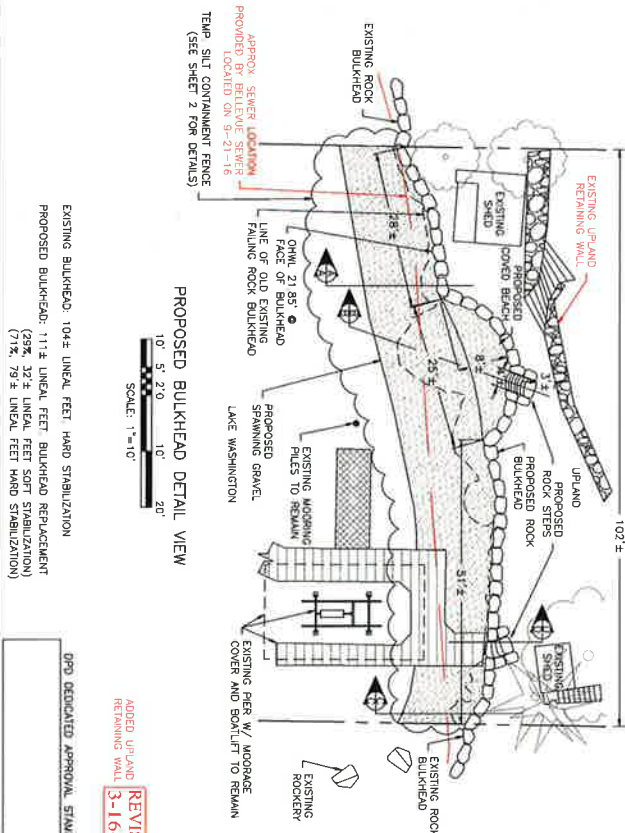
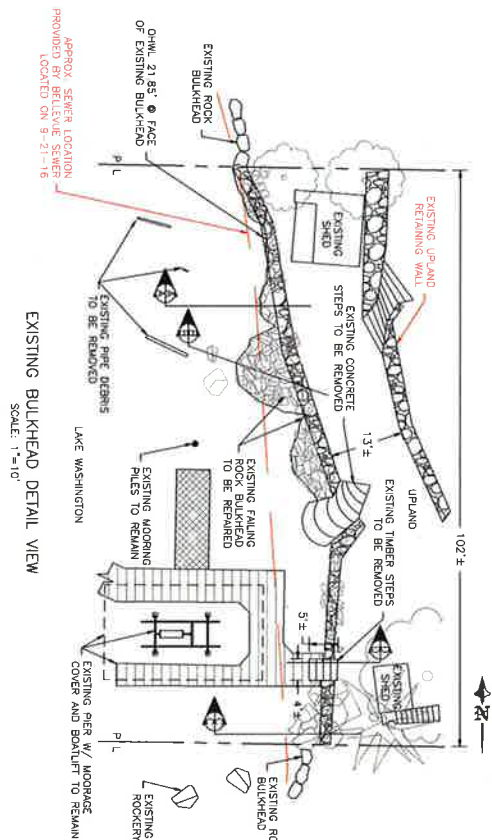
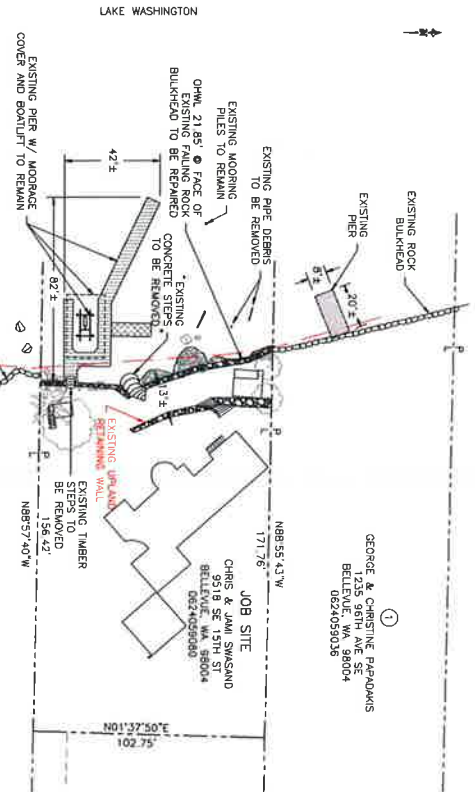
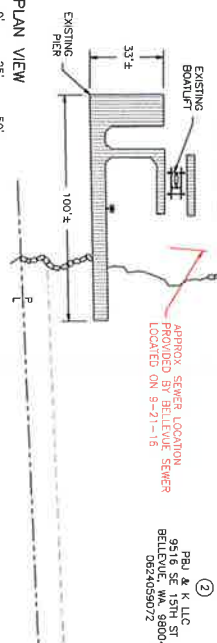
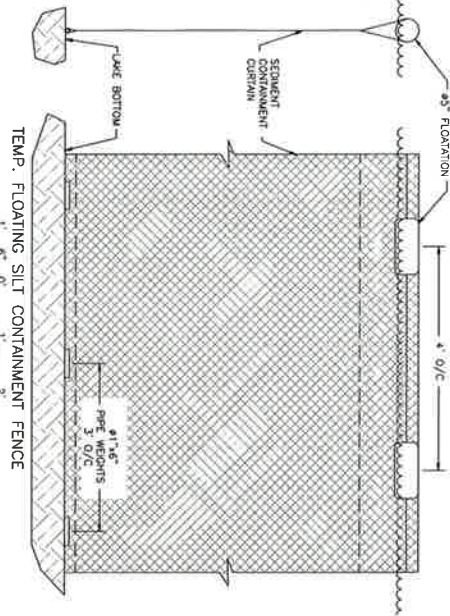
- 11. State and Federal Permits:** Permits required from the Washington State Department of Fish and Wildlife and the U.S. Army Corps shall be obtained. All required permits and approvals must be received by the applicant and submitted to the City prior to issuance of construction permits.

Authority: Land Use Code 20.25E.080
Reviewer: Peter Rosen, Development Services Department

- 12. 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: Peter Rosen, Development Services Department

PROJECT DESIGNED BY
Waterfront Construction Inc.
THIS DOCUMENT IS PROPRIETARY PROPERTY OF WATERFRONT
CONSTRUCTION INC. AND IS NOT TO BE USED, IN WHOLE OR
PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN
AUTHORIZATION OF WATERFRONT CONSTRUCTION INC.



DRAWN BY: ALAN CHOI

CHECKED BY: GREG RAUCH

APPLICATION:

DRAWING NUMBER: 14-31061-D.2-1

PROPOSED: REPAIR EXISTING ROCK BULKHEAD.
INSTALL NEW BEACH ACCESS STEPS.

PURPOSE: RESTORE BULKHEAD INTEGRITY
AND PROVIDE BEACH ACCESS

PROJECT NAME: SWASAND, CHRIS

DATUM: COE 0.0 EST 1919

IN LAKE WASHINGTON

AT: BELLEVUE

PAGE NUMBER:2 OF 4

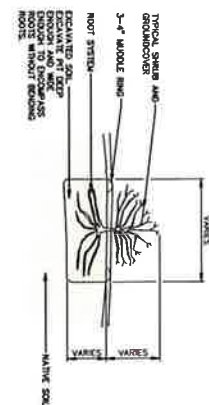
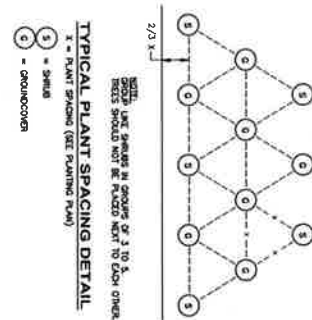
DATE: 10-3-16

APPLICANT: CHRIS & JAMI SWASAND

MAILING ADDRESS: 9518 SE 15TH ST

JOBSITE ADDRESS: 9518 SE 15TH ST

BELLVILLE, WA 98004

[illegible]

SHRUB AND GROUND COVER DETAIL
N.T.S.

10

GENERAL NOTES:

1. SUBSTITUTIONS OF PLANT SPECIES OR SIZES MAY BE PERMITTED BASED ON PLANT AVAILABILITY. SUBSTITUTE PLANT SPECIES SHALL BE NATIVE SPECIES AND APPROVED BY OWNER.

PLANTING SEQUENCE:

- REMOVE KISS AND SOIL LAYERS FROM ZONE 1 AND ZONE 2.
- SPREAD TWO INCHES OF COMPOST MIXTURE ZONE 1 AND ZONE 2.
- DIE TWO WOOD MATCHES. THE SOIL SHOULD BEET PLANTING ZONES 1 AND 2 TO A DEPTH OF THREE INCHES. THE SOIL SHOULD NOT VISIBLY THROUGH THE WOOD MATCHES.
- PLANT KISS AND 2 NEW PLANTS IS LOCATED IN THE PLANTING SCHEDULE. PLANT BOX MATCH AND NO A PLANT FOR EACH PLANT THAT IS THE SIZE OF THE ROOT BALL OF THE PLANT CONTAINER. REMOVE LAYER MATCHES AND OTHER DEBRIS FROM THE PLANTING SCHEDULE. THE PLANTING SCHEDULE SHOULD NOT BE USED TO MATCH THE PLANTING HOLE.
- PULL BACK MATCH FROM PLANTING TO CREATE A MATCH BAG AROUND PLANTS.
- PLANTING SHOULD BE WATERED THROUGHOUT THE SUMMER MONTHS IF DROUGHT CONDITIONS OCCUR.

PLANT NOTES:

 ZONE 1 = 200 SQ FT FOLLOW PLANTING GUIDE IN PLANTING MATERIAL LIST AND DETAILS FOR PLANT LAYOUT.

OUTLINE

ZONE 2 = 700 SQ FT
FOLLOW PLANTING GUIDE IN PLANTING MATERIAL LIST AND DETAILS
FOR PLANT LAYOUT.

out



Know what's below.
Call before you dig

PLANTING PLAN
SCALE: 1"=5'

SCALE: 1-5

Northwest
Environmental Consulting, LLC

DRAWN BY: RICHARD HERRMAN

CHECKED BY: BRAD THIELE

APPLICATION:

DRAWING NUMBER: 1111

PROPOSED: REPAIR EXISTING ROCK BULKHEAD.
INSTALL NEW BEACH ACCESS STEPS

PURPOSE: RESTORE BULKHEAD INTEGRITY
AND PROVIDE BEACH ACCESS

PROJECT NAME: SWASAND, CHRIS

DATUM: COE 0.0' EST 1919

IN: LAKE WASHINGTON

AT: BELLEVUE

PAGE NUMBER:

DATE: 12-29-16

APPLICANT: CHRIS & JAMI SWASAND

MAILING ADDRESS: 9518 SE 15TH ST
BELLEVUE, WA 98004

JOBSITE ADDRESS: 9518 SE 15TH ST
BELLEVUE, WA 98004

[illegible]

ATTACHMENT 3 - SEPA ENVIRONMENTAL CHECKLIST

City of Bellevue Submittal Requirements	Environmental Checklist reviewed by Peter Rosen (PR) 1/19/2017	27
ENVIRONMENTAL CHECKLIST		
<div style="text-align: right; font-size: small;">10/9/2009</div>		
<p>Thank you in advance for your cooperation and adherence to these procedures. If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call Development Services (425-452-6800) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).</p>		
<p>INTRODUCTION</p> <p>Purpose of the Checklist:</p> <p>The State Environmental Policy Act (SEPA), Chapter 43.21c RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the City of Bellevue identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the City decide whether an EIS is required.</p> <p>Instructions for Applicants:</p> <p>This environmental checklist asks you to describe some basic information about your proposal. Answer the questions briefly, with the most precise information known, or give the best description you can. You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer or if a question does not apply to your proposal, write "do not know" or "does not apply." Giving complete answers to the questions now may avoid unnecessary delays later.</p> <p>Some questions ask about governmental regulations such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the Planner in the Permit Center can assist you.</p> <p>The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. Include reference to any reports on studies that you are aware of which are relevant to the answers you provide. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impacts.</p> <p>Use of a Checklist for Nonproject Proposals: <i>A nonproject proposal includes plans, policies, and programs where actions are different or broader than a single site-specific proposal.</i></p> <p>For nonproject proposals, complete the Environmental Checklist even though you may answer "does not apply" to most questions. In addition, complete the Supplemental Sheet for Nonproject Actions available from Permit Processing.</p> <p>For nonproject actions, the references in the checklist to the words <i>project</i>, <i>applicant</i>, and <i>property</i> or <i>site</i> should be read as <i>proposal</i>, <i>proposer</i>, and <i>affected geographic area</i>, respectively.</p> <p>Attach an 8 ½" x 11 vicinity map which accurately locates the proposed site.</p>		

BACKGROUND INFORMATION

Property Owner: Chris Swasand

Proponent:

Contact Person: Greg Rauch (Waterfront Construction, Inc.)

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

205 NE Northlake Way, Suite 230

Address: Seattle, WA 98105

Phone: (206) 548-9800

Proposal Title: Swasand Bulkhead Repair

Proposal Location: 9518 SE 15th St, Bellevue, WA 98004

(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 proposal site.

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

1. General description: The proposed project is to repair/replace the existing failing rock bulkhead.
2. Acreage of site: 0.38
3. Number of dwelling units/buildings to be demolished: 0
4. Number of dwelling units/buildings to be constructed: 0
5. Square footage of buildings to be demolished: 0
6. Square footage of buildings to be constructed: 0
7. Quantity of earth movement (in cubic yards): Approx. 185 c/y
8. Proposed land use: Bulkhead
9. Design features, including building height, number of stories and proposed exterior materials:
Approx. 6' 9" bulkhead.
10. Other

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

Estimated time of completion will be in the late winter/early spring of 2017. Depends on when all applicable permits are issued and in-water work windows allow.

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

No.

List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Please see prepared geotechnical report for additional information.

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.

Applications will be submitted to the following: US Army Corps of Engineers, Washington State Department of Fish & Wildlife, and the Washington State Department of Ecology.

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.

Applications will be submitted to the following: US Army Corps of Engineers, Washington State Department of Fish & Wildlife, and the Washington State Department of Ecology.

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)?

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.

See geotechnical report for information regarding soil types.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

See geotechnical report regarding soil conditions in the immediate vicinity.

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

Crushed rock backfill and top soil will be used to backfill fill behind the rock bulkhead (see project plans). The approximate amounts are; 57 c/y of crushed rock backfill, 6 c/y of top soil. The source of the fill will come from an approved upland rock quarry.

Project will comply
with erosion and
sediment controls
per BCC 23.76

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

No erosion will occur from the proposed work.

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

Approximately 111 lineal feet of bulkhead replacement. (29%, 32 +/- lineal feet of soft stabilization and 71%, 79' +/- lineal feet of hard stabilization.)

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

Filter fabric is proposed and will be installed behind the proposed rock bulkhead to reduce and help control erosion.

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.

During construction, the running of equipment will contribute some emissions in the area. Once construction is complete, there will be no emissions.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
None.

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

The equipment used at the project site will pass all emission standards required by the state agencies.

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 which flows into the Ship Canal then into Puget Sound.

- (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. Please see attached project plans.

PR 1/19/2017

- (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.

35 cubic yards of spawning gravel is proposed to be spread on the lake bottom of Lake Washington. The source of the spawning gravel will be from an approved upland rock quarry.

- (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.

No. None mapped per King County Districts and Development.

- (6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No.

b. Ground

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

No.

- (2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

N/A

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.

None.

- (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.

Project will comply
with erosion and
sediment controls
per BCC 23.76

4. Plants

a. Check or circle types of vegetation found on the site:

- ☐ deciduous tree: alder, maple, aspen, other
- ☒ evergreen tree: fir, cedar, pine, other
- ☒ shrubs
- ☒ grass
- ☐ pasture
- ☐ crop or grain
- ☐ wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
- ☐ water plants: water lily, eelgrass, milfoil, other
- ☐ other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

None proposed.

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

None.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

No landscaping is proposed at this time.

10-foot wide strip of native
plantings along the shoreline
required by Bellevue code

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.

Chinook Salmon, Bull Trout, Bald Eagle

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

Juvenile salmonids migrate along the lake shoreline. Possibly migratory waterfowl.

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

35 cubic yards of spawning gravel is proposed to help preserve/enhance the possible existing wildlife.

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.

None.

- c. What kinds of energy conservation features are included in the plans of the proposal? List other proposed measures to reduce or control energy impacts, if any:

None.

7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

None.

- (1) Describe special emergency services that might be required.

No requirement for emergency service is anticipated. However, should they be needed, the Washington Department of Ecology, an Emergency Response Cleanup Team, and WDFW will be contacted.

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

A hazardous spill management plan will be present on-site. Spill clean-up and containment materials will also be on-site. Included in the clean-up packets will be containment booms, materials designed to absorb petroleum products, and plastic bags for material transport.

b. Noise

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

None.

- (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.

Noise from machines will only occur during typical normal hours of construction. Noise will be minimal at best.

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

Construction will be limited to business hours during the workweek, which will minimize impacts to local residents. All materials and construction equipment will be transported via barge to and from site.

8. Land and Shoreline Use

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

Current use of the project site is a single family residence as are both adjacent properties.

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

No.

- c. Describe any structures on the site.

The 3,750 s/f single family residence and 2 storage sheds.

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

No.

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

R-2.5

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

Single Family Residence

- g. If applicable, what is the current shoreline master program designation of the site?

Urban Conservancy Environment

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

Yes. All shorelines are "environmentally sensitive" areas.

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

The residents that occupy the upland single family residence.

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

None.

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:

The proposal is consistent with existing and projected COB uses and plans.

9. Housing

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

None proposed.

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

None.

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

None proposed.

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?

6 feet 9 inches. This is the proposed height of the bulkhead measured from the bottom of Lake Washington.

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 proposed.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

None.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

No.

- 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?

Water recreation opportunities at the site include boating, swimming, water skiing, and fishing.

- 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.

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.

No.

- b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.

None.

- 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.

Access is from SE 15th St. Although all project construction materials and equipment will be brought by barge.

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

N/A

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

N/A

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

No.

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

Minimal recreational boat traffic on Lake Washington occurs in the area.

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

N/A

- 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.

- 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.

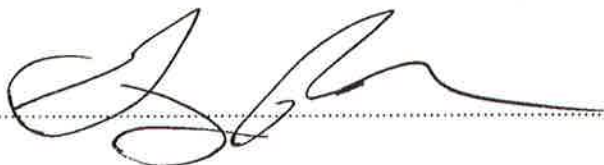
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

None proposed.

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.....

10/19/2016



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

To: Greg Rauch
Waterfront Construction, Inc.
205 NE Northlake Way, 230
Seattle, WA. 98105

Re: **Swasand Bulkhead Replacement**

File Number: **16-144262-WE**

SEPA Determination: **Determination of Non-Significance**

A DNS was issued under WAC 197-11-355, using the Optional DNS Process. There is no further comment period on the DNS. The SEPA appeal period ends on July 13, 2017.

The proposal to undertake the following development:

- Remove and replace an existing, failing rock bulkhead with a new rock bulkhead in the same footprint or location as the existing bulkhead, except where the bulkhead would be pulled back approximately 8 feet to create a small beach cover area.
- Add spawning gravel (35 cubic yards) to the beach in front of the bulkhead, spanning the property lake frontage.
- Plant a 10-foot wide shoreline buffer with native shrub and groundcover species (900 SF).

Within **Lake Washington** and/or its associated wetlands; is exempt from the requirement of a substantial development permit because:

- **Construction of normal protective bulkheads common to single-family residences. Exemption include repair and replacement of existing bulkheads. (LUC 20.25E.050.C, WAC 173-27-040.2(c))**

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



Consistency with LUC 20.25E.050.C. and WAC 173-27-040.2.(c): The replacement bulkhead would not be constructed for the purpose of creating dry land and would not be constructed further waterward of the existing bulkhead. Approximately 57 cubic yards of crushed rock would backfill behind the new 119 linear foot replacement bulkhead, meeting the allowance of one (1) cubic yard of fill per one foot of bulkhead wall. The addition of spawning gravel as beach nourishment may be considered a normal protective bulkhead when structural elements are consistent with requirements and the project has been approved by the Department of Fish & Wildlife.

Condition of Shoreline Exemption:

This exemption does not authorize construction to begin. Construction permit approvals are required prior to beginning construction.

All other required State and Federal agency permits must be obtained and submitted to the City prior to issuance of construction permits.

Date: **June 21, 2017**

Signed Peter Tosa

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

CC: DOE, Joe Burcar, 3190 160th Avenue SE, Bellevue, WA 98008-5452
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