CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT
9611 SE 36TH STREET | MERCER ISLAND, WA 98040
PHONE: 206.275.7605 | www.mercergov.org

STAFF REPORT

SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT

Project No.:	SHL22-019
Description:	A request for a Shoreline Substantial Development Permit with SEPA Review to demolish an existing shared pier, remove (23) existing piles, relocate (7) existing boatlifts, relocate one existing dual jet ski lift, install (2) new dual jet ski lifts, install one new personal watercraft (PWC) lift, removed one existing dock mounted PWC lift, drive (30) 8-inch steel piles, (12) 12-inch steel piles, install one platform lift, and construct a new 1106 sq ft dock with grated decking.
Applicant / Owner:	Dray Davick (Seaborn Pile Driving Co.) / Charles Jemley (signing member for community dock)
Site Address:	770X SE 58th St, Mercer Island, WA 98040; King County Assessor tax parcel number 294890TRCT.
Zoning District:	Single Family Residential (R-8.4)
Staff Contact:	Molly McGuire, Planner
Exhibits:	1. Development Application, received by the City of Mercer Island on September 1, 2022 2. Revised Development Plan Set, dated February 21, 2023 and received April 24, 2023 3. Project Narrative, received September 1, 2022 4. SEPA Checklist, received September 1, 2022 5. No Net Loss Report prepared by Northwest Environmental Consulting, LLC, revised April 2023 and received April 24, 2023 6. Applicant Response dated March 8, 2023 and received March 9, 2023 7. SEPA Determination of Nonsignificance Issued by the City of Mercer Island on May 8, 2023

INTRODUCTION

I. Project Description

The applicant has requested approval of a Shoreline Substantial Development Permit to demolish an existing shared pier, remove (23) existing piles, relocate (7) existing boatlifts, relocate one existing dual jet ski lift, install (2) new dual jet ski lifts, install one new personal watercraft (PWC) lift, removed one

existing dock mounted PWC lift, drive (30) 8-inch steel piles, (12) 12-inch steel piles, install one platform lift, and construct a new 1106 square foot dock with grated decking.

The proposal consists of the following components:

1. A request to relocate (7) existing boatlifts, relocate one existing dual jet ski lift, install (2) new dual jet ski lifts, install one new PWC lift, and install one platform lift subject to the standards of Mercer Island City Code (MICC) 19.13.050(F)(3) Alternative development standards.
2. A request to remove an existing shared pier and replace with a new 1106 square foot dock with grated decking, and drive (30) 8-inch steel piles and (12) 12-inch steel piles subject to the standards of MICC 19.13.050(F)(3) Alternative development standards.

II. Site Description and Context

1. The proposed activity is to occur at 770X SE 58th St, Mercer Island, WA 98040. The site is designated Single Family Residential (zoned R-8.4) in the Urban Residential Environment on Mercer Island in Lake Washington pursuant to Appendix F of Title 19 of the Mercer Island City Code and described in MICC 19.13.030(B). Adjacent properties are within the R-8.4 zone and contain both residential and park uses.

Findings of Fact & Conclusions of Law

III. Application Procedure

1. The application for a Shoreline Substantial Development Permit was received by the City of Mercer Island on September 1, 2022. The application was determined to be incomplete on September 14, 2022, and resubmitted on October 11, 2022. The application was determined to be complete on October 11, 2022.
2. Under MICC 19.15.030, Table A, applications for Shoreline Substantial Development Permits must undergo Type III review. Type III reviews require notice of application (discussed below). A notice of decision is issued once the project review is complete.
3. The City of Mercer Island provided public notice of application for this Shoreline Substantial Development Permit, as set forth in MICC 19.15.090. The comment period for the public notice period lasted for 30 days, from October 17, 2022 to November 16, 2022. The following methods were used for the public notice of application:
    1) A mailing sent to neighboring property owners within 300 feet of the subject parcel.
    2) A sign posted on the subject parcel.
    3) A posting in the City of Mercer Island's weekly permit bulletin.

IV. State Environmental Policy Act (SEPA)

A Determination of Nonsignificance (DNS) is being issued concurrently with the approval of this shoreline substantial development permit following the optional DNS process per Washington Administrative Code (WAC) 197-11-355 (**Exhibit 7**). The SEPA application is identified by City of Mercer Island project number SEP22-014.

V. Consistency with the Shoreline Master Program and Land Development Code

1. MICC 19.13.050(A), Table C lists requirements for development located landward from the Ordinary High Water Mark (OHWM):

a. Setbacks for all structures (including fences over 48 inches high) and parking shall be 25 feet from the OHWM and all required setbacks of the development code, except (1) light rail transit facilities and (2) shore access structures less than 30 inches above the existing or finished grade, whichever is lower. If a wetland is adjacent to the shoreline, measure the shoreline setback from the wetland's boundary.

   Staff Analysis: The proposal does not include structures within 25 feet from the OHWM. The existing parking area is located greater than 25 feet from the OHWM (**Exhibit 2, Sheet A15.0**); therefore, this requirement is met.

b. Height limits for all structures shall be the same as height limits specified in the development code but shall not exceed a height of 35 feet above average building elevation, except light rail transit facilities.

   Staff Analysis: The proposal does not include structures landward of the OHWM; therefore, this requirement does not apply.

c. Maximum hardscape and lot coverage shall be 10 percent between 0 and 25 feet from the OHWM and 30 percent between 25 and 50 feet from the OHWM.

   Staff Analysis: The subject property contains an existing patio, walkway, and parking area within 25 and 50 feet from the OHWM. The proposal includes the removal of 525 square feet of hardscape within 0-25 feet from the OHWM and 117 square feet of hardscape within 25-50 feet from the OHWM. The existing parking area within 25-50 feet from the OHWM is legally nonconforming per MICC 19.13.020(A) and is allowed to continue.

   The proposal results in 7.6 percent of hardscape within 0-25 feet from the OHWM and 49 percent of hardscape and lot coverage within 25-50 feet from the OHWM due to the legally nonconforming parking area **(Exhibit 2, Sheet A15.0)**; therefore, this requirement is not met and allowed to continue.

d. Minimum land area requirements for all semi-private, commercial and noncommercial recreational tracts and areas shall have minimum land area: 200 square feet per family, but not less than 600 square feet, exclusive of driveways or parking areas. Screening of the boundaries with abutting properties.

   Staff Analysis: The semi-private recreational tract was established in 1961. No changes are proposed to the semi-private recreational tract; therefore, this requirement does not apply.

e. Height limits for light rail transit facilities within the existing I-90 Corridor for the trackway and overhead wires, support poles, and similar features necessary to operate light rail transit facilities may be erected upon and exceed the height of the existing I-90 bridges.

   Staff Analysis: The proposal does not include light rail transit facilities; therefore, this requirement does not apply.

2. MICC 19.13.050(D), Table D lists requirements for moorage facilities and development located waterward from the OHWM:

   a. Moorage facilities may be developed and used as an accessory to dwellings on shoreline lots. Only one noncommercial, residential moorage facility per upland residential waterfront lot authorized.

      Staff Analysis: The proposed moorage facility is the only moorage facility on the upland residential waterfront lot (**Exhibit 2**); therefore, this requirement is met.

b. Setbacks for all moorage facilities, covered moorage, and floating platforms shall be 10 feet from the lateral line, except where the moorage facility is built pursuant to the agreement between adjoining property owners.

Staff Analysis: The proposed moorage facility is greater than 10 feet from the lateral line at the south lateral line sharing a common boundary with a residential property (**Exhibit 2, Sheet A3.0**); therefore, this requirement is met.

c. Setbacks for all moorage facilities, covered moorage, and floating platforms where a property shares a common boundary with the urban park environment, the setback shall be 50 feet from the lateral line or 50 percent of the water frontage of the property, whichever is less.

Staff Analysis: The proposed moorage facility is greater than 50 feet from the lateral line at the north lateral line sharing a common boundary with the urban park environment (**Exhibit 2, Sheet A3.0**); therefore, this requirement is met.

d. Setbacks for boat ramps and other facilities for launching boats by auto or hand, including parking and maneuvering space, shall be 25 feet from any adjacent private property line.

Staff Analysis: The proposal does not include a boat ramp or other facility for launching boats; therefore, this requirement does not apply.

e. The length or maximum distance from the OHWM for moorage facilities, covered moorage, boatlifts and floating platforms shall be a maximum of 100 feet. In cases where water depth is less than 11.85 feet below the OHWM, length may extend up to 150 feet or to the point where water depth is 11.85 feet at OHWM, whichever is less.

Staff Analysis: The proposed moorage facility extends 124 feet 11 inches waterward from the OHWM to a water depth of 11.85 feet (**Exhibit 2, Sheet A7.0**); therefore, this requirement is met.

f. The width of moorage facilities within 30 feet waterward from the OHWM shall be a maximum of 4 feet. This maximum width may increase to 5 feet if one of the following is met:

- Water depth is 4.85 feet or more, as measured from the OHWM.
- A moorage facility is required to comply with Americans with Disabilities Act (ADA) requirements.
- A resident of the property has a documented permanent state disability as defined in WAC 308-96B-010(5).
- The proposed project includes mitigation option A, B or C listed in Table E; and for replacement actions, there is either a net reduction in overwater coverage within 30 feet waterward from the OHWM, or a site-specific report is prepared by a qualified professional demonstrating no net loss of ecological function of the shorelands. Moorage facility width shall not include pilings, boat ramps and lift stations.

Staff Analysis: The proposed moorage facility would be 4 feet 10 inches wide within 30 feet waterward of the OHWM (Exhibit 2, Sheet A3.0). The applicant has provided documentation that a resident of a property utilizing the semi-private recreational tract has a documented permanent state disability as defined in WAC308-96B-010(5) (**Exhibit 6**); therefore, the proposed dock width meets this requirement.

g. The width of moorage facilities more than 30 feet waterward from the OHWM shall be a maximum of 6 feet. Moorage facility width shall not include pilings, boat ramps and boatlifts.

Staff Analysis: The proposed moorage facility would not be greater than 6 feet wide more than 30 feet waterward from the OHWM (**Exhibit 2, Sheet A3.0**).

h. The maximum height limits for walls, handrails and storage containers located on piers shall be 3.5 feet above the surface of a dock or pier. Ramps and gangways designed to span the area between 0 and 30 feet from the OHWM may be 4 feet above the surface of the dock or pier.

Staff Analysis: The proposal does not include walls, handrails, storage containers, ramps, or gangways; therefore, this requirement does not apply.

i. The height limit for mooring piles, diving boards and diving platforms shall be 10 feet above the elevation of the OHWM.

Staff Analysis: The proposal does not include mooring piles, diving boards or diving platforms; therefore, this requirement does not apply.

j. The minimum water frontage for a dock used by a semi-private recreational tract on the shoreline serving 6-10 families is 70 feet.

Staff Analysis: The subject tract has a water frontage of 125 feet (**Exhibit 2, Sheet A3.0**); therefore, this requirement is met.

k. Covered moorage is permitted on single-family residential lots subject to the following:

i. Maximum height above the OHWM: 16 feet; 16 to 21 feet subject to criteria of MICC 19.13.050(E)(1).

ii. Location/area requirements: The covered portion of a moorage shall be restricted to the area lying within a triangle as illustrated in Figure A (MICC 19.13.050(E)), except as otherwise provided in subsection (E)(1) of this section.

iii. A covered moorage is allowed outside the triangle, or a canopy up to 21 feet in height, if the covered moorage meets all other regulations and:

- Will not constitute a hazard to the public health, welfare, and safety, or be injurious to affected shoreline properties within the vicinity;
- Will constitute a lower impact for abutting property owners; and
- Is not in conflict with the general intent and purpose of the SMA, the shoreline master program and the development code.

iv. Building area: 600 square feet; however, a covered moorage may be built larger than 600 square feet within the triangle subject to a shoreline conditional use permit.

v. Covered moorage shall have open sides.

vi. Prohibited in semi-private recreational tracts and noncommercial recreational areas.

vii. Translucent coverings are required.

Staff Analysis: The proposal does not include covered moorage; therefore, these requirements do not apply.

3. MICC 19.13.050(F) states that all permits for new and expanded moorage facility, other than public access piers or boardwalks, shall meet the following standards unless otherwise exempted. Moorage facilities have the option of meeting either the development standards prescribed in subsection (F)(1) or (F)(2) of this section, or the "alternative development standards" in subsection (F)(3) of this section.

   Staff Analysis: The applicant has proposed for the application to be reviewed under MICC 19.13.050(F)(3) for alternative development standards.

4. MICC 19.13.050(F)(3) lists alternative development standards for new or expanded moorage facilities. The code official shall approve moorage facilities not in conformance with the development standards in subsection (F)(1) or (F)(2) of this section subject to both U.S. Army Corps of Engineers and Washington Department of Fish and Wildlife approval to an alternate project design. The following requirements and all other applicable provisions in this chapter shall be met:

   a. The dock must be no larger than authorized through state and federal approval.

      Staff Analysis: As conditioned, the applicant must obtain any applicable permits for this project from federal and state agencies prior to building permit issuance; therefore, this standard will be met.

   b. The maximum width must comply with the width of moorage facilities standards specified in subsection D of this section (Table D).

      Staff Analysis: The proposal complies with maximum width standards in Table D; therefore, this requirement is met.

   c. The minimum water depth must be no shallower than authorized through state and federal approval.

      Staff Analysis: As conditioned, the applicant must obtain any applicable permits for this project from federal and state agencies prior to building permit issuance; therefore, this standard will be met.

   d. The applicant must demonstrate to the code official's satisfaction that the proposed project will not create a net loss in ecological function of the shorelands.

      Staff Analysis: The applicant has provided a No Net Loss Report prepared by Northwest Environmental Consulting, LCC dated August 2022, revised April 2023 that demonstrates the proposed project will not create a net loss in ecological function of the shorelands (**Exhibit 5**).

   e. The applicant must provide the city with documentation of approval of the moorage facilities by both the U.S. Army Corps of Engineers and the Washington Department of Fish and Wildlife.

      Staff Analysis: As conditioned, the applicant must obtain any applicable permits for this project from federal and state agencies prior to building permit issuance; therefore, this standard will be met.

CONDITIONS OF APPROVAL

1. The project proposal shall be in substantial conformance with Exhibit 2 and all applicable development standards contained within Mercer Island City Code (MICC) Chapter 19.13.
2. The applicant shall obtain any permits from state and federal agencies that are applicable to this project. The applicant is also responsible for documenting any required changes in the project proposal due to conditions imposed by any applicable local, state and federal government agencies.
3. Construction shall not be authorized, nor may begin within twenty-one days of the date of filing of the decision as defined in RCW 90.58.140(6).
4. A City of Mercer Island Building Permit may be required for construction of this project proposal. The Building Official may require an appropriate performance bond in an amount to be determined prior to Building Permit issuance to ensure all required vegetation installation is completed in compliance with applicable code requirements.
5. Construction of this project proposal shall only occur during approved fish windows by local, state, and/or federal government agencies. The applicant is responsible for obtaining permit approvals from all state and federal agencies.
6. Construction of this project proposal shall only occur during approved construction hours by the City of Mercer Island and/or as otherwise restricted by the Building Official.
7. The applicant shall provide the City with documentation of approval of the project from the U.S. Army Corps of Engineers and the Washington Department of Fish and Wildlife. This documentation shall be received by the City prior to issuance of building permits for this project.
8. The applicant shall provide the City with an affidavit prior to **permit issuance**. The affidavit shall state that the applicant has field located the sewer lake line and the location on the site plan (as revised) is the actual location within Lake Washington. The affidavit shall acknowledge that the applicant is responsible for any damages to the sewer lake line caused by the construction. **Please note:** Damage can occur from pile driving, grounding the barge or securing it with vertical steel shafts (spuds), and other possible impacts from the project.
9. The applicant shall provide the City with development plans that reflect the field verified location of the sewer lake line pre-construction prior to **permit issuance**. If the lakebed is being disturbed, please contact Fish and Wildlife and the U.S. Army Corps of Engineers, as a permit may be required. **Please note:** Field verification should be performed with due care as the sewer lake line is pressurized in some locations and the pipe material could be prone to damage.

   The applicant shall provide development plans based upon a pre-construction field survey locating the sewer lake line, and shall deliver the results to the City in one of the formats listed below, ranked from top to bottom, (a) being the top preferred method:

   a. A hand-drawn or plotted as-built of the lake line location with accurate distance measurements to multiple visible and permanent reference points. Reference points can include dock corners, utilities, structures, stairs, etc.
   b. A CAD file including the lake line and surveyed area in WGS-1984 or Washington State Plane North coordinate systems.
   c. A CAD file including the lake line and surveyed area in an assumed coordinate system, including multiple visible and permanent reference points.
   d. A list of coordinates denoting the lake line location, in WGS-1984 or Washington State Plane North coordinate systems.

e. If none of the above options are viable, the City will consider reasonable efforts to provide field verification of the sewer lake line. Possible constraints that may make field verification nonviable includes, but is not limited to, the following: if the sewer pipe is too deep to locate or if there are fish window constraints.

If a coordinate system is used, the survey must be performed using high accuracy GPS or total station (half-foot accuracy). This **excludes** cellphone or handheld GPS surveys.

10. The applicant shall inform the Mercer Island Maintenance Department at (206) 275-7608 of the anticipated start date of in-water work prior to commencement of construction.
11. Piles, floats or other structures in direct contact with water shall not be treated or coated with toxic substances harmful to the aquatic environment. Chemical treatment of structures shall comply with all applicable state and federal regulations. Any pollutants entering Lake Washington shall be reported immediately to the Department of Ecology. N.W. Regional Office: (425) 649-7000 and the City of Mercer Island (206) 275-7605.
12. Construction or substantial progress toward construction of a development for which a permit has been granted must be undertaken within two years after the approval of the permit or the permit shall terminate. The code official shall determine if substantial progress has been made. A single extension before the end of the time limit, with prior notice to parties of record, for up to one year, based on reasonable factors may be granted.

DEVELOPMENT REGULATION COMPLIANCE – DISCLOSURE

1. The applicant is responsible for obtaining any required permits or approvals from the appropriate Local, State, and Federal Agencies. The applicant is responsible for meeting the conditions are required by the agencies pursuant to MICC 19.13.010(E) and 19.13.040.
2. All required permits must be obtained prior to the commencement of construction.

DECISION

Based upon the above noted Findings of Fact and Conclusions of Law, Shoreline Substantial Development Permit application SHL22-019, as depicted in Exhibit 2, is hereby **APPROVED**. This decision is final, unless appealed in writing consistent with adopted appeal procedures, MICC 19.15.130(A), and all other applicable appeal regulations.

Approved this 8th day of May, 2023

Molly McGuire

_____

Molly McGuire
Planner
Community Planning & Development
City of Mercer Island

CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

PHONE: 206.275.7605 | www.mercerisland.gov

CITY USE ONLY		
PROJECT#	RECEIPT #	**FEE**
Date Received:		
Received By:		

DEVELOPMENT APPLICATION

STREET ADDRESS/LOCATION	ZONE
7735 SE 58th Street	R-8.4
COUNTY ASSESSOR PARCEL #'S	**PARCEL SIZE (SQ. FT.)**
294890TRCT	n/a - tract lot

PROPERTY OWNER *(required)*	ADDRESS *(required)*	CELL/OFFICE *(required)*
Charles Jemley (signing member)	7735 SE 58th Street Mercer Island, WA 98040	(206) 390-8860 E-MAIL *(required)* cljemley@gmail.com
PROJECT CONTACT NAME	ADDRESS	CELL/OFFICE
Dray Davick	1080 W Ewing St Bldg B Seattle WA 98119	206-236-1700 E-MAIL permits@seabornpiledriving.com
TENANT NAME	ADDRESS	CELL PHONE E-MAIL

DECLARATION: I HEREBY STATE THAT I AM THE OWNER OF THE SUBJECT PROPERTY OR I HAVE BEEN AUTHORIZED BY THE OWNER(S) OF THE SUBJECT PROPERTY TO REPRESENT THIS APPLICATION, AND THAT THE INFORMATION FURNISHED BY ME IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Dray Davick
SIGNATURE

08/15/22
DATE

PROPOSED APPLICATION(S) AND CLEAR DESCRIPTION OF PROPOSAL (PLEASE USE ADDITIONAL PAPER IF NEEDED):

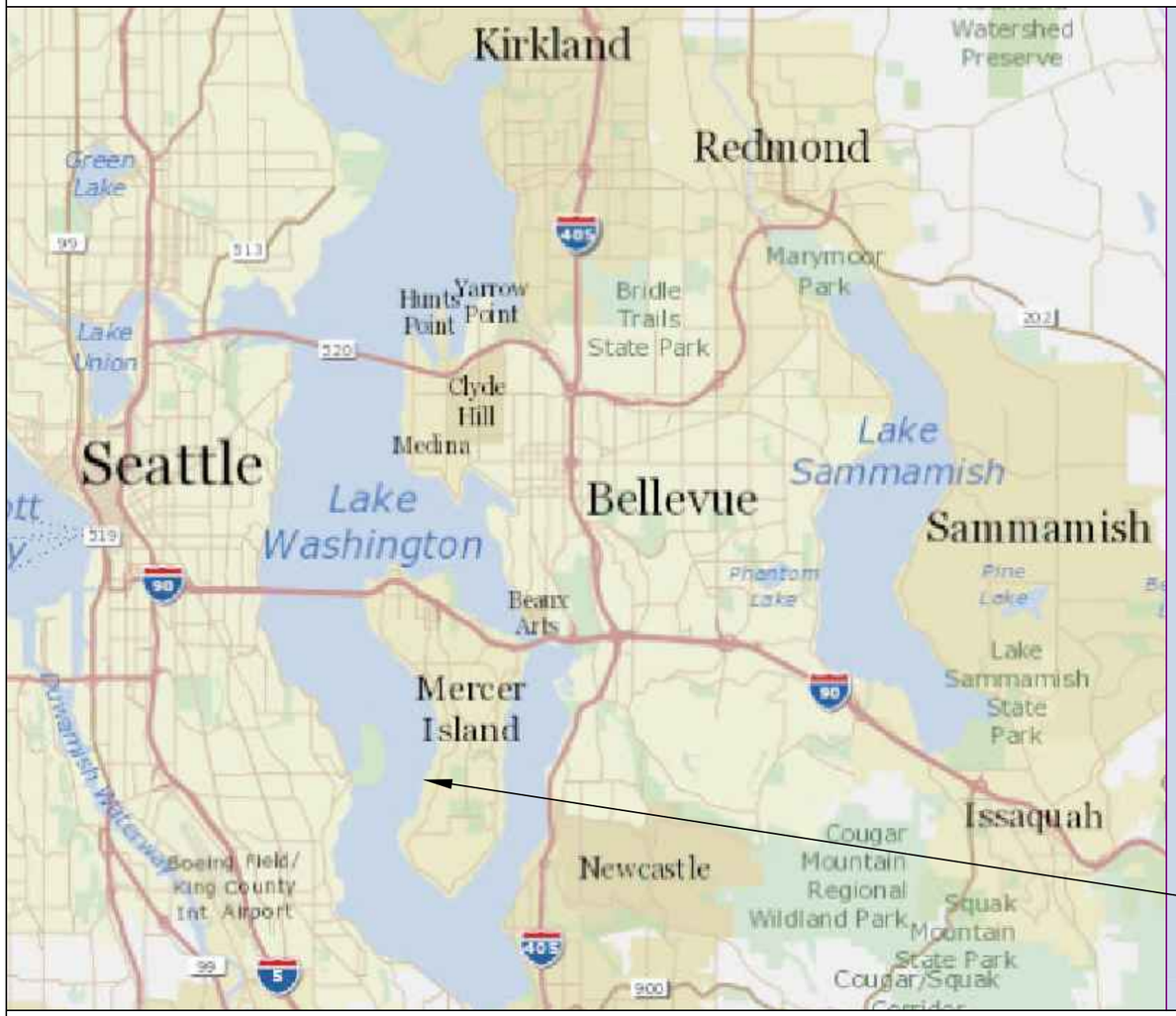
We propose to demo the existing 957sqft dock, remove (23) existing piles, relocate (7) existing boat lifts, relocate (1) existing dual jet ski lift, propose (2) new dual jet ski lifts, propose (1) new PWC lift, remove (1) existing dock mounted PWC lift, drive (30) 8" steel piles, drive (12) 12" steel piles, propose (1) platform lift, and propose a new 1,106 sqft dock made of grated decking material.

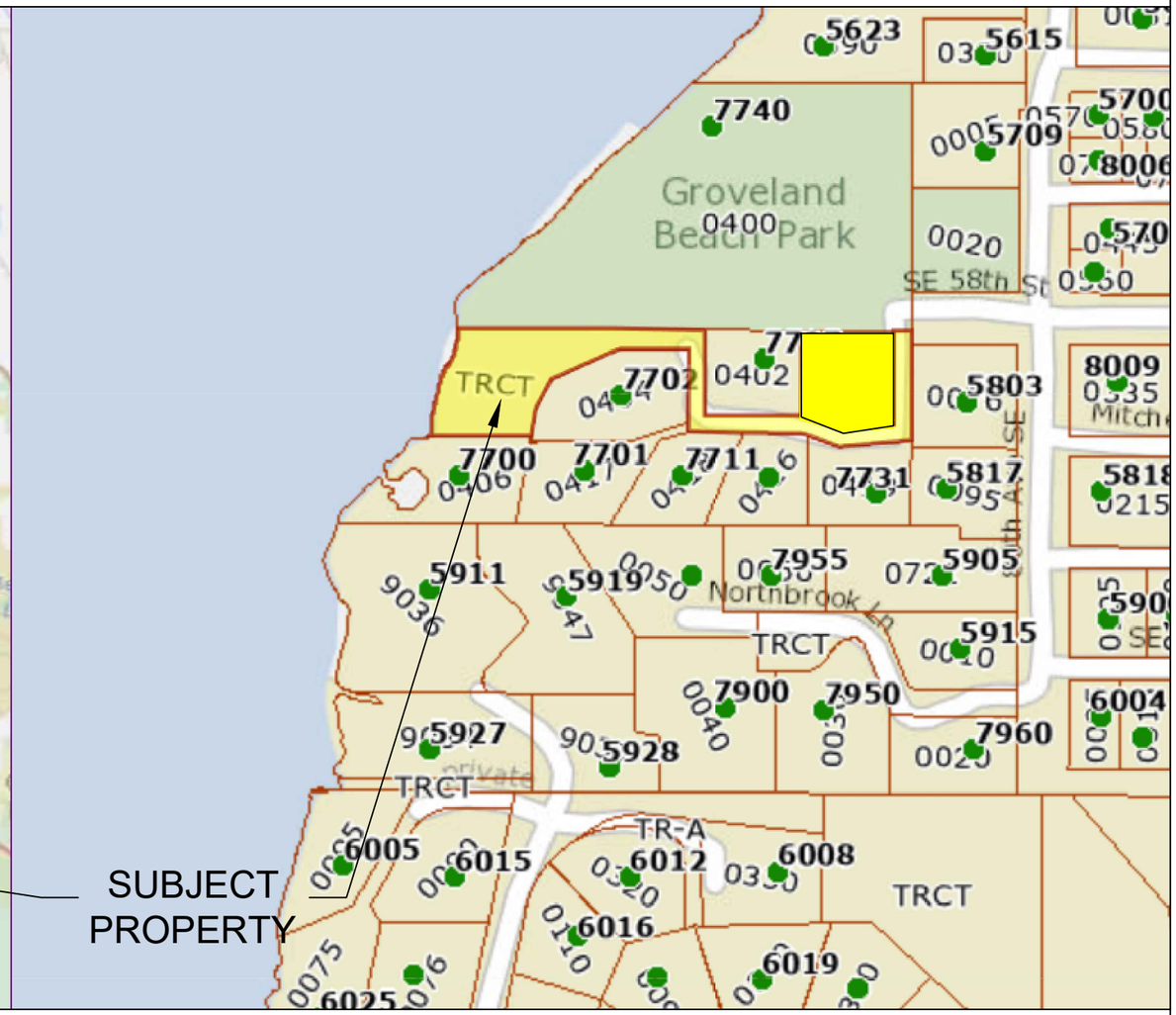
ATTACH RESPONSE TO DECISION CRITERIA IF APPLICABLE

CHECK TYPE OF LAND USE APPROVAL REQUESTED:

CRITICAL AREAS	ENVIRONMENTAL REVIEW (SEPA)	SUBDIVISION
☐ Critical Area Review 1	☑ SEPA Review	☐ Short Plat- Preliminary
☐ Critical Area Review 2	☐ Environmental Impact Statement	☐ Short Plat- Alteration
		☐ Short Plat- Final Plat
DESIGN REVIEW		☐ Long Plat- Preliminary
☐ Design Review – Signs	**LEGISLATIVE**	☐ Long Plat- Alteration
☐ Design Review – Code Official	☐ Code Amendment	☐ Long Plat- Final Plat
☐ Design Commission Study Session	☐ Comprehensive Plan Docket Application	☐ Lot Line Revision
☐ Design Commission Review – Exterior Alteration	☐ Comprehensive Plan Application (If Docketed)	
	☐ Rezone	
☐ Design Commission Review – Major New Construction		
	OTHER LAND USE	
	☐ Accessory Dwelling Unit	
DEVIATIONS	☐ Code Interpretation Request	
☐ Deviations to Antenna Standards – Code Official	☐ Conditional Use (CUP)	**WIRELESS COMMUNICATION FACILITIES**
	☐ Noise Exception Type I - IV	☐ New Wireless Communication Facility
☐ Deviations to Antenna Standards – Design Commission	☐ Other Permit/Services Not Listed	☐ Wireless Communications Facilities- 6409 Exemption
☐ Public Agency Exception	**SHORELINE MANAGEMENT**	☐ Small Cell Deployment
☐ Reasonable Use Exception	☐ Shoreline Exemption	☐ Height Variance
☐ Variance	☑ Shoreline Substantial Development Permit	
☐ Seasonal Development Limitation Waiver – Wet Season Construction Approval	☐ Shoreline Variance	
	☐ Shoreline Conditional Use Permit	
	☐ Shoreline Permit Revision	

SITE PLAN





Pin: 294890TRCT

Legal Description: GROVELAND PARK ADD BEG NXN S LN VAC BAKER ST WITH W LN CHRISTIAN CHURCH COMMUNITY CAMP DIV #2 TH N ALG SD W LN 223 FT TO S LN VAC BEARD ST TH W ALG SD S LN 20 FT TO TPOB TH CONTG W ALG SD VAC BEARD ST 110 FT TH S 00 DEG 02 MIN 16 SEC E 96.50 FT TH S 71 DEG 12 MIN 59 SEC E 48.59 FT TH N 85 DEG 16 MIN 12 SEC E 64.22 FT TH N 00 DEG 02 MIN 16 SEC W 106.5 FT TO TPOB TGW UND 1/2 INT IN FOLG BEG S LN VAC BAKER ST WTH W LN CHRISTIAN CHURCH COMMUNITY CAMP DIV #2 TH N ALG SD W LN 98.22 FT TO POB TH S 85-16-12 W 84.28 FT TH N 71-12-59 W 48.59 FT TH N 89-49-00 W 130 FT TH N 00-02-16 W 96.5 FT TH N 89-49-00 W 80 FT TH S 65-19-10 W 87.22 FT TH S 27-26-12 W 38.5 FT TH S 09-50-00 W TAP 102 FT N OF S LN VAC BAKER ST TH WLY TO SH LN LK WASHINGTON AT PT 102 FT N OF S LN VAC BAKER ST EXTND WLY TH NELY ALG SH TO S LN VAC BEARD ST TH ELY ALG SD S LN TAP 240 FT FR W LN SD CHRISTIAN CH COMM CAMP DIV #2 TH S 00-02-16 E 96.5 FT TH S 89-49-00 E 110 FT TH S 71-12-59 E 48.59 FT TH N 85-16-12 E 64.22 FT TH N 00-02-16 W 106.5 FT TH E ALG S LN VAC BEARD ST 20 FT TO W LN SD CHRISTIAN CHURCH COMM CAMP DIV #2 TH S ALG SD W LN 124.78 FT TO POB

Plat Block: 12-18 | Plat Lot: POR | LAT: 47.55063 | LONG: -122.23326 | DOCK | LAT:47.550641 | LONG: -122.235178

BUILT BY SEABORN · ESTD 1947 ·

Seaborn Pile Driving
1080 W Ewing St
Seattle, WA 98119

Office: 206-236-1700 ext. 3
www.seabornpiledriving.com

Scope of Work: We propose to demo the existing 957sqft dock, remove (23) existing piles, relocate (7) existing boat lifts, relocate (1) existing dual jet ski lift, propose (2) new dual jet ski lifts, propose (1) new PWC lift, remove (1) existing dock mounted PWC lift, drive (30) 8" steel piles, drive (12) 12" steel piles, propose (1) platform lift, and propose a new 1,105 sqft dock made of grated decking material.

Applicant: Septimus Community Association
County: King County
Location: Lake Washington
7735 SE 58th Street
Mercer Island, WA 98040

Datum: CORPS OF ENGINEERS 1919
SE Quarter Of Section 24, Township 24, Range 04

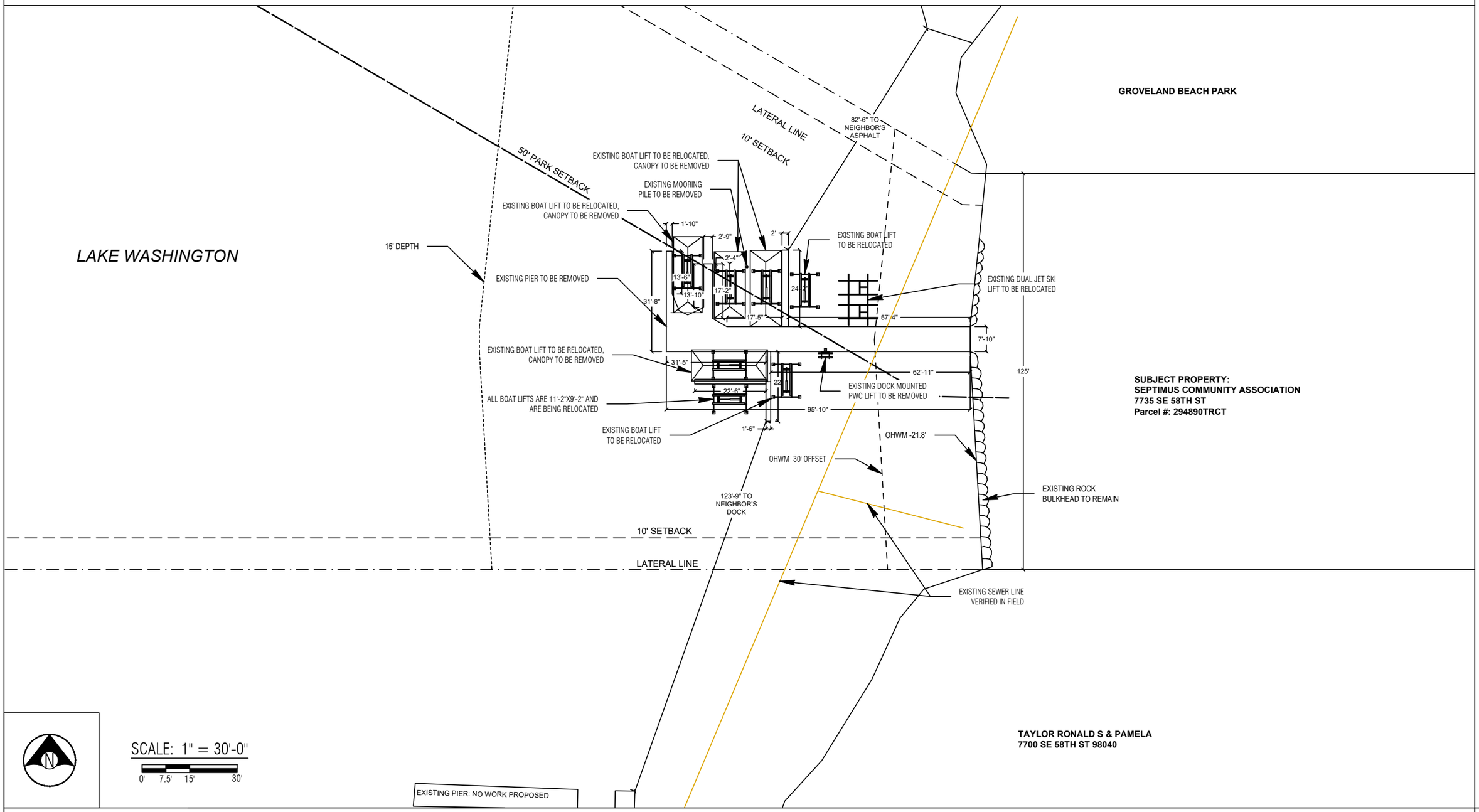
Adjacent Owners:
GROVELAND BEACH PARK
TAYLOR RONALD S & PAMELA
7700 SE 58TH ST 98040

Created: 03/14/22
Last Updated: 2/21/2023 2:18 PM Zion

SHEET A1.0

EXISTING CONDITIONS

****CLEAN UP LAKE AROUND PROJECT****



SUBJECT PROPERTY:
SEPTIMUS COMMUNITY ASSOCIATION
7735 SE 58TH ST
Parcel #: 294890TRCT

TAYLOR RONALD S & PAMELA
7700 SE 58TH ST 98040

SCALE: 1" = 30'-0"

0' 7.5' 15' 30'

BUILT BY SEABORN · ESTD 1947 ·

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Last Updated: 2/21/2023 2:18 PM Zion

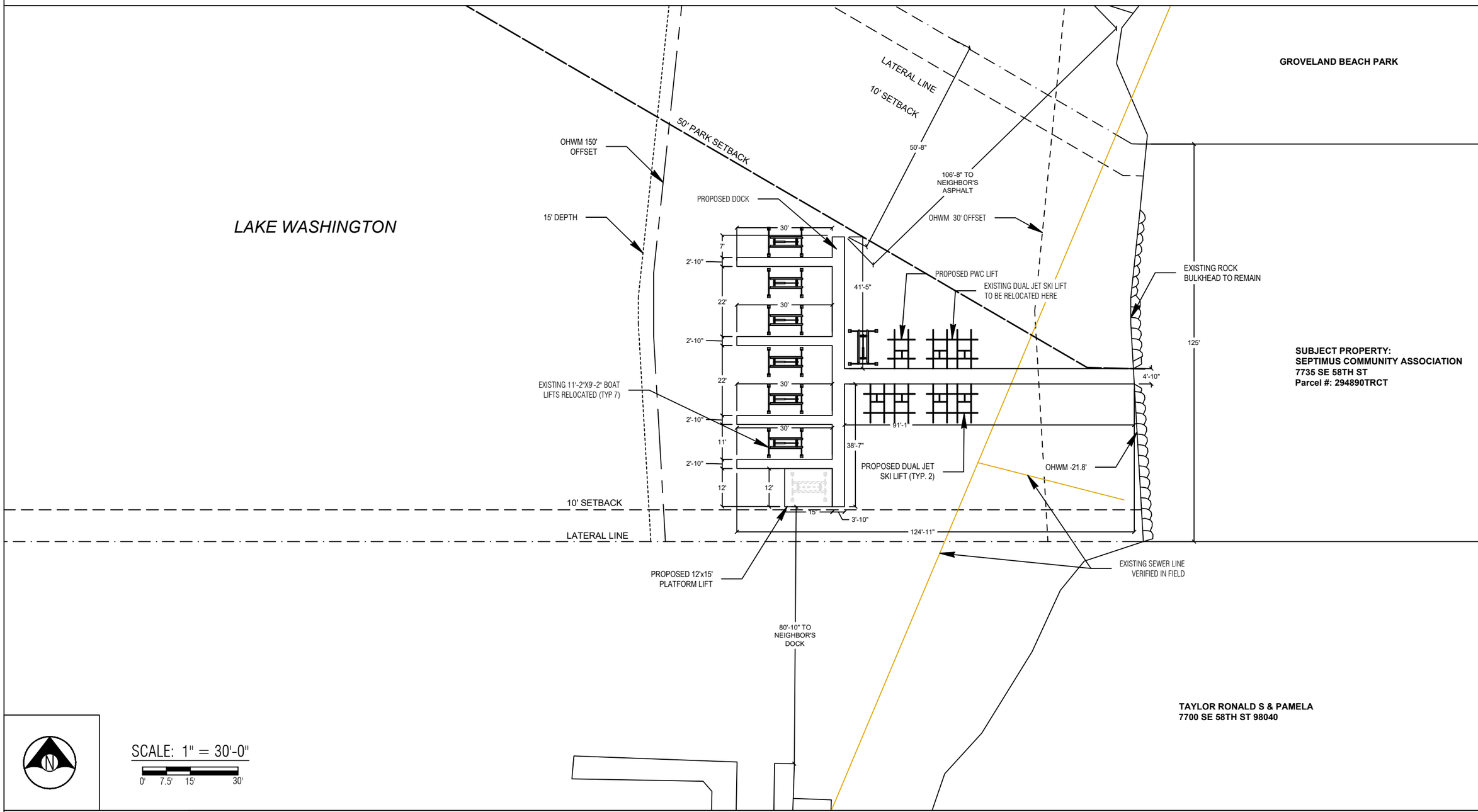
Datum: CORPS OF ENGINEERS 1919
SE Quarter Of Section 24, Township 24, Range 04

GROVELAND BEACH PARK

Adjacent Owners:
TAYLOR RONALD S & PAMELA
7700 SE 58TH ST 98040

SHEET A2.0

PROPOSED CONDITIONS



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Mercer Island, WA 98040

County: King County
Location: Lake Washington

Last Updated: 2/21/2023 2:18 PM Zion

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Datum: CORPS OF ENGINEERS 1919
SE Quarter Of Section 24, Township 24, Range 04

GROVELAND BEACH PARK

Adjacent Owners:
TAYLOR RONALD S & PAMELA
7700 SE 58TH ST 98040

BUILT BY SEABORN · ESTD 1947 ·

Seaborn Pile Driving
1080 W Ewing St
Seattle, WA 98119

Office: 206-236-1700 ext. 3
www.seabornpiledriving.com

Scope of Work: We propose to demo the existing 957sqft dock, remove (23) existing piles, relocate (7) existing boat lifts, relocate (1) existing dual jet ski lift, propose (2) new dual jet ski lifts, propose (1) new PWC lift, remove (1) existing dock mounted PWC lift, drive (30) 8" steel piles, drive (12) 12" steel piles, propose (1) platform lift, and propose a new 1,105 sqft dock made of grated decking material.

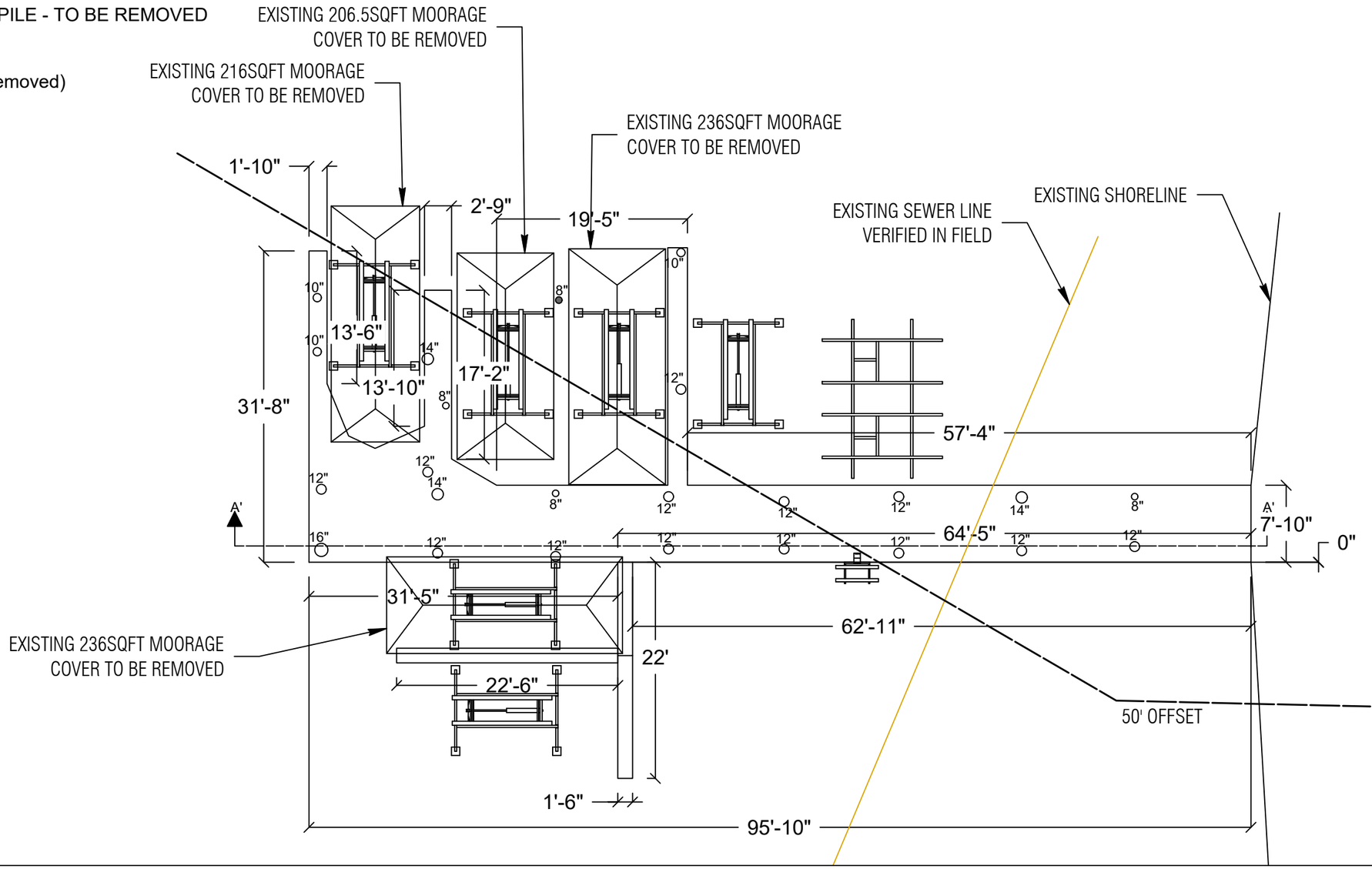
SHEET A3.0

PIER DETAILS - EXISTING

LEGEND

○ (23) EXISTING PILES - TO BE REMOVED
▨ (1) EXISTING MOORING PILE - TO BE REMOVED

Area: 957 sqft (overater - to be removed)



PLAN VIEW

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Applicant: Septimus Community Association
County: King County
Location: Lake Washington
7735 SE 58th Street
Mercer Island, WA 98040

Created: 03/14/22
Last Updated: 2/21/2023 2:18 PM Zion

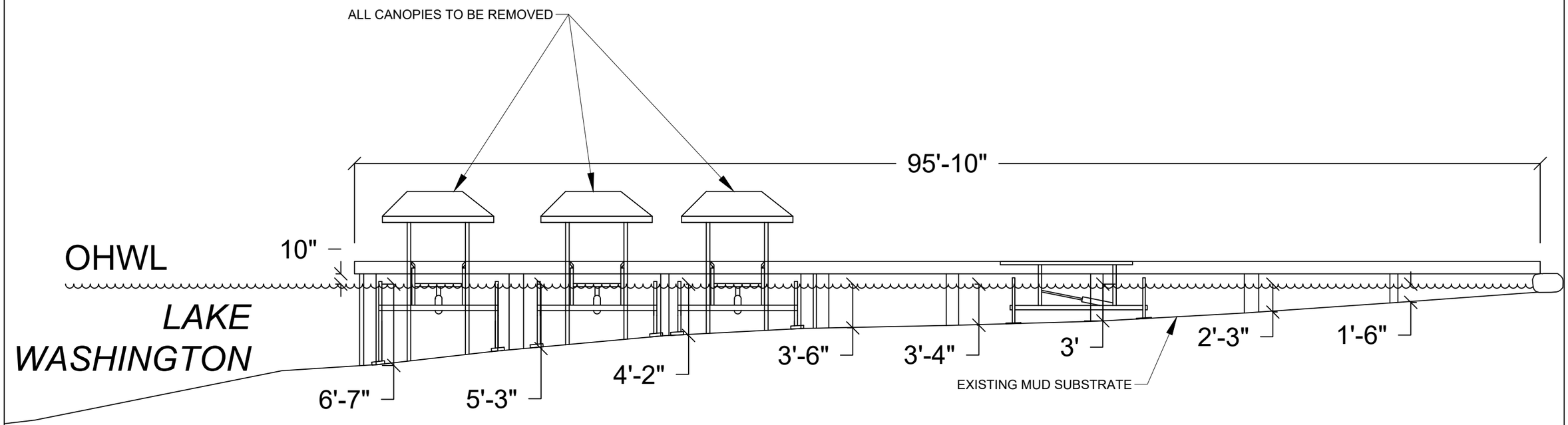
Datum: CORPS OF ENGINEERS 1919
SE Quarter Of Section 24, Township 24, Range 04

GROVELAND BEACH PARK

Adjacent Owners:
TAYLOR RONALD S & PAMELA
7700 SE 58TH ST 98040

SHEET A4.0

PIER DETAILS EXISTING



SECTION VIEW: A'-A'

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SHEET A5.0

PIER DETAILS - PROPOSED

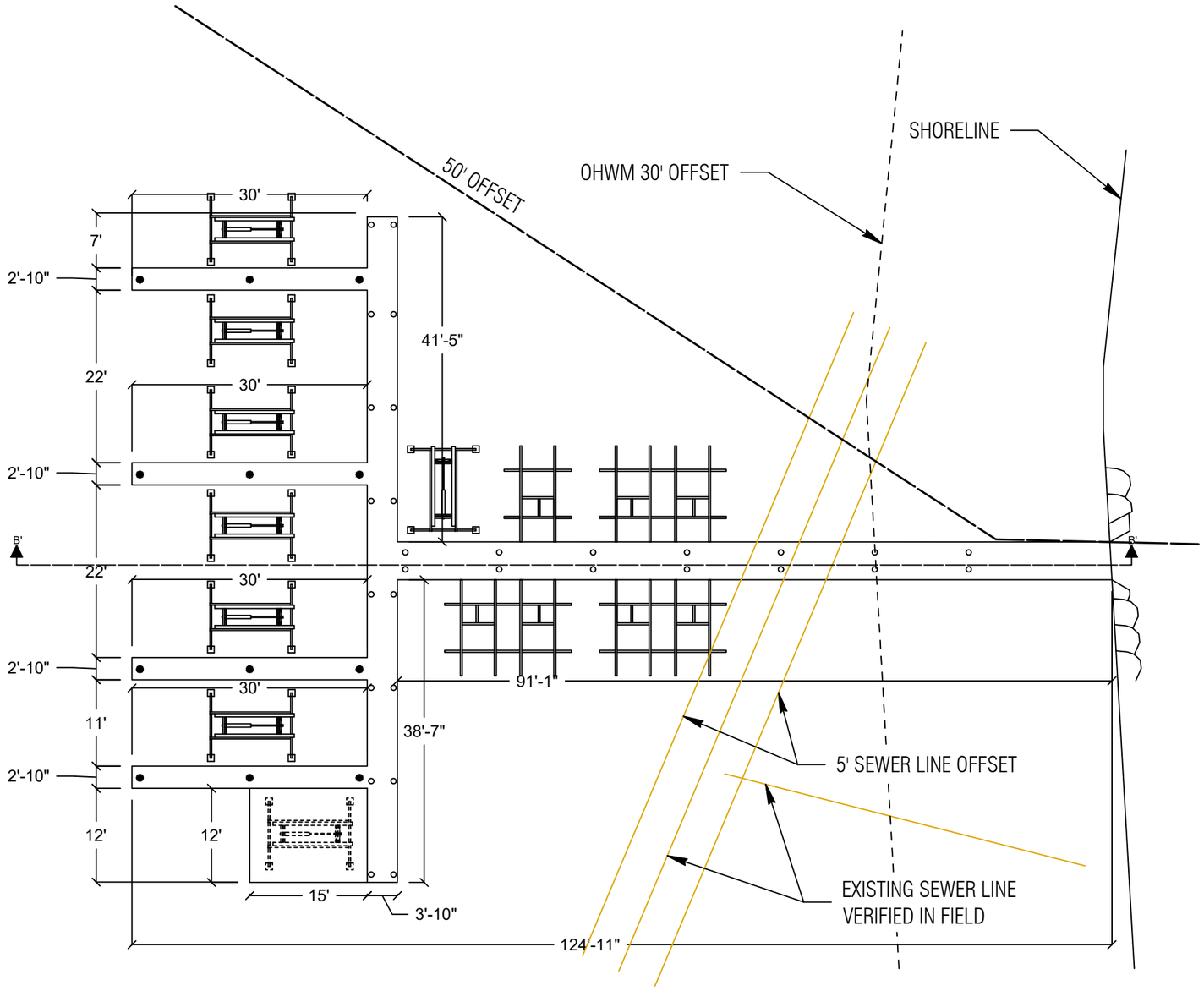
LEGEND

○ (30) PROPOSED 8" STEEL PILES - TO BE ADDED
● (12) PROPOSED 12" STEEL PILES - TO E ADDED

(1) PROPOSED PLATFORM LIFT - 12'x15' (180SQFT)

Area: 1,105 sqft (new overwater grated decking material)

**Grated decking material is 43% open area



PLAN VIEW

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GROVELAND BEACH PARK

Created: 03/14/22
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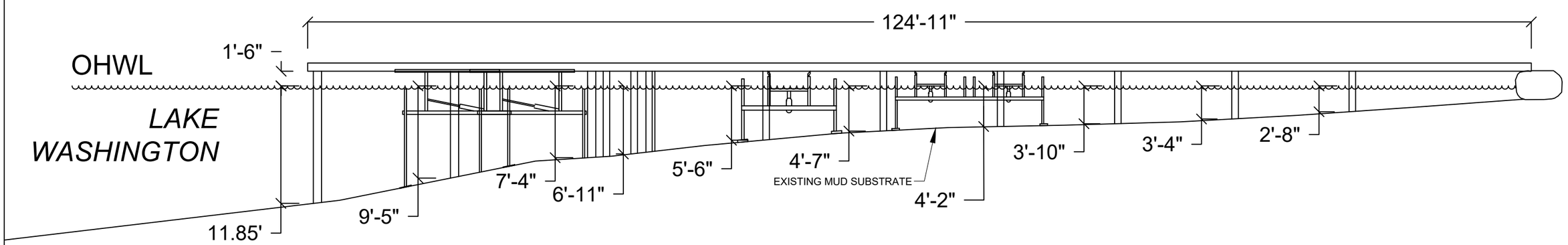
SHEET A6.0

PIER DETAILS PROPOSED



SECTION VIEW: A'-A'

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SE Quarter Of Section 24, Township 24, Range 04

Adjacent Owners:
GROVELAND BEACH PARK
TAYLOR RONALD S & PAMELA
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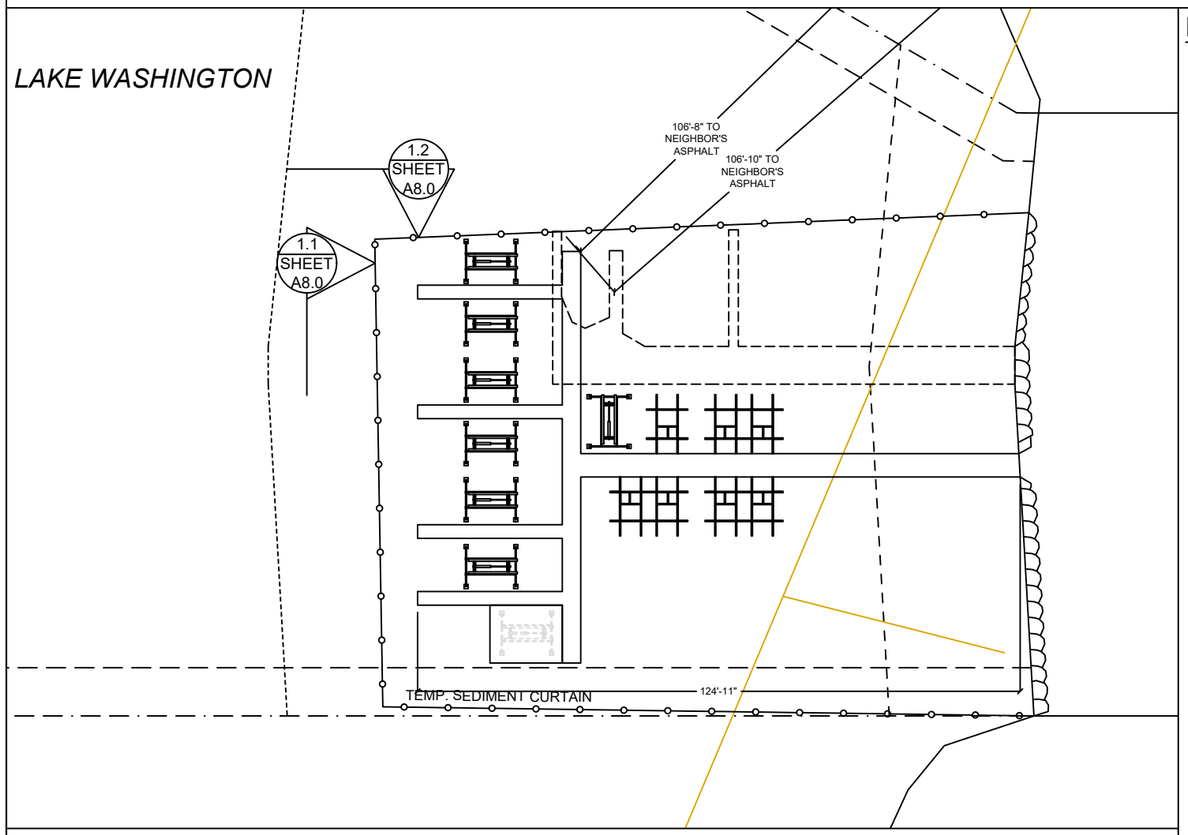
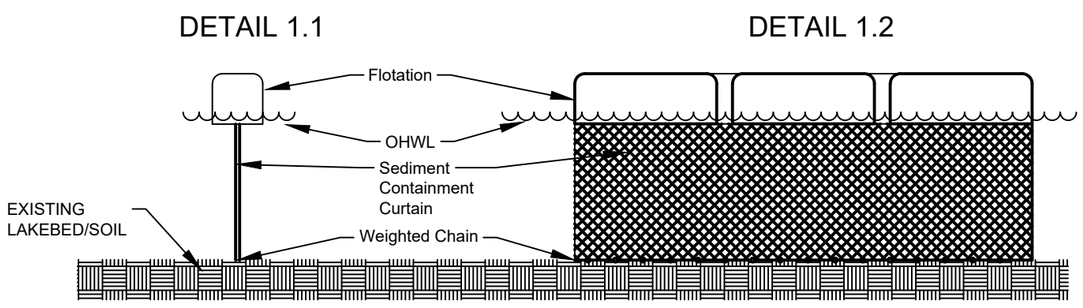
BMP INFORMATION





DETAIL 1.1 & 1.2

BMP NOTES:

A. Constant vigilance shall be kept for the presence of protected fish species during all aspects of the proposed action, particularly during in-water activities such as vessel movement, deployment of anchors & spuds, pile driving, dredging, and placement of gravels and other fill.

1. The project manager shall designate an appropriate number of competent observers to survey the project site and adjacent areas for protected species, including the presence of fish as conditions allow.
2. Visual surveys shall be made prior to the start of work each day, and prior to resumption of work following any break of more than an hour. Periodic additional visual surveys throughout the work day are strongly recommended.
3. All in-water work shall be done during the in-water work window for the waterbody. Where there is a difference between the USCOE and WDFW work windows, the overlap of the two shall apply.
4. All pile driving and extraction shall be postponed or halted when obvious aggregations or schooling of fish are observed within 50 yards of that work, and shall only begin/resume after the animals have voluntarily departed the area.
5. When piloting vessels, vessel operators shall operate at speeds and power settings to avoid grounding vessels, and minimize substrate scour and mobilization of bottom sediments.

B. No contamination of the marine environment shall result from project-related activities.

1. Appropriate materials to contain and clean potential spills shall be stored and readily available at the work site and/or aboard project-related vessels.
2. The project manager and heavy equipment operators shall perform daily pre-work equipment inspections for cleanliness and leaks. All heavy equipment operations shall be postponed or halted should a leak be detected, and shall not proceed until the leak is repaired and the equipment is cleaned.
3. To the greatest extent practicable, utilize biodegradable oils for equipment that would be operated in or near water.
4. Fueling of land-based vehicles and equipment shall take place at least 50 feet away from the water, preferably over an impervious surface. Fueling of vessels shall be done at approved fueling facilities.
5. Turbidity and siltation from project-related work shall be minimized and contained through the appropriate use of erosion control practices, effective silt containment devices, and the curtailment of work during adverse weather and tidal/flow conditions.
6. All wastes shall be collected and contained for proper disposal at approved upland disposal sites appropriate for the material(s).
7. When removing piles and other similarly treated wood, containment booms must fully enclose the work area. Wood debris, oils, and any other materials released into lake waters must be collected, removed, and properly disposed of at approved disposal sites.
8. All in- and over-water wood cutting would be limited to the minimum required to remove the subject wood component, and all cutting work should be enclosed within floating containment booms.
9. When removing piles, no actions shall be taken that would cause adhering sediments to return to lake waters.
10. Above-water containment shall be installed around removed piles to prevent sediment laden waters from returning to lake waters.
11. Construction staging (including stocking of materials, etc.) will occur on the supply barge.
12. All Exposed wood to be used on the project will be treated with a cheminite treatment.

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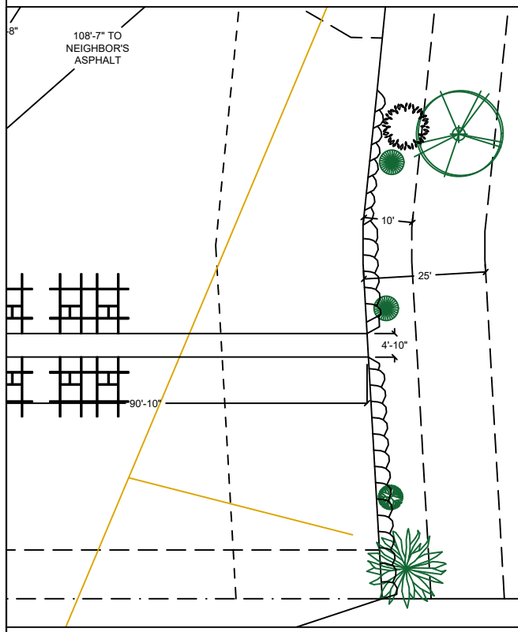
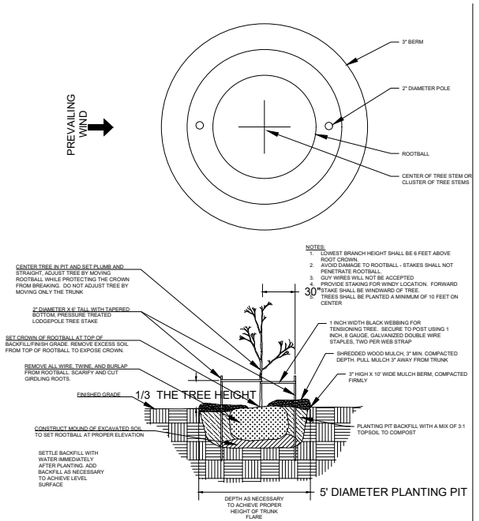
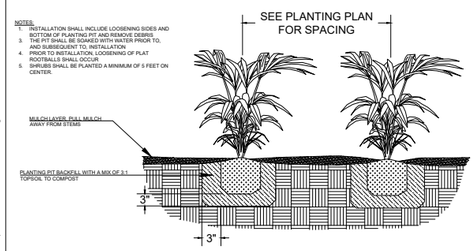
SHEET A8.0

MITIGATION PLAN





TREE PLANTING DETAILS (NTS)



SHRUB AND GROUNDCOVER PLANTING DETAILS (NTS)

Notes:

1. Shrubs are show, and shall be planted, at least five feet on center. Trees are show, and shall be planted, at least ten feet to center.
2. The property owner will implement and abide by the shoreline planting plan. The plants shall be installed before or concurrent with the work authorized by this permit. A report, as-built drawing and photographs demonstrating the plants have been installed or a report on the status of project construction will be submitted to the U.S. Army Corps of Engineers, Seattle District, Regulatory Branch, within 12 months from the date of permit issuance. This reporting requirement may be met by completing and submitting a U.S. Army Corps of Engineers approved Report for Mitigation Work Completion form.
3. The property owner will maintain and monitor the survival of installed shoreline plantings for five years after the U.S. Army Corps of Engineers accepts the as-built report. Installed plants shall achieve 100% survival during monitoring Years 1 and 2. Installed plants shall achieve at least 80% survival during monitoring Years 3, 4 and 5. Percent survival is based on the total number of plants installed in accordance with the approved riparian planting plan. Individual plants that die will be replaced with native riparian species in order to meet the survival performance standards.
4. The property owner will provide annual monitoring reports for five years (Monitoring Years 1-5). Each annual monitoring report will include written and photographic documentation on plant mortality and replanting efforts and will document whether the performance standards are being met. Photos will be taken from established points and used repeatedly for each monitoring year. In addition to photos at designated points, photo documentation will include a panoramic view of the entire planting area. Submitted photos will be formatted on standard 8 1/2 x 11" paper, dated with the date the photo was taken, and clearly labeled with the direction from which the photo was taken. The photo location points will be identified on an appropriate drawing. Annual shoreline planting monitoring reports will be submitted to the U.S. Army Corps of Engineers, Seattle District, Regulatory Branch, by November 31 of each monitoring year. This reporting requirement may be met by completing and submitting a U.S. Army Corps of Engineers approved Mitigation Planting Monitoring Report form.

PROPOSED PLANTING SPECIES/QUANTITIES

SYMBOL	LATIN NAME	COMMON NAME	QTY	SIZE
	Thuja plicata	Western Redcedar	1	3 ft
	Salix lasiandra	Pacific Willow	1	3 ft
	Rosa nutkana	Nootka Rose	1	1 Gallon
	Philadelphus lewisii	Mock Orange	2	1 Gallon

PLANTS: Shrubs to be installed 5ft on center and trees to be installed 10ft on center.

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GROVELAND BEACH PARK

Adjacent Owners:
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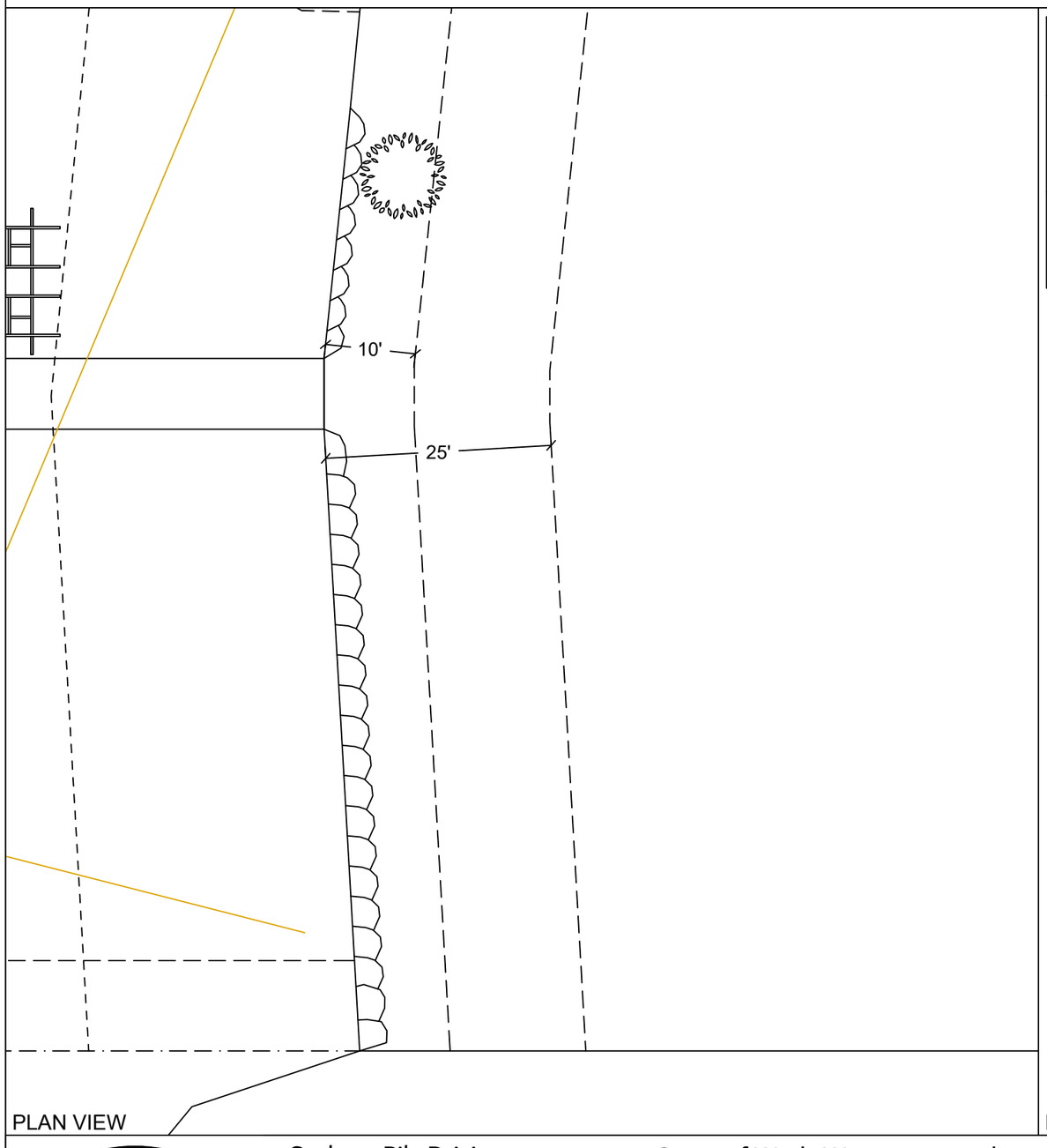
SHEET A9.0

EXISTING PLANT PLAN



PLAN VIEW

EXISTING PLANTING SPECIES/QUANTITIES

SYMBOL	SCIENTIFIC NAME	COMMON NAME	QTY	SIZE
	Pinus contorta var. contorta	Shore Pine	1	~8'

EXISTING PLANTS TABLE

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SHEET A10.0

GENERAL NOTES:

MATERIALS SPEC LIST:

Boat Lifts: Aluminum
* (7) SL10014ARW - 146" x 191"
* (3) SL2008AR2D2 - 104" x 132" (dual jet ski)
* (1) SL8012ARW - 104" x 66" (PWC Lift)

Decking Material: FRPP - Fiberglass reinforced polypropylene
Open area percentage:
* Surface - 43%
* 18" Dock Height - 61%

SEWER:
* All sewer is field verified by probing the lake bed manually during the allowed work windows for the area.

PILES:
* All new piles are epoxy coated steel piles *size varies, see plan set
* All Pile tops exposed will have a conical cap placed on top
* Piles are driven using the Virbo method

DOCK: being repaired/replaced
* _100_ % of Decking
* _100_ % of stringers
* _100_ % of caps

CODE REFERENCES: Mercer Island

We are applying for the permit to be reviewed under the:
"Alternative Development Standards" per MIMC 19.13050(F)(3).
The code official shall approve moorage facilities not in compliance with the development standards in subsection (F)(1) or (F)(2) of this section subject to both U.S. Army Corps of Engineers and Washington Department of Fish and Wildlife approval to an alternate project design. The following requirements and all other applicable provisions in this chapter shall be met:

i. The dock must be no larger than authorized through state and federal approval; Ch. 19.13 Shoreline Master Program | Mercer Island City Code Page 30 of 34 The Mercer Island City Code is current through Ordinance 20C-13, passed June 16, 2020.

The dock is within the authorized size.

ii. The maximum width must comply with the width of moorage facilities standards specified in standards specified in subsection D of this section (Table D);

The maximum width is compliant of ADA standards.

iii. The minimum water depth must be no shallower than authorized through state and federal approval;

The minimum water depth is not shallower than authorized.

iv. The applicant must demonstrate to the code official's satisfaction that the proposed project will not create a net loss in ecological function of the shorelands; and

No Net Loss report is attached.

v. The applicant must provide the city with documentation of approval of the moorage facilities by both the U.S. Army Corps of Engineers and the Washington Department of Fish and Wildlife.

The plan set is under review with CORPS and WDFW.

Last permit issued for property: BLDG 82-037
Dock established/constructed: 3/16/1982

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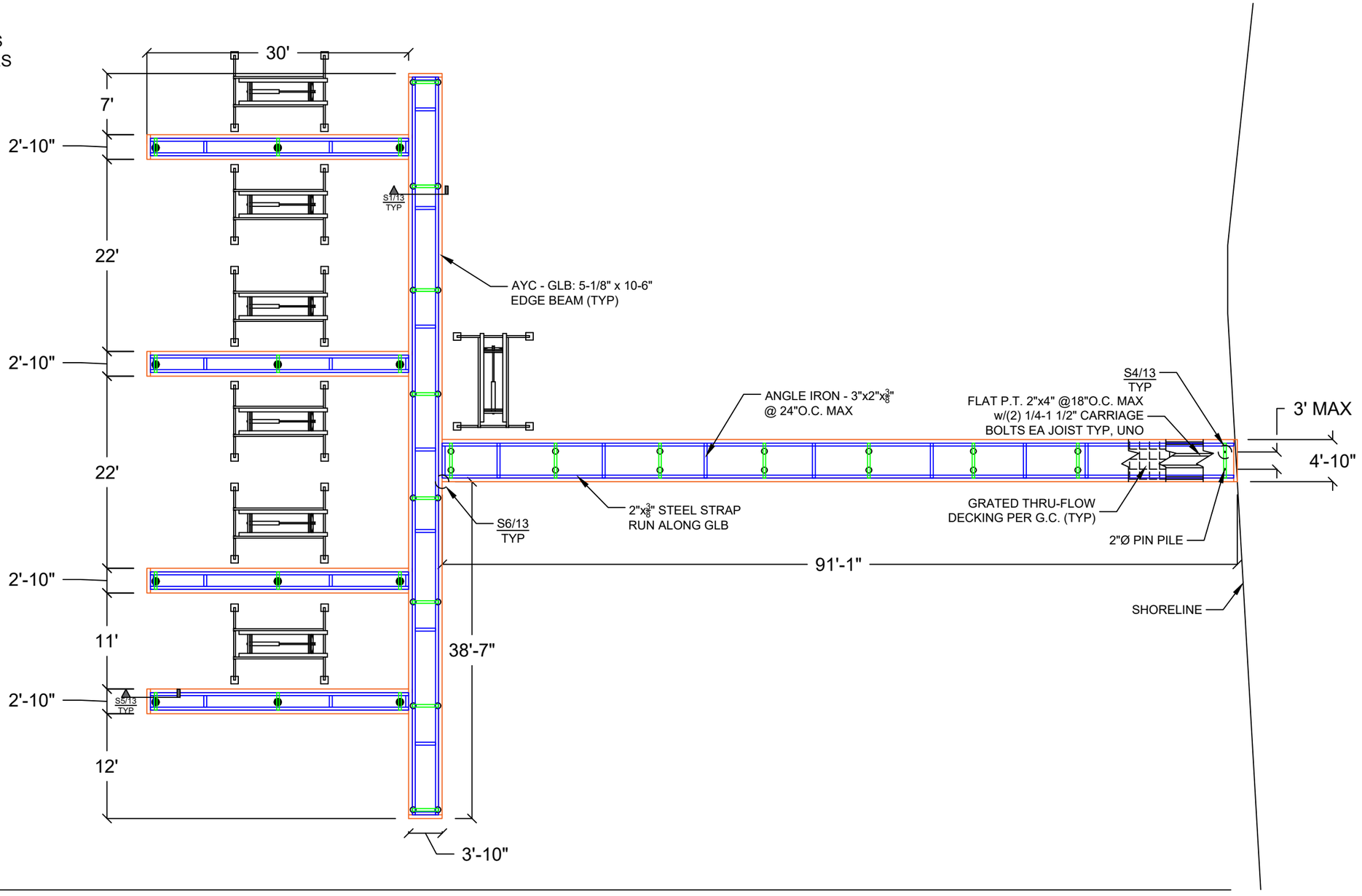
FRAMING PLAN

LEGEND

- (30) PROPOSED 8" STEEL PILES
- (12) PROPOSED 12" STEEL PILES



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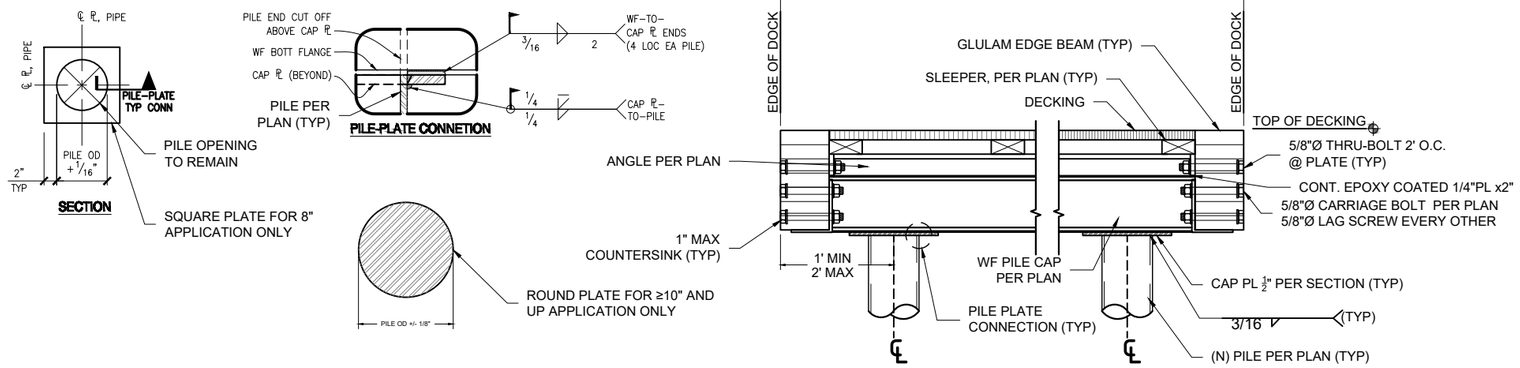
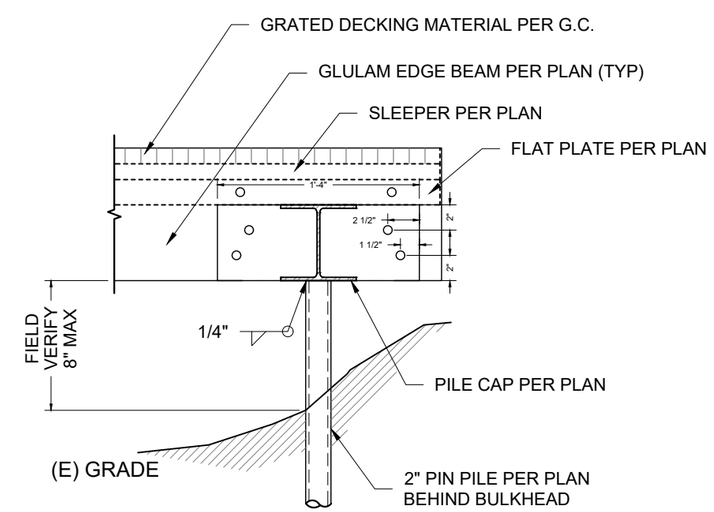
SHEET A12.0

DETAILS - TRACK

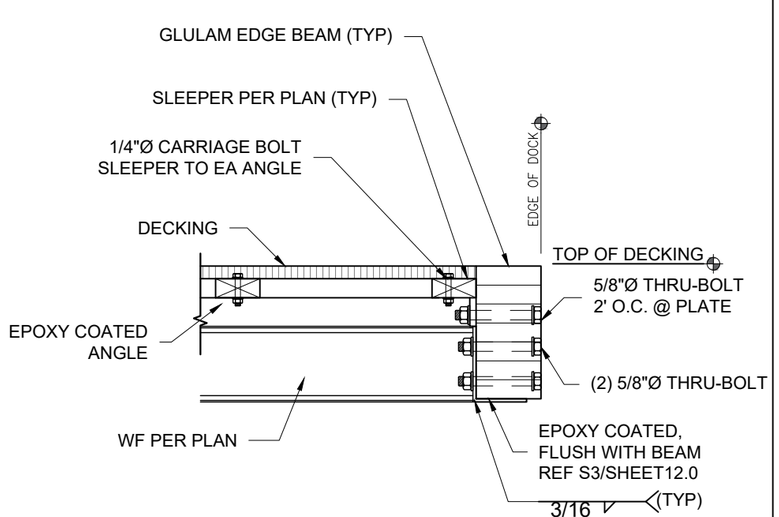


S1 DOCK SECTION w/PILES - TYP
SCALE: 1" - 1'

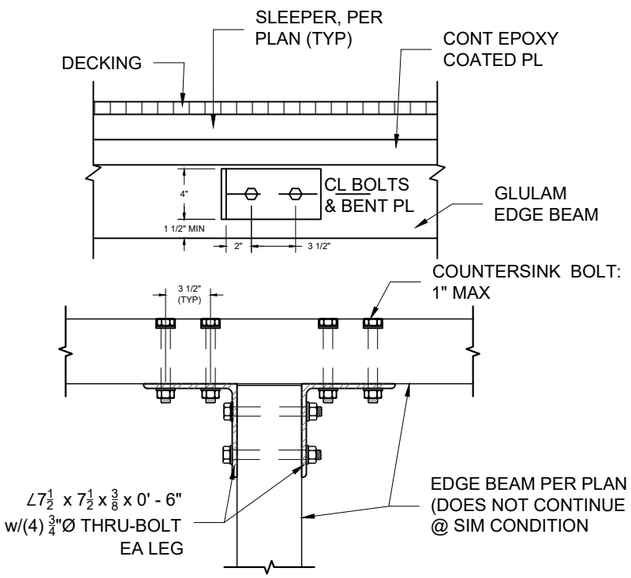
S3 DETAIL NOT IN USE



S4 PIN PILE @SHORE MOUNT - TYP
SCALE: 1" - 1'



S5 EDGE SECTION (STEEL TRACK) - TYP
SCALE: 1" - 1'



S6 BEAM TO BEAM - TYP
SCALE: 1" - 1'

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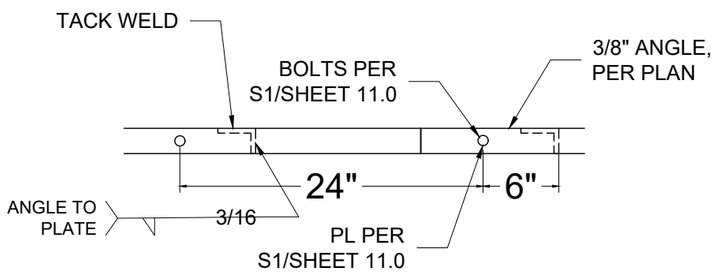
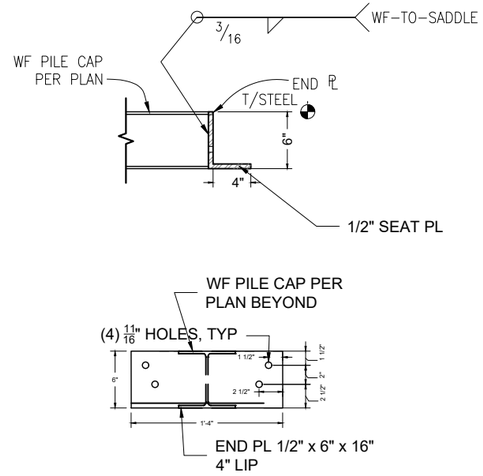
SHEET 13.0

DETAILS - TRACK

S1 DETAIL NOT BEING USED



S2 ANGLE TO PLATE - TYP
SCALE: 1" - 1'



S3 BEAM SADDLE BRACKET
SCALE: 3/4" - 1'

S4 DETAIL NOT BEING USED

S5 DETAIL NOT BEING USED

S6 DETAIL NOT BEING USED

Applicant: Septimus Community Association
County: King County
Location: Lake Washington
7735 SE 58th Street
Mercer Island, WA 98040

Created: 03/14/22
Last Updated: 2/21/2023 2:18 PM Zion

Datum: CORPS OF ENGINEERS 1919
SE Quarter Of Section 24, Township 24, Range 04

Adjacent Owners:
TAYLOR RONALD S & PAMELA
7700 SE 58TH ST 98040
GROVELAND BEACH PARK

BUILT BY SEABORN · ESTD 1947 ·

Seaborn Pile Driving
1080 W Ewing St
Seattle, WA 98119

Office: 206-236-1700 ext. 3
www.seabornpiledriving.com

Scope of Work: We propose to demo the existing 957sqft dock, remove (23) existing piles, relocate (7) existing boat lifts, relocate (1) existing dual jet ski lift, propose (2) new dual jet ski lifts, propose (1) new PWC lift, remove (1) existing dock mounted PWC lift, drive (30) 8" steel piles, drive (12) 12" steel piles, propose (1) platform lift, and propose a new 1,105 sqft dock made of grated decking material.

SHEET 14.0

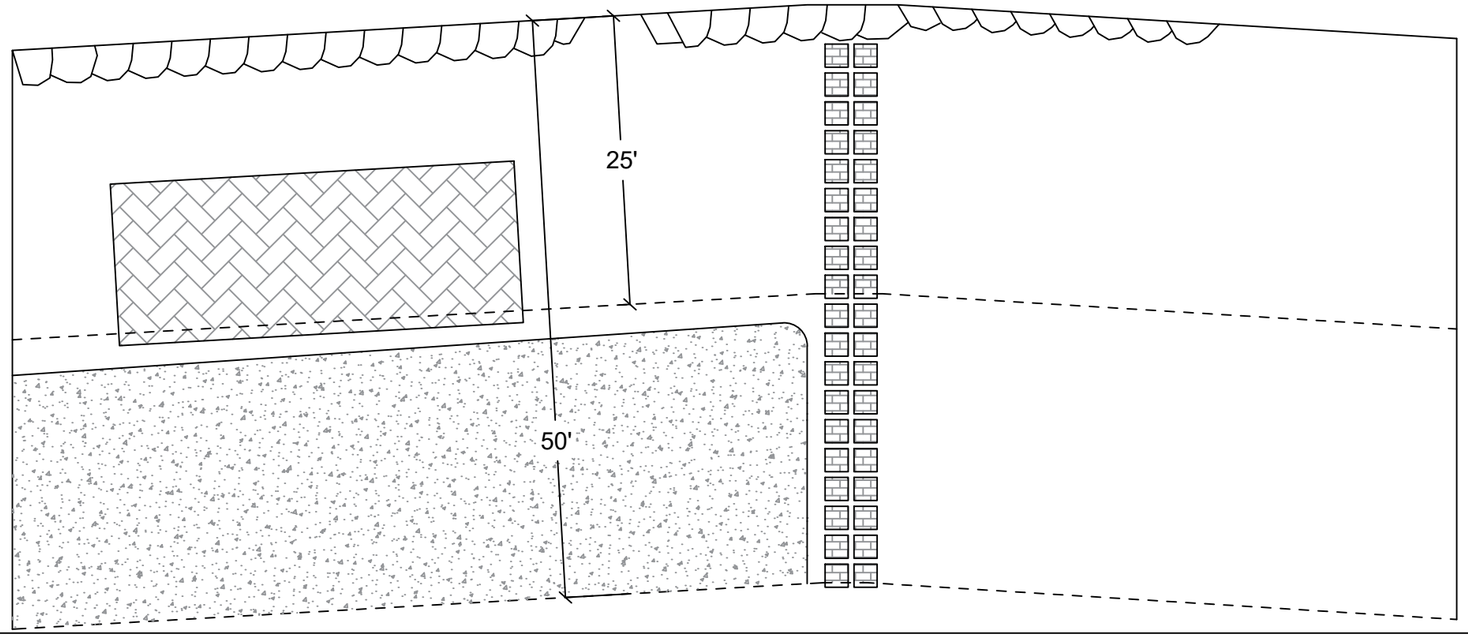
HARDSCAPE CALCULATION EXISTING/PROPOSED

Allowed Hardscape Quantities

SETBACK (total sqft)	ALLOWED	CURRENTLY USED	REMOVING	PROPOSED
0' - 25' SETBACK (3133.1641 sqft)	10% (313.31641 sqft)	24.3204% (762 sqft)	16.7562% (525 sqft)	7.5642% (237 sqft)
25' - 50' SETBACK (3133.3177 sqft)	30% (939.99531 sqft)	52.7237% (1652 sqft) (legally non-conforming)	3.7341% (117 sqft)	48.9896% (1535 sqft) (legally non-conforming)

LEGEND

DESCRIPTION	AREA	HATCH
BULKHEAD 25FT SETBACK	237 sqft	
PATIO 25FT SETBACK	454 sqft	
STEP PADS 25FT SETBACK	71 sqft	
PATIO 50FT SETBACK	37 sqft	
STEP PADS 50FT SETBACK	80 sqft	
PARKING LOT 50FT SETBACK	1535 sqft	



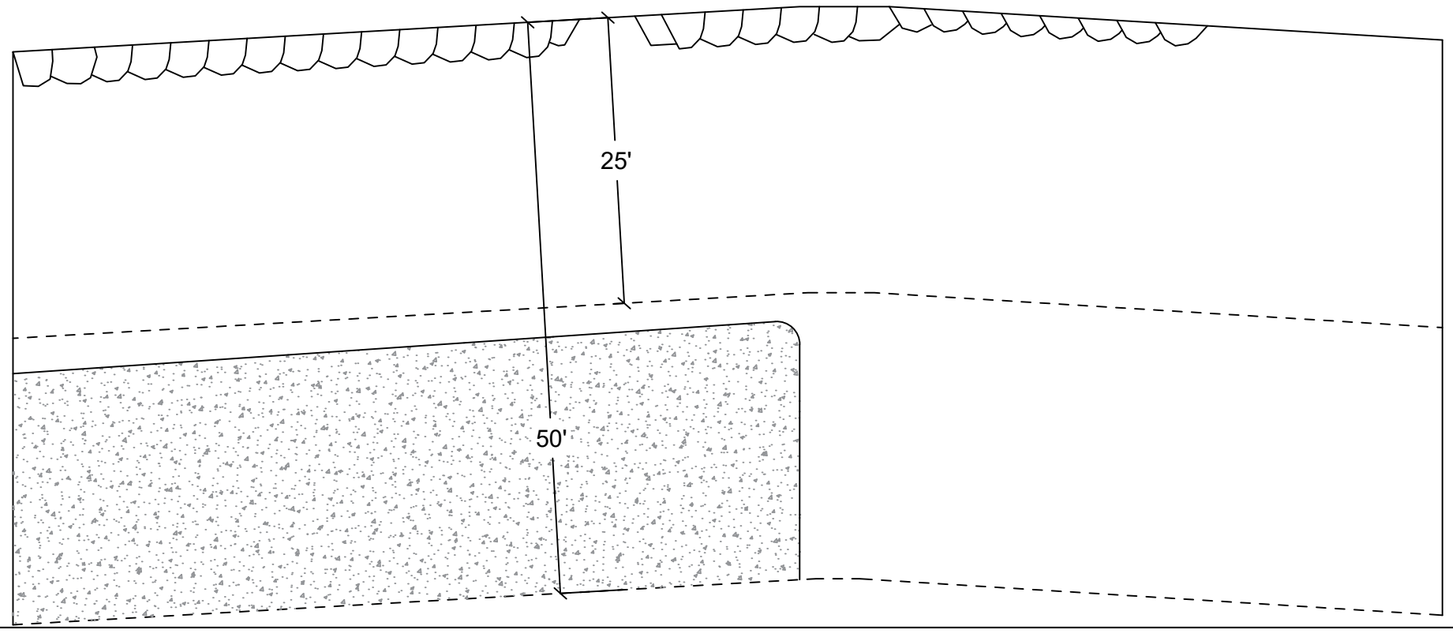
EXISTING HARDSCAPE

Allowed Hardscape Quantities

SETBACK (total sqft)	ALLOWED	CURRENTLY USED	REMOVING	PROPOSED
0' - 25' SETBACK (3133.1641 sqft)	10% (313.31641 sqft)	24.3204% (762 sqft)	16.7562% (525 sqft)	7.5642% (237 sqft)
25' - 50' SETBACK (3133.3177 sqft)	30% (939.99531 sqft)	52.7237% (1652 sqft) (legally non-conforming)	3.7341% (117 sqft)	48.9896% (1535 sqft) (legally non-conforming)

LEGEND

DESCRIPTION	AREA	HATCH
BULKHEAD 25FT SETBACK	267 sqft	
PARKING LOT 50FT SETBACK	1535 sqft	



PROPOSED HARDSCAPE

BUILT BY SEABORN · ESTD 1947 ·

Seaborn Pile Driving
1080 W Ewing St
Seattle, WA 98119

Office: 206-236-1700 ext. 3
www.seabornpiledriving.com

Scope of Work: We propose to demo the existing 957sqft dock, remove (23) existing piles, relocate (7) existing boat lifts, relocate (1) existing dual jet ski lift, propose (2) new dual jet ski lifts, propose (1) new PWC lift, remove (1) existing dock mounted PWC lift, drive (30) 8" steel piles, drive (12) 12" steel piles, propose (1) platform lift, and propose a new 1,105 sqft dock made of grated decking material.

Applicant: Septimus Community Association
7735 SE 58th Street
Mercer Island, WA 98040

County: King County
Location: Lake Washington

Created: 03/14/22
Last Updated: 2/21/2023 2:18 PM Zion

Datum: CORPS OF ENGINEERS 1919
SE Quarter Of Section 24, Township 24, Range 04

GROVELAND BEACH PARK

Adjacent Owners:
TAYLOR RONALD S & PAMELA
7700 SE 58TH ST 98040

SHEET A15.0

Applicant Information

Project Address 7735 SE 58th StreetMercer Island, WA 98040

Parcel Number: 294890TRCT

Applicant: Seaborn Pile Driving Company, 1080 W Ewing St Building B, Seattle, WA 98119

Property Owner: Jemley - signing party

Legal Description: GROVELAND PARK ADD BEG NXN S LN VAC BAKER ST WITH W LN CHRISTIAN CHURCH COMMUNITY CAMP DIV #2 TH N ALG SD W LN 223 FT TO S LN VAC BEARD ST TH W ALG SD S LN 20 FT TO TPOB TH CONTG W ALG SD VAC BEARD ST 110 FT TH S 00 DEG 02 MIN 16 SEC E 96.50 FT TH S 71 DEG 12 MIN 59 SEC E 48.59 FT TH N 85 DEG 16 MIN 12 SEC E 64.22 FT TH N 00 DEG 02 MIN 16 SEC W 106.5 FT TO TPOB TGW UND 1/2 INTIN FOLG BEG S LN VAC BAKER ST WTH W LN CHRISTIAN CHURCH COMMUNITY CAMP DIV #2 TH N ALG SD W LN 98.22 FT TO POB TH S 85-16-12 W 84.28 FT TH N 71-12-59 W 48.59 FT TH N 89-49-00 W 130 FT TH N 00-02-16 W96.5 FT TH N 89-49-00 W 80 FT TH S 65-19-10 W 87.22 FT TH S 27-26-12 W 38.5 FT TH S 09-50-00 W TAP 102 FT N OF S LN VAC BAKER ST TH WLY TO SH LN LK WASHINGTON AT PT 102 FT N OF S LN VAC BAKER ST EXTND WLYTH NELY ALG SH TO S LN VAC BEARD ST TH ELY ALG SD S LN TAP 240 FT FR W LN SD CHRISTIAN CH COMM CAMP DIV #2 TH S 00-02-16 E 96.5 FT TH S 89-49-00 E 110 FT TH S 71-12-59 E 48.59 FT TH N 85-16-12 E 64.22 FT TH N00-02-16 W 106.5 FT TH E ALG S LN VAC BEARD ST 20 FT TO W LN SD CHRISTIAN CHURCH COMM CAMP DIV #2 TH S ALG SD W LN 124.78 FT TO POB

Description of Work: We propose to demo the existing 957sqft dock, remove (23) existing piles, relocate (7) existing boat lifts, relocate (1) existing dual jet ski lift, propose (2) new dual jet ski lifts, propose (1) new PWC lift, remove (1) existing dock mounted PWC lift, drive (30) 8" steel piles, drive (12) 12" steel piles, propose (1) platform lift, and propose a new 1,106 sqft dock made of grated decking material.

Job specific comments

Purpose
The proposed dock is to provide for safe boat moorage and safe water recreational activities for multiple single-family residence.

The proposed dock walkway length is required to accommodate the reduction of the inshore 30’ walkway from 8’ to 5’ in width.

Habitat Enhancement
The proposed planting plan has been designed to mitigate for the existing and proposed pier.

Water Quality

In order to prevent debris from entering the lake during the demolition stage of the project, a containment boom will surround the crane barge and work area.

Permits

Mercer Island SSDP:
We are applying for the permit to be reviewed under the:

"Alternative Development Standards" per MIMC 19.13050(F)(3).

Mitigation

Shoreline Plantings: The shoreline plantings have been designed to provide the spread of tree and shrub nutrients into the adjacent waters of Lake Washington.

Fully grated deck: The proposed dock will have a fully grated deck to provide light penetration below the dock where there is no light penetration with the existing structure.

Piles: The proposed pier has been designed to maximize the distance between pile bents and minimize the number of piles. The proposed piles meet local building codes and reduce the pile footprint.

Contractor: Seaborn Pile Driving Company License #: SEABOPD942CG
Address: 1080 W Ewing St, Bldg B. Seattle, WA. 98119
Phone: 206.236.1700 Mobile: 253-569-0300 Fax: 206.236.2700
Contact: Kelsey Meyer Email: permits@seabornpiledriving.com

Construction Narrative

Mobilization

Mobilize crew, crane barge, supply and debris barges, and materials on site

Mooring Pile Removal

1. *Construct a silt fence/boom waterward of the bulkhead to contain any silt and debris that may be generated during construction.*
2. *Attach a chain to the base of the existing pile.*
3. *Using the crane, pull the pile from the lakebed and place on the debris barge for disposal in an approved upland disposal site.*
4. *Clean the work area and remove the silt fence/boom.*

Pile Driving

1. *Construct a silt fence/boom waterward of the bulkhead to contain any silt and debris that may be generated during construction.*
2. *Locate the new piles to be driven per the building permit drawings.*
3. *Using the crane and a vibro-hammer, drive the piles to required refusal.*
4. *Cut the piles to elevation.*
5. *Clean the work area and remove the silt fence/boom.*

Existing pier removal

1. *Construct a silt fence/boom waterward of the bulkhead to contain any silt and debris that may be generated during construction.*
2. *Mobilize crew, crane barge, supply and debris barges, and materials to the site.*
3. *Remove the cleats and fenders and set aside for re-installation after the deck is installed.*
4. *Demo current dock and load all debris onto the debris barge.*
5. *Tow the debris barge to the yard and dispose in an approved upland disposal site.*
6. *Clean the work area and remove the silt fence/boom.*

Dock construction (New Dock)

1. *Construct a silt fence/boom waterward of the bulkhead to contain any silt and debris that may be generated during construction.*
2. *Install new piles where applicable.*
3. *Install new steel I-beam pile caps and attach to the piles by welding.*
4. *Install metal brackets on edge of cap by welding them to I-beam to support glulam beams.*
5. *Install ledgers, stringers and beams via screws to support the ThruFlow decking*
6. *Install electrical conduit and water lines under the deck along the dock. Wiring and re-connection to be completed by others.*
7. *Install the ThruFlow grating with stainless steel screws making sure the screws are aligned and flush with the surface.*
8. *Install any boat or PWC lifts.*
9. *Clean the work area and remove the silt fence/boom.*

Structural Notes

General

- All materials, workmanship, design and construction shall conform to the submitted drawings and the International Building Code.
- The contractor will be responsible for all safety precautions and methods and processes to perform the designated work.

Design Criteria

- The existing design and construction meets the live load specification of a minimum of 40 PSF.

Materials

All materials used in the construction of the dock will be for use on the water and of the highest quality available on the market. All materials will conform to the International Building Code.

For example:

- Wood piles and pile stubs. The proposed wood pile stub will be Class B (12" @ 3' from Butt) – 40' Douglas Fir pilings per ASTM D-25.

- Steel pile collars – ASTM A53 GrB with Devran 261QC low temperate cure epoxy (16 mils) finish coated full length.
- Structural Lumber – All lumber will be graded and marked in conformance with WCLIB standard grading rules.
- Fasteners – All fasteners, bolts, nuts and nails will be epoxy-coated steel.
- Decking – The decking will consist of ThruFlow fiberglass grating which is pet and children friendly and will provide years of safe and comfortable use.

Preservatives

- All wood preservatives to be state approved and will be applied and fully cured prior to installation over the water.
- All hardware and fasteners to be epoxy-coated steel.

Best Management Practices

1. **Above the Water Line Work**

    1. Seaborn Pile Driving Company will employ one each crane barge, one supply and one debris barge to complete the scope of work. A tug will tow the barges on and off the job site.

    2. Seaborn Pile Driving Company personnel working in, near or over the water will at all time wear either USCG approved life vests or work vest as well as hard hats and safety glasses.

2. **Material Handling**

    1. While at the job site, a floating containment boom will completely surround the work area.
    2. All removed piles and the existing dock structure will be placed on the debris barge where they will be contained and kept out of the lake.

3. **Hazardous Materials**
    - No hazardous materials will be mixed or stored in or near the water. No cleaning of materials will be performed in or near the water.

4. **Polluting Materials in Water**

    - Seaborn Pile Driving Company will take extra precautions to ensure materials don't fall into or pollute the water. Any material that enters the water will be removed immediately. Any hazardous material such as oily rags will not be handled near or over the water.
    - A spill kit will be employed on the barges at the job site.

- If any pollutants enter the water, Seaborn Pile Driving Company will contact the appropriate agencies and report the spill immediately.

5. **Materials Disposal**

- Seaborn Pile Driving Company will dispose of the rotten wood and pile sections in an approved legal disposal site in accordance with all applicable laws and permit requirements.

CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040
PHONE: 206.275.7605 | www.mercergov.org

CITY USE ONLY	
Date Received	
File No	
Received By	

ENVIRONMENTAL CHECKLIST

PURPOSE OF CHECKLIST

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 agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

PRE-APPLICATON MEETING

A pre-application meeting is used to determine whether a land use project is ready for review, to review the land use application process, and to provide an opportunity for initial feedback on a proposed application. Some land use applications require a pre-application – in particular: short and long subdivisions, lot line revisions, shoreline permits, variances, and critical area determinations. The City strongly recommends that all land use applications use the pre-application process to allow for feedback by City staff.

Please note: pre-application meetings are held on Tuesdays, by appointment. To schedule a meeting, submit the meeting request form and the pre-application meeting fee (see fee schedule). Meetings must be scheduled at least one week in advance. Applicants are required to upload a project narrative, a list of questions/discussion points, and preliminary plans to the Mercer Island File Transfer Site one week ahead of the scheduled meeting date.

SUBMITTAL REQUREMENTS

In addition to the items listed below, the code official may require the submission of any documentation reasonably necessary for review and approval of the land use application. An applicant for a land use approval and/or development proposal shall demonstrate that the proposed development complies with the applicable regulations and decision criteria.

A. **Completed pre-application.**
B. **Development Application Sheet.** Application form must be fully filled out and signed.
C. **Development Plan Set.** Please refer to the Land Use Application- Plan Set Guide in preparing plans.
D. **Title Report.** Less than 30 days old.
E. **SEPA checklist.**

INSTRUCTIONS FOR APPLICANTS

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. 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." Complete answers to the questions now may avoid unnecessary delays later. Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you. 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. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

USE OF CHECKLIST FOR NONPROJECT PROPOSALS

For nonproject proposals complete this checklist and the supplemental sheet for nonproject actions (Part D). The lead agency may exclude any question for the environmental elements (Part B) which they determine do not contribute meaningfully to the analysis of the proposal. For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

1. Name of proposed project, if applicable:
   Septimus Community Association

2. Name of applicant:
   Dray Davick - Seaborn Pile Driving

3. Address and phone number of applicant and contact person:
   1080 W Ewing St Bldg B Seattle WA 98119
   206-236-1700

4. Date checklist prepared:
   8/15/2022

5. Agency requesting checklist:
   City of Mercer Island

6. Proposed timing or schedule (including phasing, if applicable):
   upon receipt of all permits & open work window

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

No

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

No Net Loss report

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain:

No

10. List any government approvals or permits that will be needed for your proposal, if known:

SSDP w/ SEPA review & Building permit from City of Mercer Island

federal Section 10 permit from US Army Corps of Engineers

Hydraulic Project Approval permit from WA Dept of Fish & Wildlife

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

We propose to demo the existing 957sqft dock, remove (23) existing piles, relocate (7) existing boat lifts, relocate (1) existing dual jet ski lift, propose (2) new dual jet ski lifts, propose (1) new PWC lift, remove (1) existing dock mounted PWC lift, drive (30) 8" steel piles, drive (12) 12" steel piles, propose (1) platform lift, and propose a new 1,106 sqft dock made of grated decking material.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

294890TRCT (adjacent to 7735 SE 58th Street)

SE Quarter Of Section 24, Township 24, Range 04

LAT: 47.55063 LONG: -122.23326

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (check one):

Flat ☑ Rolling ☐ Hilly ☐ Steep slopes ☐ Mountainous ☐ Other ☐

b. What is the steepest slope on the site (approximate percent slope)?

Less than 5%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Sand and gravel

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

No

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

None

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

No

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

None

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

N/A

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, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Exhaust smoke from construction equipment

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

No

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

Run equipment only as necessary

3. Water

a. Surface:

i. 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.

Lake Washington

ii. 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.

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iii. 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.

None

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

No

v. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No

vi. 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

i. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well? Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No

ii. 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.

None

c. Water runoff (including stormwater):

i. Describe the source of runoff (including stormwater) 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.

N/A

ii. Could waste materials enter ground or surface waters? If so, generally describe.

N/A

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

N/A

4. Plants

a. Check 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?

N/A

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

No known threatened or endangered species on or near the site.

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

Please see associated native planting and vegetation plan.

e. List all noxious weeds and invasive species known to be on or near the site.

None present along shoreline adjacent to work site.

5. Animals

a. State any birds and animals which have been observed on or near the site or are known to be on or near the site. Examples include:

Birds: hawk, heron, eagle, songbirds, other:
Mammals: deer, bear, elk, beaver, other:
Fish: bass, salmon, trout, herring, shellfish, other:

Potential for Steelhead salmon, Chinook salmon, and bull trout to be in the adjacent waters of Lake Washington.

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

Unknown

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

Unknown

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

Mitigation including fully grated decking material, native shoreline vegetation plan, and construction activity during approved fish friendly work windows.

e. List any invasive animal species known to be on or near the site.

Unknown

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

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

No

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

N/A

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

i. Describe any known or possible contamination at the site from present or past uses.

Unknown

ii. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None

iii. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

None

iv. Describe special emergency services that might be required.

None

v. Proposed measures to reduce or control environmental health hazards, if any:

N/A

b. Noise

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

None

ii. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Noise from construction equipment

iii. Proposed measures to reduce or control noise impacts, if any:

Run equipment only as necessary

8. Land and shoreline use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Single-family residential

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

No

c. Describe any structures on the site.

Multi-story single family home

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

No

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

N/A - tract lot

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

N/A - tract lot

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

N/A - tract lot

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

No

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

None

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

None

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

N/A

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

To ensure local, state, and federal compliance, the project will include SSDP w/ SEPA from the city of Mercer Island, a Hydraulic Project Approval permit from WDFW, and a federal Section 10 permit from the US Army Corps of Engineers.

9. Housing

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

None

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:

N/A

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas? What is the principal exterior material(s) proposed?

Less than 60" above OHWM

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

None

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

N/A

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 and glare impacts, if any:

N/A

12. Recreation

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

Residential swimming & boating

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:

N/A

13. Historic and cultural preservation

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

Unknown

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

Unknown

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Review by the US Army Corps of Engineers

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

N/A

14. Transportation

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

Deerford Road & SE 58th St

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Closest bus stop at Island Crest Way & SE 58th St (approx. .8mi from residence)

c. How many additional parking spaces would the completed project or nonproject proposal have? How many would the project or proposal eliminate?

None

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

No

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

No

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

None

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No

h. Proposed measures to reduce or control transportation impacts, if any:

None

15. Public services

a. Would the project result in an increased need for public services (for example; fire protection, police protection, health care, schools, other)? If so, generally describe.

No

b. Proposed measures to reduce or control direct impacts on public services, if any.

N/A

16. Utilities

a. Check 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

C. SIGNATURE

I certify (or declare) under penalty of perjury under the laws of the State of Washington that the answers to the attached SEPA Checklist 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: Dray Davick

Date Submitted: 08/16/22

SEPA RULES

SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; productions, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

[Statutory Authority: RCW 43.21C.110. WSR 16-13-012 (Order 15-09), § 197-11-960, filed 6/2/16, effective 7/3/16. Statutory Authority: RCW 43.21C.110 and 43.21C.100 [43.21C.170]. WSR 14-09-026 (Order 13-01), § 197-11-960, filed 4/9/14, effective 5/10/14. Statutory Authority: RCW 43.21C.110. WSR 13-02-065 (Order 12-01), § 197-11-960, filed 12/28/12, effective 1/28/13; WSR 84-05-020 (Order DE 83-39), § 197-11-960, filed 2/10/84, effective 4/4/84.]

Ecological No Net Loss Assessment Report

Prepared for

Septimus Community Association
7735 SE 58th Street
Mercer Island, WA 98040

Prepared by

Northwest Environmental Consulting, LLC
600 North 36th Street, Suite 423
Seattle, WA 98103
206-234-2520

August 2022
Revised April 2023

Purpose

The purpose of this report is to fulfill the requirements of City of Mercer Island Municipal Code (MICC) 19.13 Shoreline Master Program by assessing overall project impacts and proposed mitigation to determine if the project meets the "No Net Loss" General Regulation of the Shoreline Master Program.

No Net Loss is defined as "An ecological concept whereby conservation losses in one geographic or otherwise defined area are equaled by conservation gains in function in another area."

Permits are being applied for a dock extension, reconfiguration of lifts, and repair.

Location

The subject property is located at 7735 SE 58th Street, Mercer Way (King County parcel number 294890TRCT) in the City of Mercer Island, Washington (see Appendix A – Sheet A1.0). The parcel is on the waterfront of Lake Washington, a shoreline of the state, that contains several endangered fish species listed under the Endangered Species Act and Washington State designated priority fish species.

Project Description

The proposed work includes removal of the existing 957 square foot dock and removal of 23 piles and 1 moorage pile. A new, different configuration, 1,072 square foot dock will be constructed supported by 30 8-inch and 12 12-inch steel pilings. The existing 7 boat lifts and dual jet ski lift will be relocated into the new configuration. Two new jest ski lifts, 1 personal watercraft lift, and a platform lift will be placed at the site. The existing dock mounted jet ski lift and 894 square feet of moorage covers will be removed. All new decking will use Thruflow grated decking.

Project drawings are included in Attachment A, sheets A2.0 to A7.0

During construction, a floating boom will surround the work barge and dock. (See Appendix A – Sheets A8.0)

A shoreline vegetation plan is proposed, that will add 2 native trees and 3 native shrubs. These shoreline plantings will provide shade and allow allochthonous material to enter the lake along the shoreline and improve shoreline conditions (see Appendix A – Sheet A9.0 – 10.0).

Approach

Northwest Environmental Consulting LLC (NWEC) biologist Brad Thiele conducted a site visit on July 20, 2022 to evaluate conditions on site and adjacent to the site. NWEC also consulted the following sources for information on potential critical fish and wildlife habitat along this shoreline:

- Washington Department of Fish and Wildlife (WDFW): Priority Habitats and Species online database (http://apps.wdfw.wa.gov/phsontheweb/)

- WDFW SalmonScape online database of fish distribution and ESA listing units (https://apps.wdfw.wa.gov/salmonscape/)

- Mercer Island GIS online database (https://chgis1.mercergov.org/Html5Viewer/Index.html?viewer=PubMaps&viewer=PubMaps)

Site Description

The subject property is a shoreline tract owned by a community association. It has shoreline on its western boundary with single-family homes to the north and south along the shoreline.

The only existing structures on the property are the existing wood decked dock. A patio and kayak storage is present on the property.

The shoreline is bulkheaded with a low broken face concrete bulkhead with lawn landward. A sand beach is present on the north shoreline. A magnolia tree is present behind the beach and a mature western red cedar is present along the fence line.

The substrate of the lake is sand and gravel shifting to sand about 20 feet from shore. Milfoil is present in the lake about 20 feet from shore.

The property to the north is a swim area with a wave attenuator and the property to the south is residential with an armored shoreline and landscaping along the shoreline.

Species Use

WDFW's PHS mapping and SalmonScape mapping tools show the following salmonid species using Lake Washington for migration and/or rearing: residential coastal cutthroat (*Oncorhynchus clarkii*), winter steelhead (*O. mykiss*), Dolly Varden/bull trout (*Salvelinus malma*), sockeye salmon (*O. nerka*), fall Chinook (*O. tshawytscha*), coho salmon (*O. kisutch*), and kokanee (*O. nerka*). The SalmonScape database maps the site as accessible to the Endangered Species Units (ESU) of Threatened Chinook and steelhead. Juveniles migrate and may rear in the waters near the project when traveling from spawning sites on other lake tributaries to the lake's outlet at the Hiram M. Chittenden Locks. The project site is accessible to any fish migrating or rearing in the lake. The shoreline is not mapped as a sockeye salmon spawning location, but a spawning area is located north of the project.

Priority Habitats and Species mapping does not show any other aquatic or terrestrial occurrences at the site. Wetlands are mapped about 150 to the south along the shoreline. Wetland presence could not be confirmed from the site. No shoreline work is proposed that could occur in a wetland buffer.

The Mercer Island GIS does not show any environmental layers at the location.

Project Impacts and Conservation Measurements

Direct Impacts:

Sediments: Sediment disturbance will occur below the OHWM and along the shoreline of Lake Washington during pile installation and removal and relocation and placement of the boat, platform, and personal watercraft (jet ski) lifts. Additionally, the tug and barge propwash may

disturb sediments temporarily when making trips to/from the site.

Impacts to sediments should be minimal from pile work and placement of any lifts. The project actions are not expected to exceed State Water Quality Standards.

In addition the new boat lifts will be moved further from shore into water from starting at about 4 feet deep to about 8 feet deep. Moving the boat lifts into deeper water will reduce the chances of prop wash from castoff and docking.

Shoreline: Planting additional native vegetation, especially a native cedar tree and native willow trees, will increase the habitat functions of the shoreline by creating shade along the shoreline that will be an improvement from the existing baseline habitat conditions at the project site. These plants will provide overhanging cover for fish, structural diversity for birds and wildlife, detritus for aquatic invertebrates and long-term recruitment of woody material and other allochthonous food sources. The proposed planting plan is included (see Appendix A - Sheet A9.0).

Lakebed: The proposed project will remove 4 8-inch, 3 10-inch, 13 12-inch, 3 14-inch, and 1 16-inch piling resulting in the restoration of 17.8 square feet of lakebed. The new dock will add 30 8-inch piles and 12 12-inch piles and will displace 19.9 square feet of lakebed resulting in the displacement of 2.1 square feet of lakebed upon completion of the project.

Noise: Construction equipment will create noise audible to neighbors and in-water. Noise disturbance will be short-term and should have negligible effects on fish and wildlife in the area. Work will be completed during the in-water work window when juvenile fish are not expected to be present. No impact pile driving will take place.

Potential spills: Short-term risks include the potential for petroleum spills that can occur with any equipment operation. The level of impact to the aquatic environment is expected to be reduced because a crew competent using spill containment measures will be on site and employ these measures should a spill occur.

Indirect Impacts:

Shading: The proposed configuration will remove 1,852 square feet of solid overwater coverage from removal of the solid wood decked dock and mooring covers. The new dock will add 1,252 square feet of new overwater coverage from the construction of the new dock and platform lift reducing overwater coverage at the site by 600 square feet. The new dock decking and platform lift will be constructed using ThruFlow grated decking.

Grated decking allows more light to penetrate the water below a dock that can increase productivity in the littoral zone below the dock and reduce the full shade favored by salmonid predators. Salmonid predators are known to use hard shadowing under solid-decked docks to ambush juvenile salmonids. Reducing these hard shadows limits predation opportunity caused by hard shading under the dock.

ThruFlow grated decking has a measured performance at 43 percent light penetration (ThruFlow, 2020). Thus, effective cover of the area is 57% of the area of a solid decked structure. Table 1 provides a summary of effective coverage:

Table 1 – Effective coverage

Solid Coverage	Grated decking	Conversion	Effective coverage	Reduction in coverage

Existing Solid decking (SF)	957	0	0.57	957	-957
New Grated dock (SF)	0	1072	0.57	611	461
Existing Moorage canopies (SF)	895	0	0.57	895	-895
New grated platform lift (SF)		180	0.57	103	77
Total (SF)	1852	1252			-1,313

The removal of solid decking and opaque boat canopies removes 1,852 square feet of overwater coverage at the site. The reconfigured dock and platform lift will add 1,252 square feet of overwater coverage reducing overwater coverage at the site by 600 square feet. The use of grated decking reduces the proposed effective overwater coverage by and additional 531 square feet.

Recreational Boating: The project supports continued recreational boating, which has been identified as a limiting factor for salmonid populations in Lake Washington. The pier will not introduce additional boating to Lake Washington, as the owners could still access the lake from a public boat launch or private moorage facility.

Other Conservation measures:

Work window: The work will be completed during the prescribed in-water work window for this area of Lake Washington (July 16 to April 30). Operating within this time frame helps protect Chinook salmon, steelhead, bull trout and other salmonid fish species by doing work when juvenile fish are not expected to be present.

Best Management Practices: Applicable BMPs will be used, such as a floating boom around the in-water work area, to contain any floating debris that may escape during construction. The barge will have a perimeter containment sock to absorb oil and grease that might inadvertently wash from the barge during construction.

Hazardous material containment materials such as spill absorbent pads and trained personnel will be required onsite during any phase of construction where machinery is in operation near surface waters.

Conclusion

Juvenile Chinook salmon, and other salmonids, rear and migrate along the Lake Washington shoreline.

There will be temporary impacts from noise and disturbed sediments during construction. The project will displace 2.1 square feet of lakebed by removing pilings.

The proposed new dock configuration will result in a decrease of 600 square feet of opaque decking and moorage coverage. The removal of solid decking and opaque boat canopies

removes 1,852 square feet of overwater coverage at the site. The reconfigured dock and platform lift will add 1,252 square feet of overwater coverage reducing opaque overwater coverage at the site by 600 square feet. The use of grated decking on the dock and platform lift reduces the proposed effective overwater coverage by and additional 531 square feet.

The new dock will place boat lifts and new and existing personal water craft lift, and jet ski lifts in the deepest water possible to reduce the chances of sediment disturbance during docking and castoff. The new jet ski lifts will be in water approximately 1-foot deeper than existing jet ski lifts.

The boat lifts, personal water craft lifts, and jet ski lifts do not create overwater coverage. They will be submerged when boats and jet skis are removed. When being used, the lift allows light to enter the water column under the boat or jet ski reducing potential shadowing from boats being simply moored to the dock. Use of lifts minimizes impacts to the aquatic environment for this reason.

A shoreline planting plan will be implemented and will add native trees and shrubs to the shoreline that will provide natural shading, allochthonous food sources and will eventually be a source of woody materials and will improve shoreline conditions at the site in the long-term to offset temporary construction impacts. The planting includes 2 native trees and 3 native shrubs.

The project will minimize construction effects on the environment by following the prescribed fish window and using applicable BMPs to prevent construction spills, turbidity, and floating debris from escaping the area. The construction crew will retrieve all dropped items from the bottom and dispose of them properly.

This project has been designed to meet current residential dock standards and will use Best Management Practices to reduce project impacts. The conservation measures are designed to improve ecological functions or prevent further degradation of habitat. The project will improve shoreline conditions, reduce overwater coverage in the nearshore and reduce effective overwater coverage at the site. The proposed project has been designed to improve baseline ecological conditions at the site **and will result in No Net Loss of ecological functions** and will be an improvement over the existing condition in the aquatic and shoreline environment.

Document Preparers

Brad Thiele	Biologist	29 years of experience	Northwest Environmental Consulting, LLC (NWEC)

The conclusions and findings in this report are based on field observations and measurements and represent our best professional judgment and to some extent rely on other professional service firms and available site information. Within the limitations of project scope, budget, and seasonal variations, we believe the information provided herein is accurate and true to the best of our knowledge. Northwest Environmental Consulting does not warrant any assumptions or conclusions not expressly made in this report, or based on information or analyses other than what is included herein.

REFERENCES

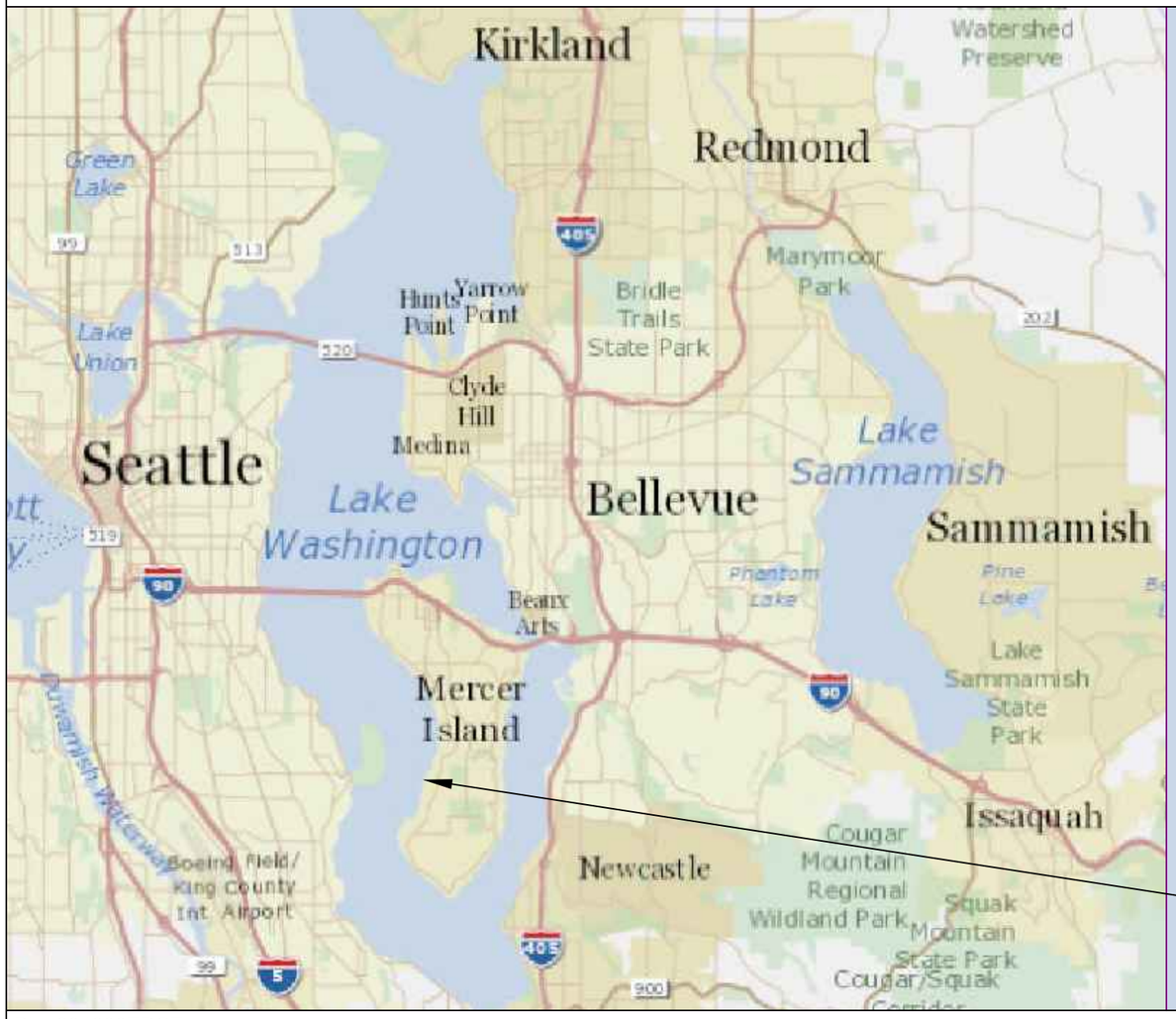
King County. 2022. King County iMap. Online database. Accessed Augist 2022 at https://gismaps.kingcounty.gov/iMap/

Washington Department of Fish and Wildlife (WDFW). 2022. Priority Habitats and Species. Online database. Accessed August 2022 at http://apps.wdfw.wa.gov/phsontheweb/

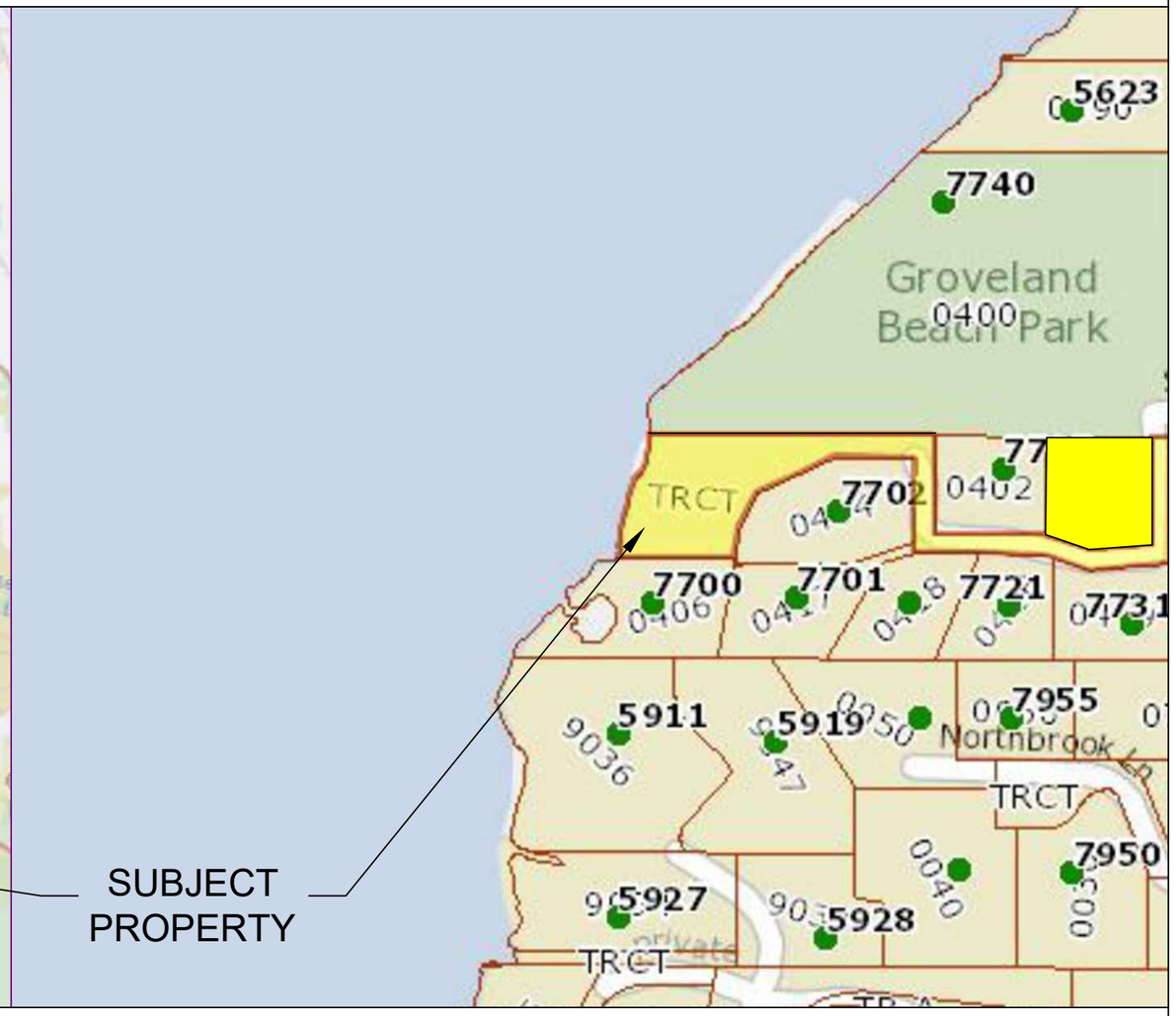
WDFW. 2022. SalmonScape. Online database. Accessed August 2022 at http://apps.wdfw.wa.gov/salmonscape/

Appendix A:
Project Drawings

SITE PLAN



SUBJECT PROPERTY



Pin: 294890TRCT

Legal Description: GROVELAND PARK ADD BEG NXN S LN VAC BAKER ST WITH W LN CHRISTIAN CHURCH COMMUNITY CAMP DIV #2 TH N ALG SD W LN 223 FT TO S LN VAC BEARD ST TH W ALG SD S LN 20 FT TO TPOB TH CONTG W ALG SD VAC BEARD ST 110 FT TH S 00 DEG 02 MIN 16 SEC E 96.50 FT TH S 71 DEG 12 MIN 59 SEC E 48.59 FT TH N 85 DEG 16 MIN 12 SEC E 64.22 FT TH N 00 DEG 02 MIN 16 SEC W 106.5 FT TO TPOB TGW UND 1/2 INT IN FOLG BEG S LN VAC BAKER ST WTH W LN CHRISTIAN CHURCH COMMUNITY CAMP DIV #2 TH N ALG SD W LN 98.22 FT TO POB TH S 85-16-12 W 84.28 FT TH N 71-12-59 W 48.59 FT TH N 89-49-00 W 130 FT TH N 00-02-16 W 96.5 FT TH N 89-49-00 W 80 FT TH S 65-19-10 W 87.22 FT TH S 27-26-12 W 38.5 FT TH S 09-50-00 W TAP 102 FT N OF S LN VAC BAKER ST TH WLY TO SH LN LK WASHINGTON AT PT 102 FT N OF S LN VAC BAKER ST EXTND WLY TH NELY ALG SH TO S LN VAC BEARD ST TH ELY ALG SD S LN TAP 240 FT FR W LN SD CHRISTIAN CH COMM CAMP DIV #2 TH S 00-02-16 E 96.5 FT TH S 89-49-00 E 110 FT TH S 71-12-59 E 48.59 FT TH N 85-16-12 E 64.22 FT TH N 00-02-16 W 106.5 FT TH E ALG S LN VAC BEARD ST 20 FT TO W LN SD CHRISTIAN CHURCH COMM CAMP DIV #2 TH S ALG SD W LN 124.78 FT TO POB

Plat Block: 12-18 Plat Lot: POR LAT: 47.55063 LONG: -122.23326

BUILT BY SEABORN · ESTD 1947 ·

Seaborn Pile Driving
1080 W Ewing St
Seattle, WA 98119

Office: 206-236-1700 ext. 3
www.seabornpiledriving.com

Scope of Work: We propose to demo the existing 957sqft dock, remove (23) existing piles, relocate (7) existing boat lifts, relocate (1) existing dual jet ski lift, propose (2) new dual jet ski lifts, propose (1) new PWC lift, remove (1) existing dock mounted PWC lift, drive (30) 8" steel piles, drive (12) 12" steel piles, propose (1) platform lift, and propose a new 1,072 sqft dock made of grated decking material.

Applicant: Septimus Community Association
County: King County
Location: Lake Washington
7735 SE 58th Street
Mercer Island, WA 98040

Datum: CORPS OF ENGINEERS 1919
SE Quarter Of Section 24, Township 24, Range 04

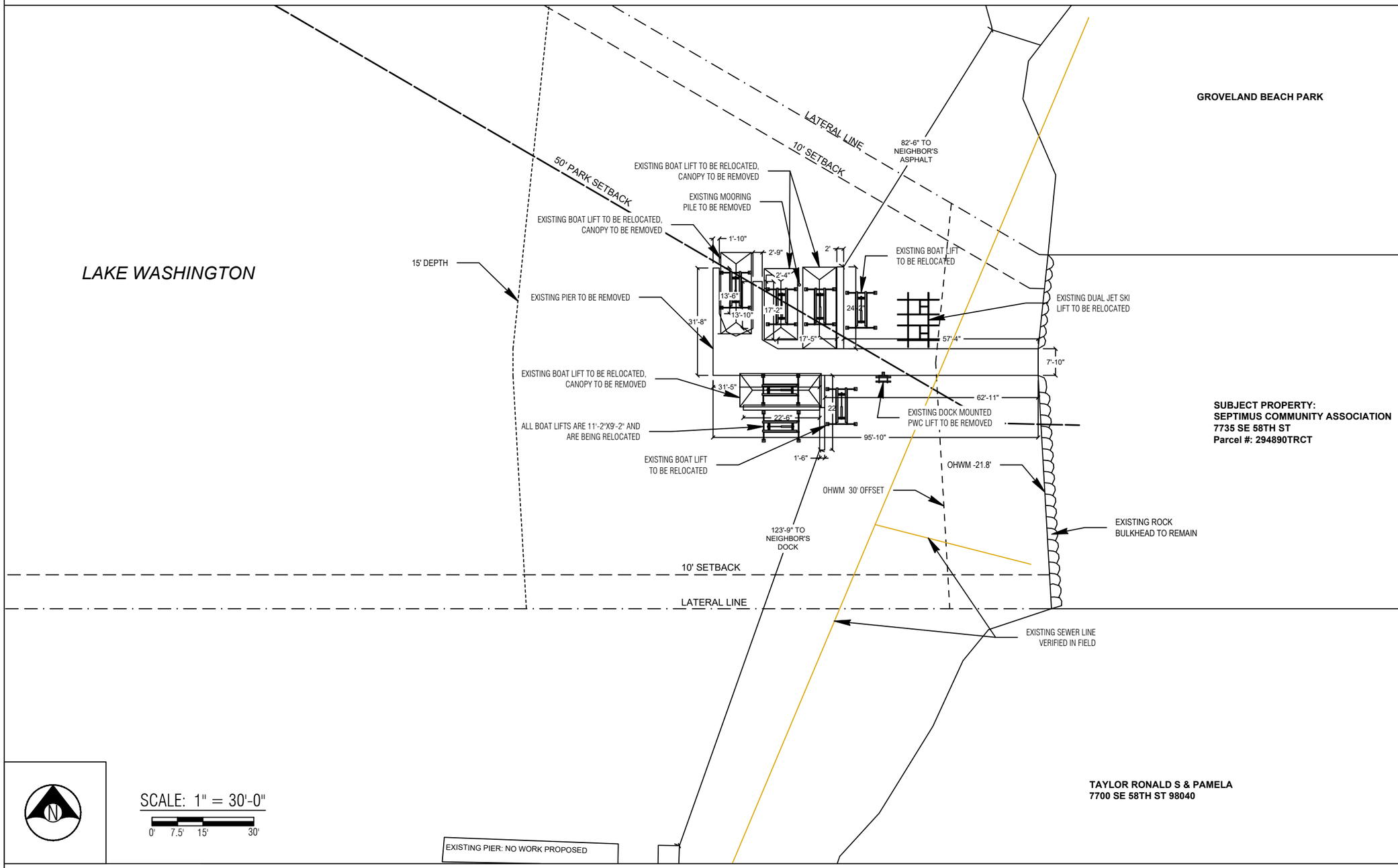
Adjacent Owners:
GROVELAND BEACH PARK
TAYLOR RONALD S & PAMELA
7700 SE 58TH ST 98040

Created: 03/14/22
Last Updated: 7/1/2022 3:04 PM Dray

SHEET A1.0

EXISTING CONDITIONS

CLEAN UP LAKE AROUND PROJECT



SUBJECT PROPERTY:
SEPTIMUS COMMUNITY ASSOCIATION
7735 SE 58TH ST
Parcel #: 294890TRCT

TAYLOR RONALD S & PAMELA
7700 SE 58TH ST 98040

SCALE: 1" = 30'-0"

0' 7.5' 15' 30'

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Last Updated: 7/1/2022 3:04 PM Dray
Created: 03/14/22

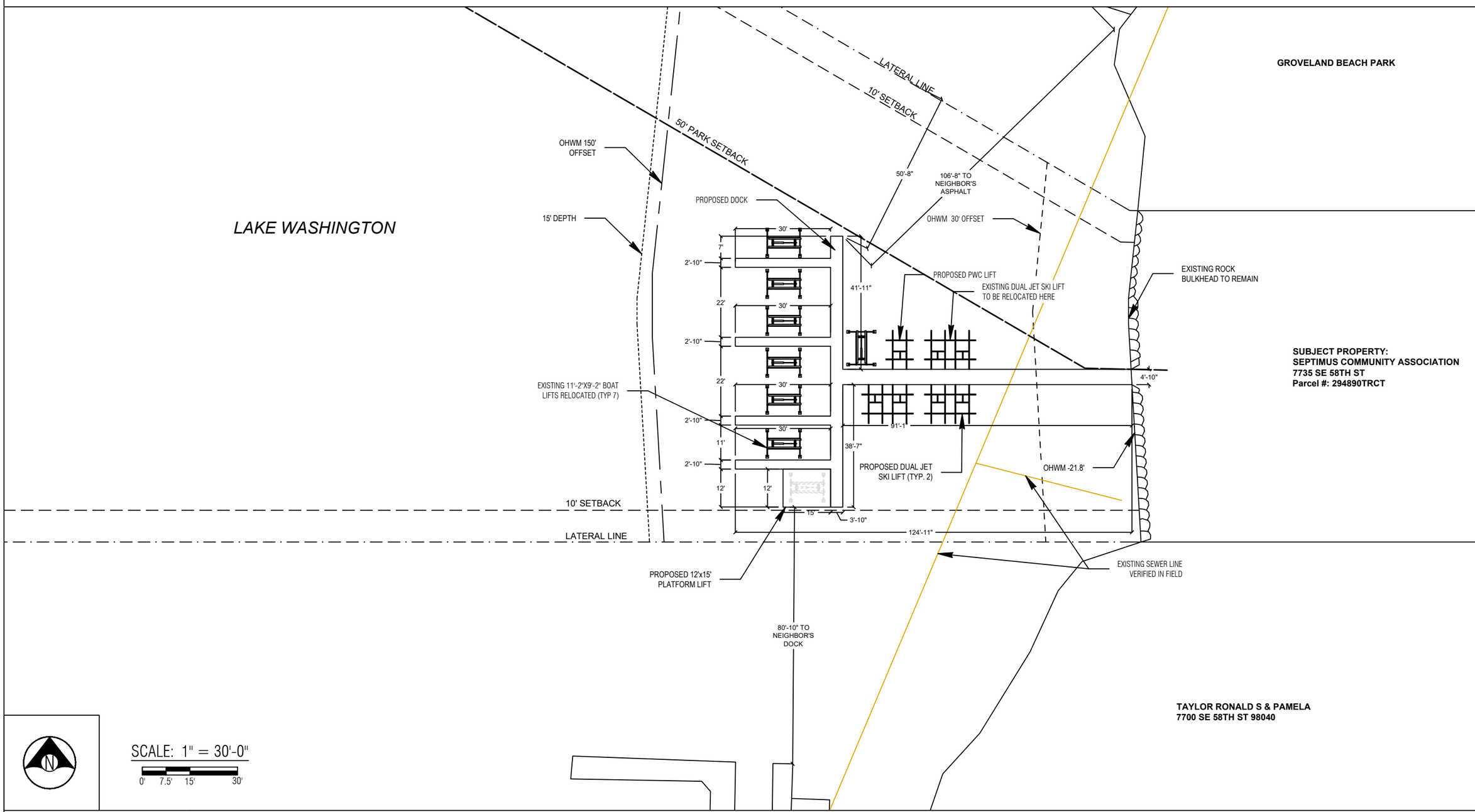
Datum: CORPS OF ENGINEERS 1919
SE Quarter Of Section 24, Township 24, Range 04

GROVELAND BEACH PARK

Adjacent Owners:
TAYLOR RONALD S & PAMELA
7700 SE 58TH ST 98040

SHEET A2.0

PROPOSED CONDITIONS



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7735 SE 58th Street
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Last Updated: 7/1/2022 3:04 PM Dray
Created: 03/14/22

Datum: CORPS OF ENGINEERS 1919
SE Quarter Of Section 24, Township 24, Range 04

Adjacent Owners:
TAYLOR RONALD S & PAMELA
7700 SE 58TH ST 98040

GROVELAND BEACH PARK

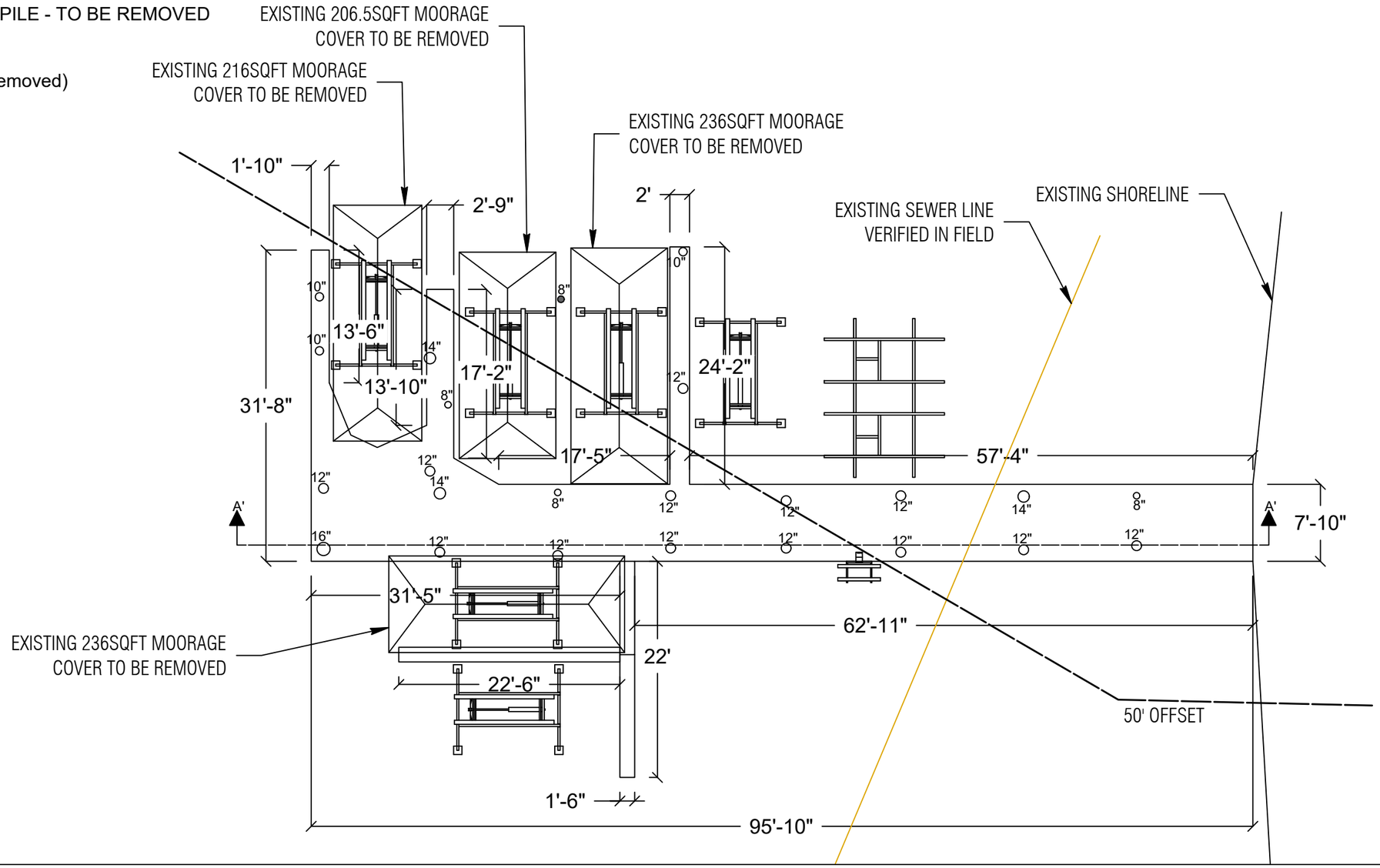
SHEET A3.0

PIER DETAILS - EXISTING

LEGEND

- ○ (23) EXISTING PILES - TO BE REMOVED
- ▨ (1) EXISTING MOORING PILE - TO BE REMOVED

Area: 957 sqft (overater - to be removed)



PLAN VIEW

BUILT BY SEABORN · ESTD 1947 ·

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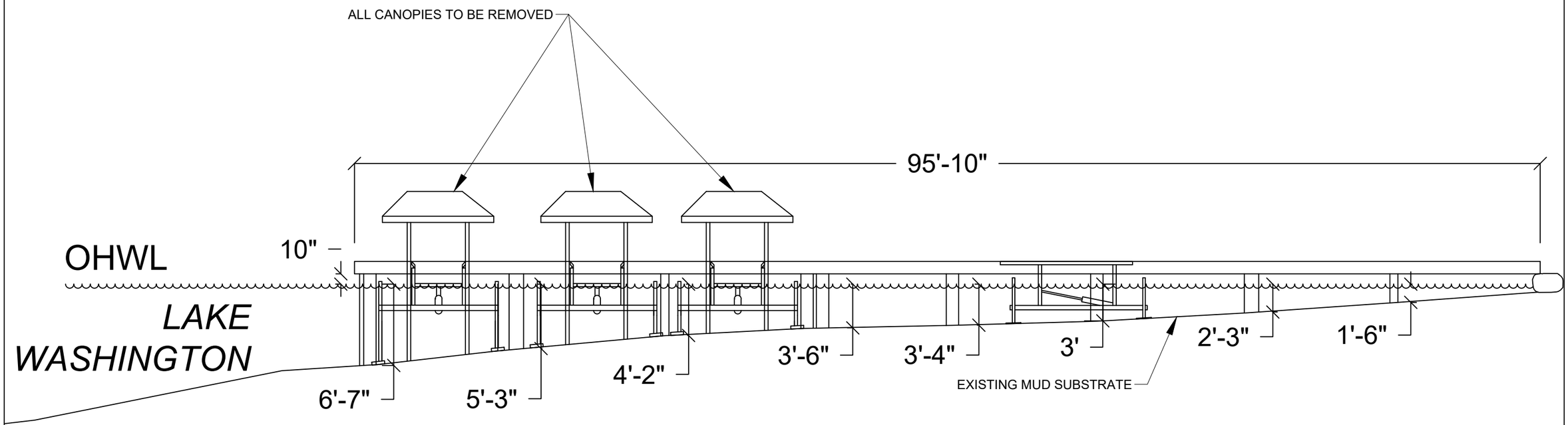
SE Quarter Of Section 24, Township 24, Range 04

GROVELAND BEACH PARK

Adjacent Owners:
TAYLOR RONALD S & PAMELA
7700 SE 58TH ST 98040

SHEET A4.0

PIER DETAILS EXISTING



SECTION VIEW: A'-A'

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GROVELAND BEACH PARK

Adjacent Owners:
TAYLOR RONALD S & PAMELA
7700 SE 58TH ST 98040

SHEET A5.0

PIER DETAILS - PROPOSED

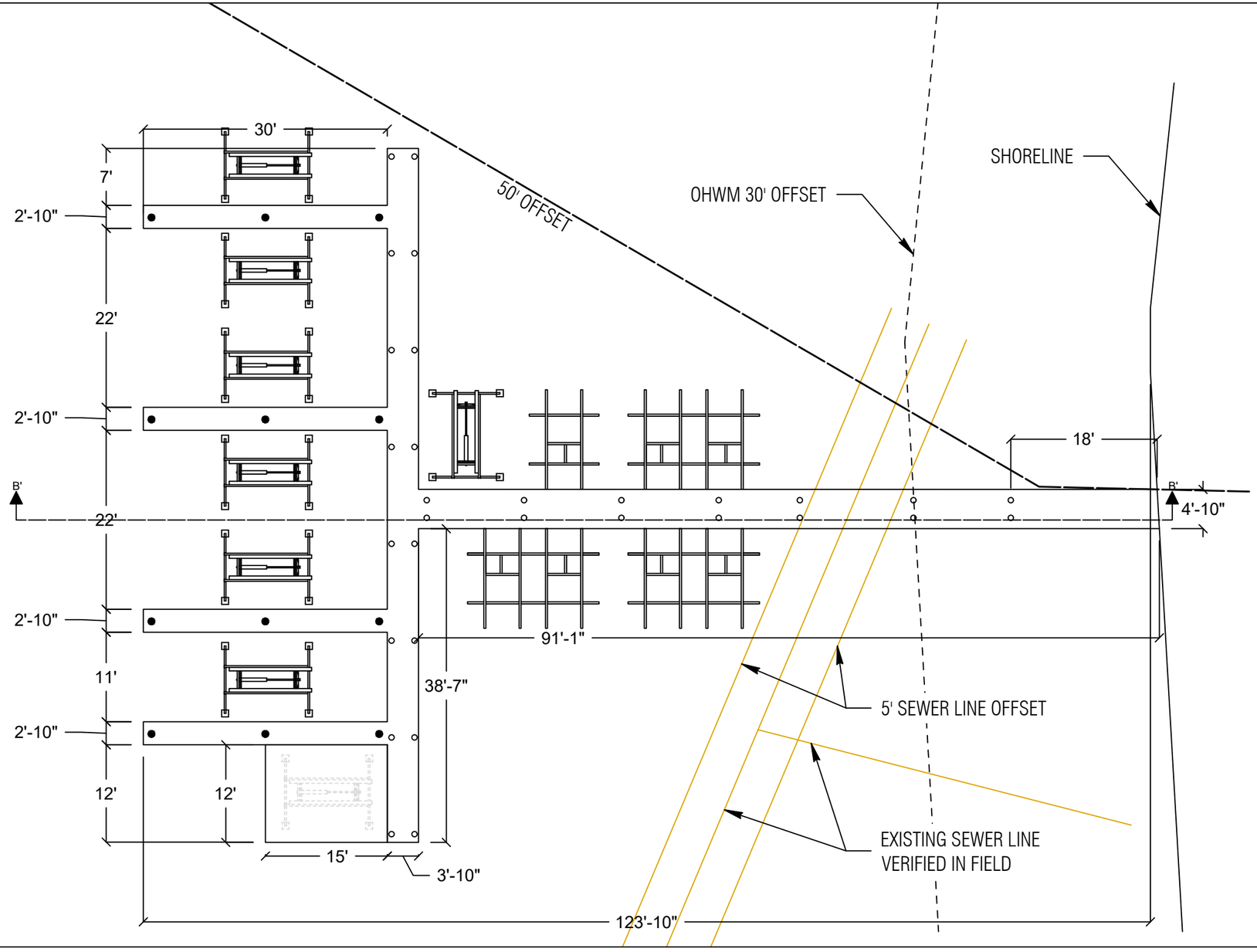
LEGEND

- ○ (30) PROPOSED 8" STEEL PILES - TO BE ADDED
- ● (12) PROPOSED 12" STEEL PILES - TO E ADDED

(1) PROPOSED PLATFORM LIFT - 12'x15' (180SQFT)

Area: 1,072 sqft (new overwater grated decking material)

**Grated decking material is 43% open area



PLAN VIEW

BUILT BY SEABORN · ESTD 1947 ·

Seaborn Pile Driving
1080 W Ewing St
Seattle, WA 98119

Office: 206-236-1700 ext. 3
www.seabornpiledriving.com

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Applicant: Septimus Community Association
County: King County
Location: Lake Washington
7735 SE 58th Street
Mercer Island, WA 98040

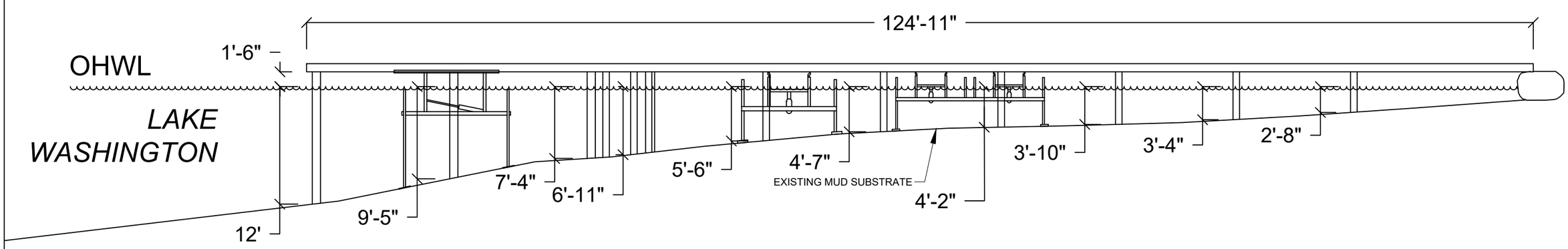
Datum: CORPS OF ENGINEERS 1919
SE Quarter Of Section 24, Township 24, Range 04

Adjacent Owners:
GROVELAND BEACH PARK
TAYLOR RONALD S & PAMELA
7700 SE 68TH ST 98040

Created: 03/14/22
Last Updated: 7/1/2022 3:04 PM Dray

SHEET A6.0

PIER DETAILS PROPOSED



SECTION VIEW: A'-A'

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GROVELAND BEACH PARK

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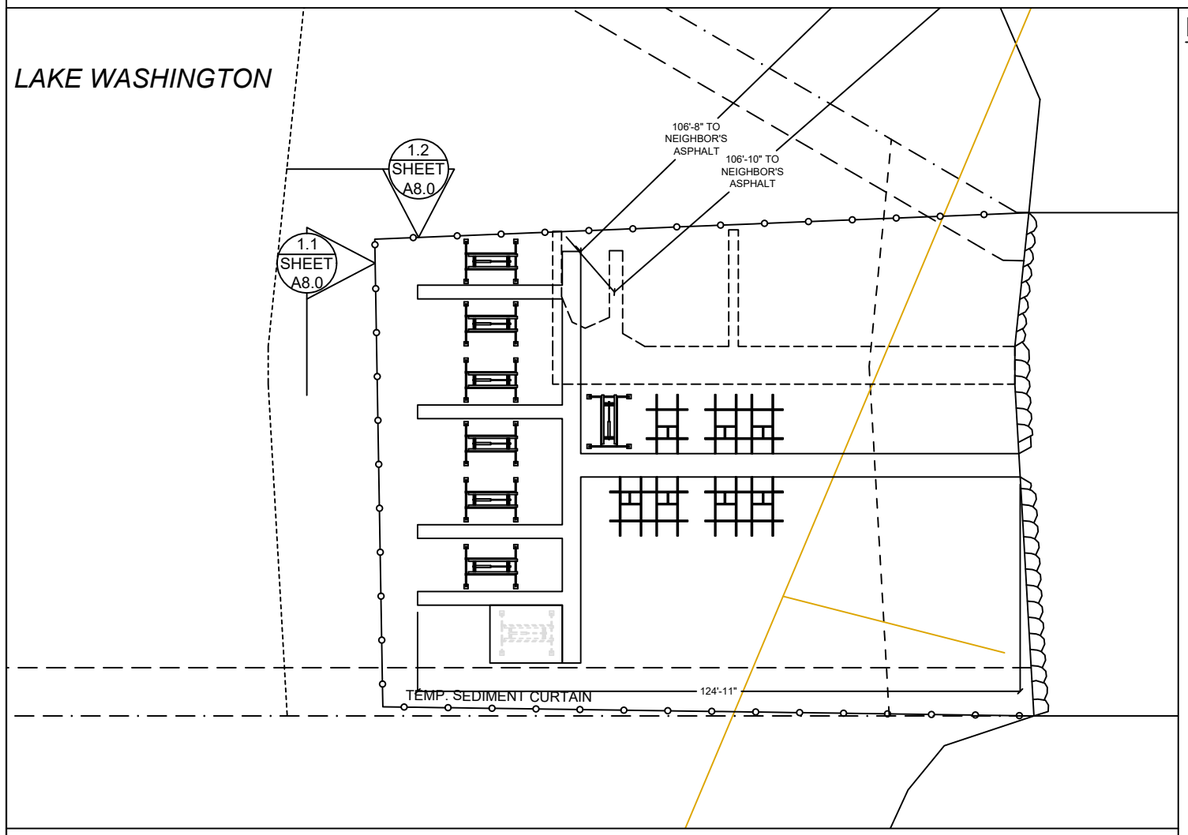
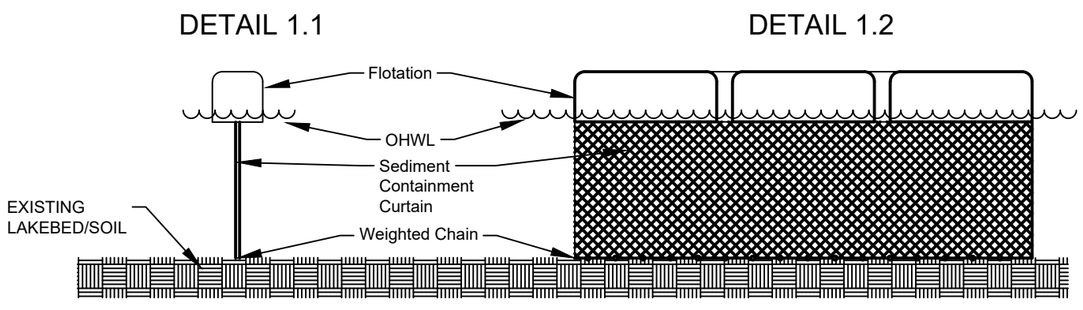
SHEET A7.0

BMP INFORMATION





DETAIL 1.1 & 1.2

BMP NOTES:

A. Constant vigilance shall be kept for the presence of protected fish species during all aspects of the proposed action, particularly during in-water activities such as vessel movement, deployment of anchors & spuds, pile driving, dredging, and placement of gravels and other fill.

1. The project manager shall designate an appropriate number of competent observers to survey the project site and adjacent areas for protected species, including the presence of fish as conditions allow.
2. Visual surveys shall be made prior to the start of work each day, and prior to resumption of work following any break of more than an hour. Periodic additional visual surveys throughout the work day are strongly recommended.
3. All in-water work shall be done during the in-water work window for the waterbody. Where there is a difference between the USCOE and WDFW work windows, the overlap of the two shall apply.
4. All pile driving and extraction shall be postponed or halted when obvious aggregations or schooling of fish are observed within 50 yards of that work, and shall only begin/resume after the animals have voluntarily departed the area.
5. When piloting vessels, vessel operators shall operate at speeds and power settings to avoid grounding vessels, and minimize substrate scour and mobilization of bottom sediments.

B. No contamination of the marine environment shall result from project-related activities.

1. Appropriate materials to contain and clean potential spills shall be stored and readily available at the work site and/or aboard project-related vessels.
2. The project manager and heavy equipment operators shall perform daily pre-work equipment inspections for cleanliness and leaks. All heavy equipment operations shall be postponed or halted should a leak be detected, and shall not proceed until the leak is repaired and the equipment is cleaned.
3. To the greatest extent practicable, utilize biodegradable oils for equipment that would be operated in or near water.
4. Fueling of land-based vehicles and equipment shall take place at least 50 feet away from the water, preferably over an impervious surface. Fueling of vessels shall be done at approved fueling facilities.
5. Turbidity and siltation from project-related work shall be minimized and contained through the appropriate use of erosion control practices, effective silt containment devices, and the curtailment of work during adverse weather and tidal/flow conditions.
6. All wastes shall be collected and contained for proper disposal at approved upland disposal sites appropriate for the material(s).
7. When removing piles and other similarly treated wood, containment booms must fully enclose the work area. Wood debris, oils, and any other materials released into lake waters must be collected, removed, and properly disposed of at approved disposal sites.
8. All in- and over-water wood cutting would be limited to the minimum required to remove the subject wood component, and all cutting work should be enclosed within floating containment booms.
9. When removing piles, no actions shall be taken that would cause adhering sediments to return to lake waters.
10. Above-water containment shall be installed around removed piles to prevent sediment laden waters from returning to lake waters.
11. Construction staging (including stocking of materials, etc.) will occur on the supply barge.
12. All Exposed wood to be used on the project will be treated with a cheminite treatment.

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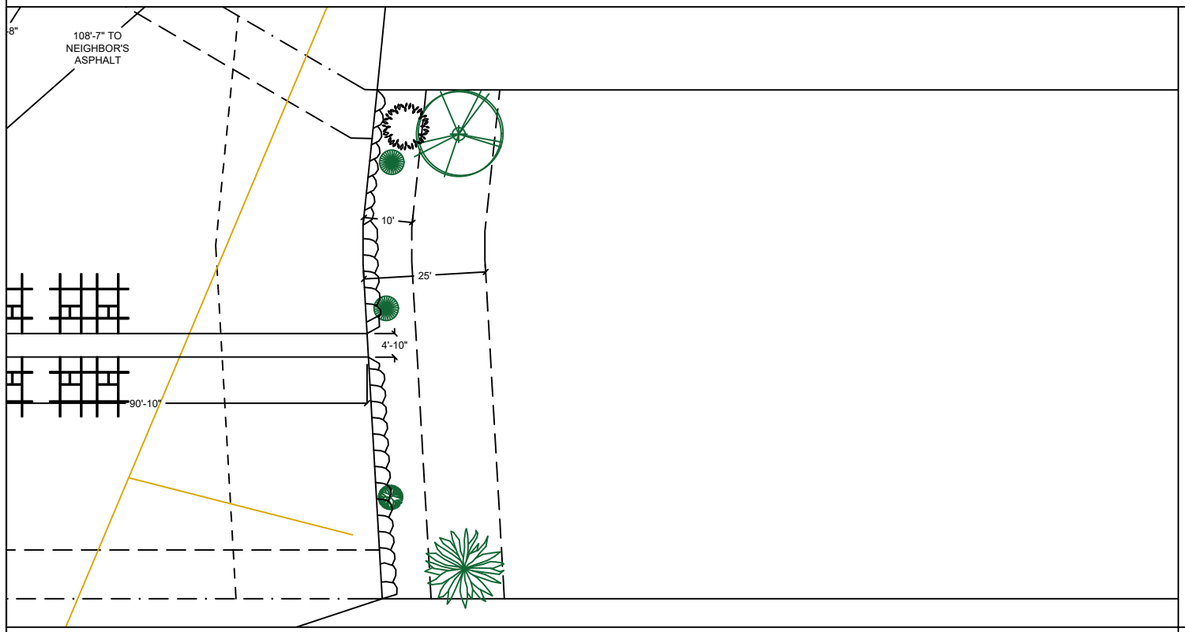
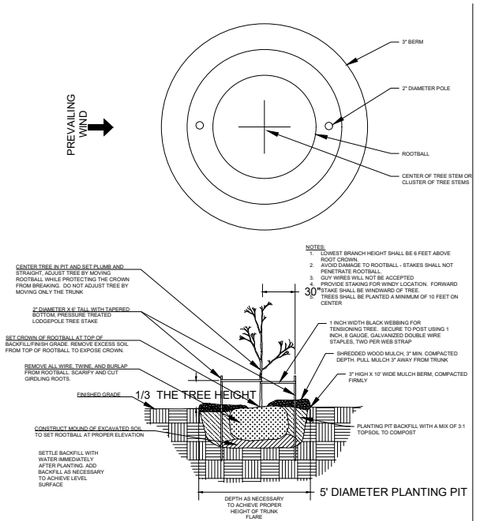
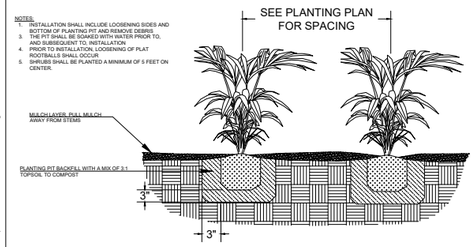
SHEET A8.0

MITIGATION PLAN





TREE PLANTING DETAILS (NTS)



SHRUB AND GROUNDCOVER PLANTING DETAILS (NTS)

Notes:

1. Shrubs are show, and shall be planted, at least five feet on center. Trees are show, and shall be planted, at least ten feet to center.
2. The property owner will implement and abide by the shoreline planting plan. The plants shall be installed before or concurrent with the work authorized by this permit. A report, as-built drawing and photographs demonstrating the plants have been installed or a report on the status of project construction will be submitted to the U.S. Army Corps of Engineers, Seattle District, Regulatory Branch, within 12 months from the date of permit issuance. This reporting requirement may be met by completing and submitting a U.S. Army Corps of Engineers approved Report for Mitigation Work Completion form.
3. The property owner will maintain and monitor the survival of installed shoreline plantings for five years after the U.S. Army Corps of Engineers accepts the as-built report. Installed plants shall achieve 100% survival during monitoring Years 1 and 2. Installed plants shall achieve at least 80% survival during monitoring Years 3, 4 and 5. Percent survival is based on the total number of plants installed in accordance with the approved riparian planting plan. Individual plants that die will be replaced with native riparian species in order to meet the survival performance standards.
4. The property owner will provide annual monitoring reports for five years (Monitoring Years 1-5). Each annual monitoring report will include written and photographic documentation on plant mortality and replanting efforts and will document whether the performance standards are being met. Photos will be taken from established points and used repeatedly for each monitoring year. In addition to photos at designated points, photo documentation will include a panoramic view of the entire planting area. Submitted photos will be formatted on standard 8 1/2 x 11" paper, dated with the date the photo was taken, and clearly labeled with the direction from which the photo was taken. The photo location points will be identified on an appropriate drawing. Annual shoreline planting monitoring reports will be submitted to the U.S. Army Corps of Engineers, Seattle District, Regulatory Branch, by November 31 of each monitoring year. This reporting requirement may be met by completing and submitting a U.S. Army Corps of Engineers approved Mitigation Planting Monitoring Report form.

PROPOSED PLANTING SPECIES/QUANTITIES

SYMBOL	LATIN NAME	COMMON NAME	QTY	SIZE
	Thuja plicata	Western Redcedar	1	3 ft
	Salix lasiandra	Pacific Willow	1	3 ft
	Rosa nutkana	Nootka Rose	1	1 Gallon
	Philadelphus lewisii	Mock Orange	2	1 Gallon

PLANTS: Shrubs to be installed 5ft on center and trees to be installed 10ft on center.

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7735 SE 58th Street
Mercer Island, WA 98040

County: King County
Location: Lake Washington

Datum: CORPS OF ENGINEERS 1919
SE Quarter Of Section 24, Township 24, Range 04

Adjacent Owners:
TAYLOR RONALD S & PAMELA
7700 SE 58TH ST 98040

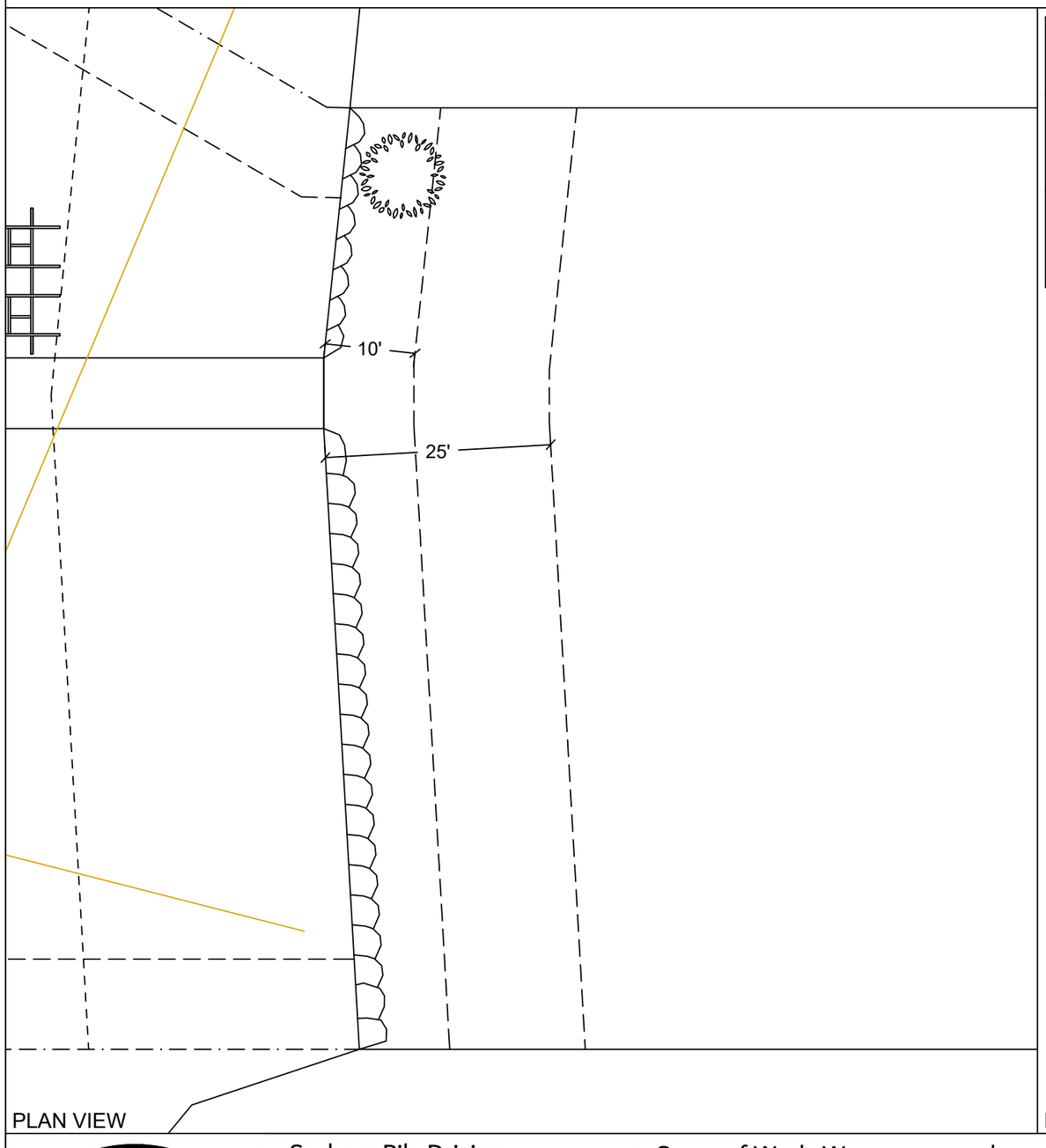
GROVELAND BEACH PARK

Created: 03/14/22
Last Updated: 7/1/2022 3:04 PM Dray

SHEET A9.0

NWS-2021-XXX
PAGE 9 OF 14

EXISTING PLANT PLAN



PLAN VIEW

EXISTING PLANTING SPECIES/QUANTITIES

SYMBOL	SCIENTIFIC NAME	COMMON NAME	QTY	SIZE
	Pinus contorta var. contorta	Shore Pine	1	~8'

EXISTING PLANTS TABLE

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GROVELAND BEACH PARK

SHEET A10.0

GENERAL NOTES:

MATERIALS SPEC LIST:

Boat Lifts:

* (7) SL10014ARW - 146" x 191"
* (3) SL2008AR2D2 - 104" x 132" (dual jet ski)

Decking Material: FRPP - Fiberglass reinforced polypropylene
Open area percentage:

* Surface - 43%
* 18" Dock Height - 61%

SEWER:

* All sewer is field verified by probing the lake bed manually during the allowed work windows for the area.

PILES:

* All new piles are epoxy coated steel piles *size varies, see plan set
* All Pile tops exposed will have a conical cap placed on top
* Piles are driven using the Virbo method

DOCK: being repaired/replaced

* _100_ % of Decking
* _100_ % of stringers
* _100_ % of caps

CODE REFERENCES: Mercer Island

We are applying for the permit to be reviewed under the:
"Alternative Development Standards" per MIMC 19.13050(F)(3).
The code official shall approve moorage facilities not in compliance with the development standards in subsection (F)(1) or (F)(2) of this section subject to both U.S. Army Corps of Engineers and Washington Department of Fish and Wildlife approval to an alternate project design. The following requirements and all other applicable provisions in this chapter shall be met:

i. The dock must be no larger than authorized through state and federal approval; Ch. 19.13 Shoreline Master Program | Mercer Island City Code Page 30 of 34 The Mercer Island City Code is current through Ordinance 20C-13, passed June 16, 2020.

The dock is within the authorized size.

ii. The maximum width must comply with the width of moorage facilities standards specified in standards specified in subsection D of this section (Table D);

The maximum width is compliant of ADA standards.

iii. The minimum water depth must be no shallower than authorized through state and federal approval;

The minimum water depth is not shallower than authorized.

iv. The applicant must demonstrate to the code official's satisfaction that the proposed project will not create a net loss in ecological function of the shorelands; and

No Net Loss report is attached.

v. The applicant must provide the city with documentation of approval of the moorage facilities by both the U.S. Army Corps of Engineers and the Washington Department of Fish and Wildlife.

The plan set is under review with CORPS and WDFW.

Last permit issued for property: BLDG 82-037
Dock established/constructed: 3/16/1982

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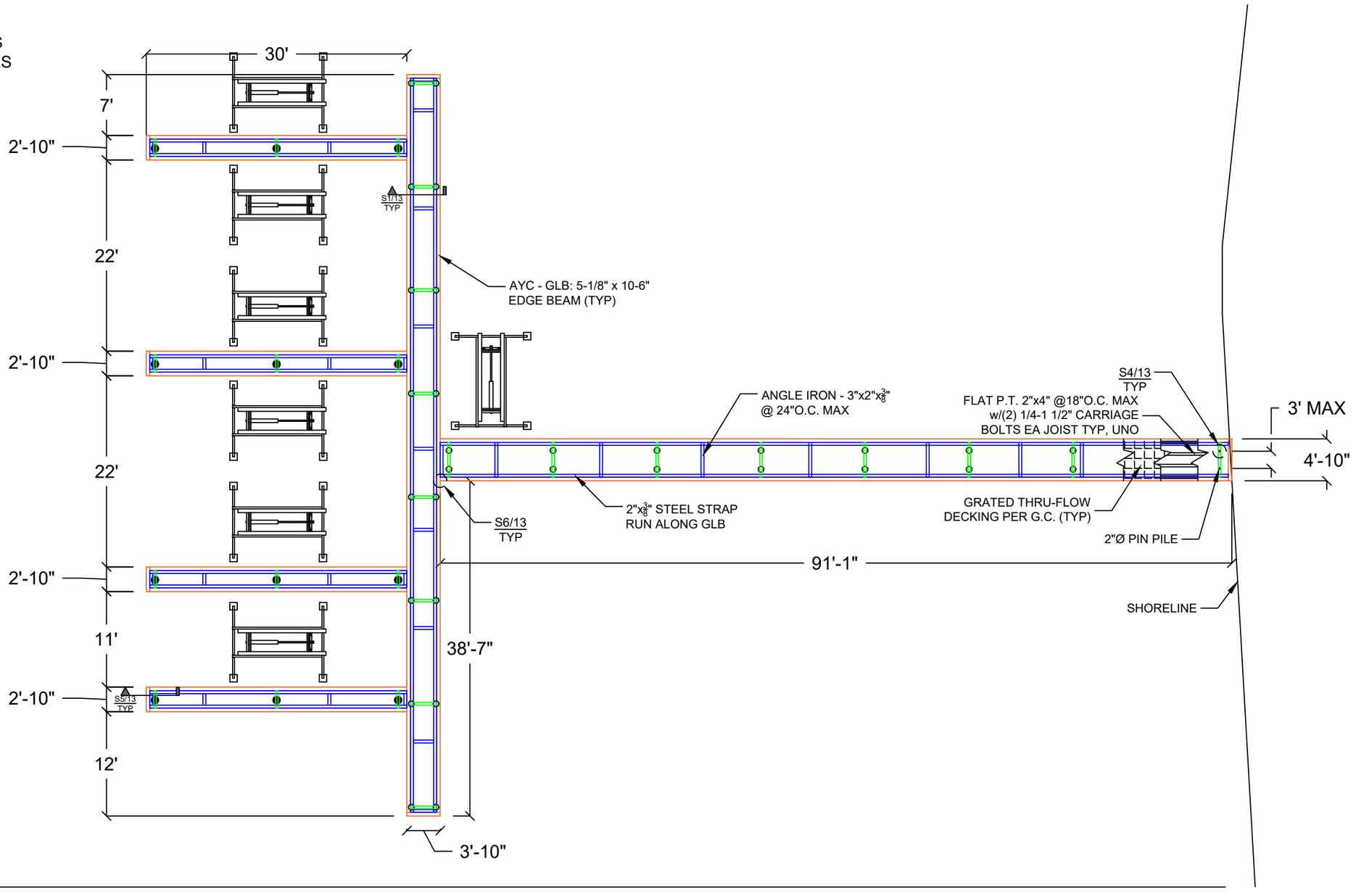
FRAMING PLAN

LEGEND

- (30) PROPOSED 8" STEEL PILES
- (12) PROPOSED 12" STEEL PILES



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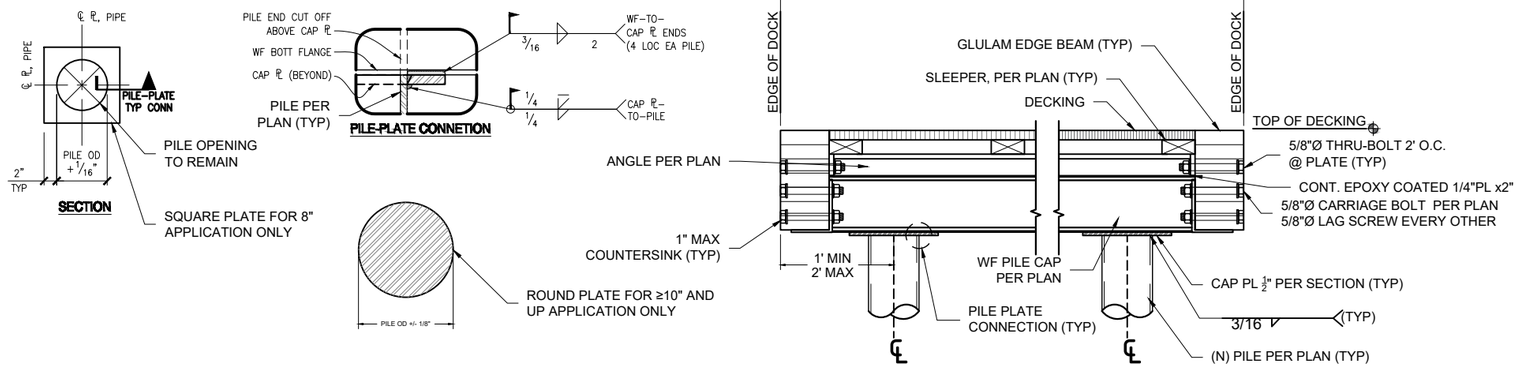
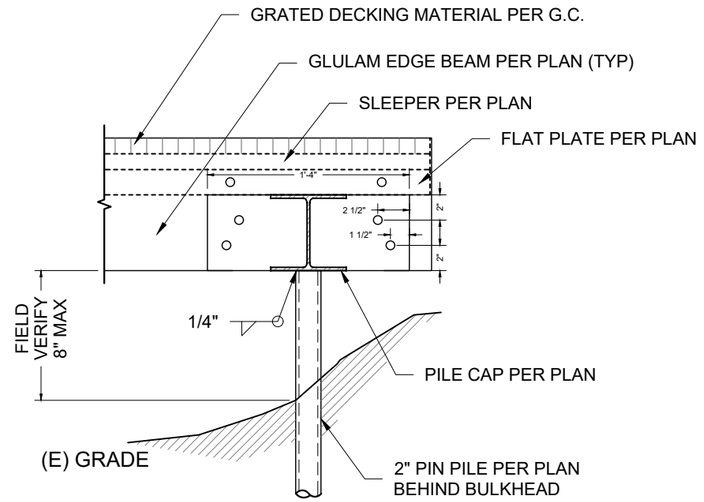
SHEET A12.0

DETAILS - TRACK

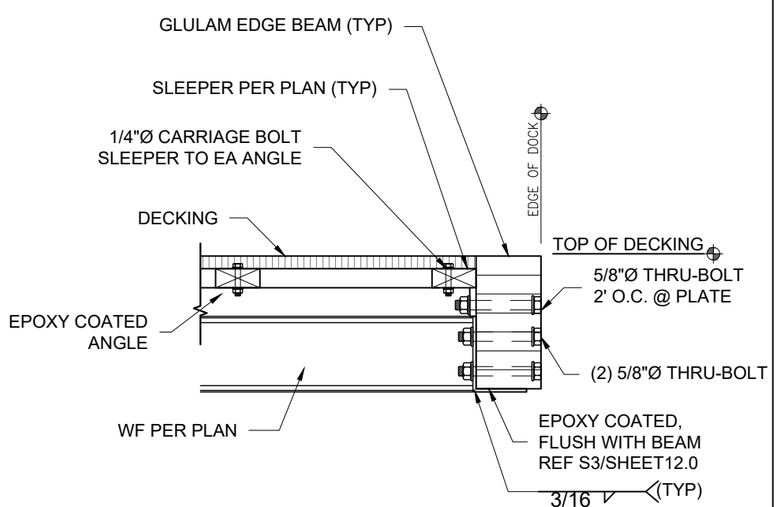


S1 DOCK SECTION w/PILES - TYP
SCALE: 1" - 1'

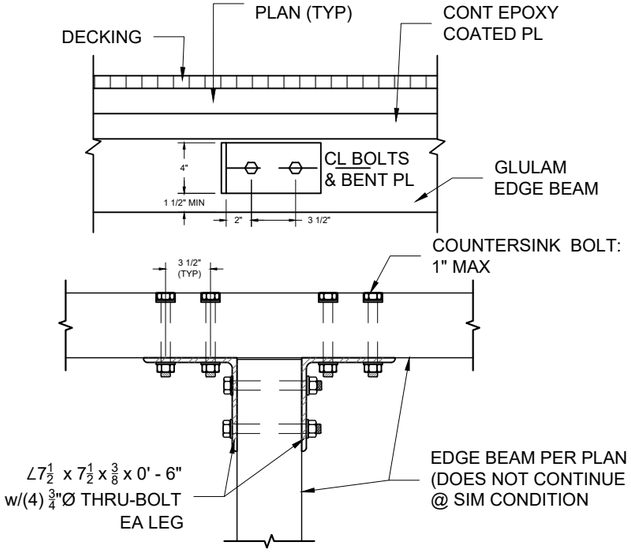
S3 DETAIL NOT IN USE



S4 PIN PILE @SHORE MOUNT - TYP
SCALE: 1" - 1'



S5 EDGE SECTION (STEEL TRACK) - TYP
SCALE: 1" - 1'



S6 BEAM TO BEAM - TYP
SCALE: 1" - 1'

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GROVELAND BEACH PARK

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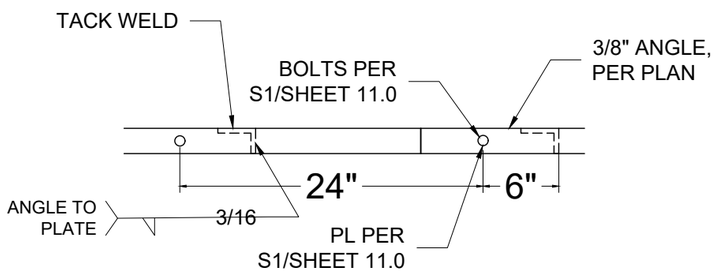
7700 SE 58TH ST 98040

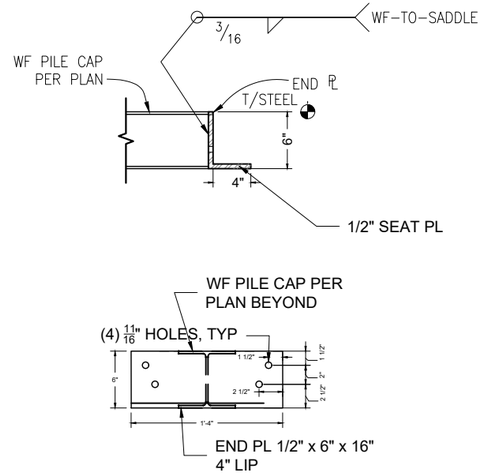
SHEET 13.0

DETAILS - TRACK

S1 DETAIL NOT BEING USED



S2 ANGLE TO PLATE - TYP
SCALE: 1" - 1'



S3 BEAM SADDLE BRACKET
SCALE: 3/4" - 1'

S4 DETAIL NOT BEING USED

S5 DETAIL NOT BEING USED

S6 DETAIL NOT BEING USED

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SHEET 14.0

Appendix B:
Site Photographs

Photo 1 - Existing dock looking waterward.

Photo 2 -Existing dock looking landward.

Photo 3 - Shoreline conditions looking south.

Photo 4 - Shoreline conditions looking north.

Photo 5 - Shoreline conditions south of the site.


Photo 6 - Shoreline conditions north of the site.

Seaborn Pile Driving
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Seattle WA 98119
seabornpiledriving.com

Review Response

Date: 3/8/2023
Project Name: Septimus Community Association
Response To: SHL22-019 & SEP22-014 Request for Information, 6460 E Mercer Way (Septimus Community Association)

To Molly McGuire,

This letter is in response to the corrections for SHL22-019 & SEP22-014. Below are our responses to the questions/comments originally received from Liz Thompson 12/14/2022.

1. The proposed dock width within 30 feet of the OHWM is shown as 4'10" wide. The maximum width allowed is 4' within 30 feet of OHWM. Please narrow the dock width in that section, or provide documentation that demonstrates that the proposal meets the criteria shown in MICC 19.13.050 Table D Section E.

See attached documentation of state disability of one of the Septimus residents, per WAC 308-96B-010. The proposed walkway width provides adequate ADA accessibility.

2. Sheet A7.0 of the plan set shows the water depths for the proposed project. Please show where the water depth is 11.85', and that the proposed dock is within that allowed water depth.

See page A7 of updated plan set. The proposed dock ends just before hitting the maximum water depth of 11.85'.

3. There appears to be a recently installed patio in the shoreline area, which is not shown as existing on the plans. Please update the plan set to include all elements that are currently existing on the site within the shoreline area. Also, please provide documentation that the patio was installed with the required permits and that it meets the maximum hardscape requirements for 0-25 feet and 25-50 feet from OHWM.

See page A15 of updated plan set. The homeowners have agreed to remove the unpermitted hardscape in order to bring the 0-25' shoreline setback area into conformance. The existing parking area in the 25-50' setback area exceeds the hardscape allowance, but is considered legally non-conforming due to its age.

Thank you for your time, and let us know if you have any questions!

Madison Johnson
Permit Manager
206-236-1700
permits@seabornpiledriving.com


[redacted]
Hang this from the rearview mirror.
Remove it before you drive.
ll Us What
Thin
EXPIRES
State of Washington
Department of Licensing
Individual with Disabilities
Parking Placard
JAN
FEB
MAR
APR
MAY
JUN
JUL
AUG
SEP
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18 19 20 21 22
23 25 26 27
ur experience with
cers, and influences
We want to h
our survey invitations and
cr.org/

DETERMINATION OF NON-SIGNIFICANCE (DNS)

Application No.:	**SEP22-014**
Description of proposal:	**Review under the State Environmental Policy Act (SEPA) to demolish an existing shared pier, remove (23) existing piles, relocate (7) existing boatlifts, relocate one existing dual jet ski lift, install (2) new dual jet ski lifts, install one new personal watercraft (PWC) lift, removed one existing dock mounted PWC lift, drive (30) 8-inch steel piles, (12) 12-inch steel piles, install one platform lift, and construct a new 1106 sq ft dock with grated decking.**
Proponent:	**Dray Davick (Seaborn Pile Driving Co.)**
Owner:	**Charles Jemley (signing member for community dock)**
Location of proposal:	**770X SE 58th St, Mercer Island, WA 98040;** **Identified by King County Assessor tax parcel number 294890TRCT**
Lead agency:	**City of Mercer Island**
Project Documents:	**Please follow this file path to access the associated documents for this project:** https://mieplan.mercergov.org/public/SHL22-019 & SEP22-014/

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist. This information is available to the public on request.

_____ There is no comment period for this DNS.

✓ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

_____ This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted by N/A at 5:00pm.

Responsible Official: Molly McGuire, Planner
City of Mercer Island
9611 SE 36th Street
Mercer Island, WA 98040
Phone: (206) 275-7712
Email: molly.mcguire@mercerisland.gov

Date: **May 8, 2023** Signature: Molly McGuire

APPEAL INFORMATION

This decision to issue a Determination of Non-significance (DNS) rather than to require an EIS may be appealed pursuant to Section 19.21 of the Mercer Island Unified Land Development Code, Environmental procedures.

✓ Any party of record may appeal this determination to the City Clerk at 9611 SE 36th Street Mercer Island, WA 98040 no later than **5:00 PM on May 23, 2023** by filing a timely and complete appeal application and paying the appeal fee. You should be prepared to make specific factual objections. Contact the City Clerk to read or ask about the procedures for SEPA appeals. To reverse, modify or remand this decision, the appeal hearing body must find that there has been substantial error, the proceedings were materially affected by irregularities in procedure, the decision was unsupported by material and substantial evidence in view of the entire record, or the decision is in conflict with the city's applicable decision criteria.

_____ There is no agency appeal.