

Denis Law
Mayor

City of
Renton



February 13, 2015

Community & Economic Development Department
C.E. "Chip" Vincent, Administrator

Washington State
Department of Ecology
Environmental Review Section
PO Box 47703
Olympia, WA 98504-7703

Subject: ENVIRONMENTAL (SEPA) THRESHOLD DETERMINATION

Transmitted herewith is a copy of the Environmental Determination for the following project reviewed by the Environmental Review Committee (ERC) on February 9, 2015:

SEPA DETERMINATION: Determination of Non-Significance Mitigated (DNSM)
PROJECT NAME: DiCerchio Joint Use Residential Pier
PROJECT NUMBER: LUA14-001181, ECF, SM

Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on February 27, 2015, together with the required fee with: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Appeals to the Examiner are governed by RMC 4-8-110 and information regarding the appeal process may be obtained from the City Clerk's Office, (425) 430-6510.

Please refer to the enclosed Notice of Environmental Determination for complete details. If you have questions, please call me at (425) 430-6593.

For the Environmental Review Committee,

A handwritten signature in black ink that reads "Kris Sorensen".

Kris Sorensen
Associate Planner

Enclosure

cc: King County Wastewater Treatment Division
Boyd Powers, Department of Natural Resources
Karen Walter, Fisheries, Muckleshoot Indian Tribe
Melissa Calvert, Muckleshoot Cultural Resources Program
Gretchen Kaehler, Office of Archaeology & Historic Preservation

Ramin Pazooki, WSDOT, NW Region
Larry Fisher, WDFW
Duwamish Tribal Office
US Army Corp. of Engineers

**ENVIRONMENTAL (SEPA) DETERMINATION OF NON-SIGNIFICANCE
- MITIGATED (DNS-M)**

PROJECT NUMBER: LUA14-001181, ECF, SM

APPLICANT: Richard DiCerchio

PROJECT NAME: DiCerchio Joint Use Residential Pier

PROJECT DESCRIPTION: The applicant is requesting Environmental Review and a Shoreline Substantial Development Permit for the construction of a new 80-foot long, fully grated shared pier/dock, two mooring piles, and installation of two freestanding, portable boatlifts in association with two existing single family residences on the shore of Lake Washington, a Shoreline of Statewide Significance. May Creek and regulated shoreline borders the subject properties at the south and is approximately 175 feet from the proposed pier location. The subject site consists of two properties that total 17,348 sf in area within the R-10 zone. Pier construction would be accomplished by driving 8 steel piles between 4 and 10 inches in diameter with a barge-mounted vibratory pile. Two 3-inch diameter steel pins would be driven on land to support the landward section of the pier. Additionally, two 12-inch diameter steel mooring piles would be driven in the water on the southside of the dock. A dock ladder would be installed at the end of the pier. The boatlifts would be installed on either side approximately 57 feet from the shoreline. Twenty-seven shoreline plants are provided as mitigation.

PROJECT LOCATION: 4005 & 4011 Williams Ave N

LEAD AGENCY: City of Renton
Environmental Review Committee
Department of Community & Economic Development

The City of Renton Environmental Review Committee 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). Conditions were imposed as mitigation measures by the Environmental Review Committee under their authority of Section 4-9-070D Renton Municipal Code. These conditions are necessary to mitigate environmental impacts identified during the environmental review process. Because other agencies of jurisdiction may be involved, the lead agency will not act on this proposal for fourteen (14) days.

Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on February 27, 2015. Appeals must be filed in writing together with the required fee with: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Appeals to the Examiner are governed by RMC 4-8-110 and more information may be obtained from the Renton City Clerk's Office, (425) 430-6510.

PUBLICATION DATE: **February 13, 2015**

DEPARTMENT OF COMMUNITY
AND ECONOMIC DEVELOPMENT



DATE OF DECISION:

FEBRUARY 9, 2015

SIGNATURES:



Gregg Zimmerman, Administrator
Public Works Department

2/9/15

Date



Mark Peterson, Administrator
Fire & Emergency Services

2/9/15

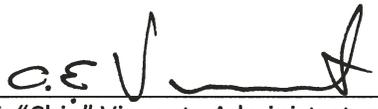
Date



Terry Higashiyama, Administrator
Community Services Department

2/9/15

Date



C.E. "Chip" Vincent, Administrator
Department of Community &
Economic Development

2/9/15

Date

**DETERMINATION OF NON-SIGNIFICANCE-MITIGATED (DNSM)
MITIGATION MEASURES AND ADVISORY NOTES**

PROJECT NUMBER: LUA14-001181, ECF, SM

APPLICANT: Richard DiCerchio/Barbee Mill Waterfront LLC.

PROJECT NAME: DiCerchio Joint Use Residential Pier

PROJECT DESCRIPTION: The applicant is requesting Environmental Review and a Shoreline Substantial Development Permit for the construction of a new 80-foot long, fully grated shared pier/dock, two mooring piles, and installation of two freestanding, portable boatlifts in association with two existing single family residences on the shore of Lake Washington, a Shoreline of Statewide Significance. May Creek and regulated shoreline borders the subject properties at the south and is approximately 175 feet from the proposed pier location. The subject site consists of two properties that total 17,348 sf in area within the R-10 zone. Pier construction would be accomplished by driving 8 steel piles between 4 and 10 inches in diameter with a barge-mounted vibratory pile. Two 3-inch diameter steel pins would be driven on land to support the landward section of the pier. Additionally, two 12-inch diameter steel mooring piles would be driven in the water on the southside of the dock. A dock ladder would be installed at the end of the pier. The boatlifts would be installed on either side approximately 57 feet from the shoreline. Twenty-seven shoreline plants are provided as mitigation.

PROJECT LOCATION: 4005 & 4011 Williams Ave N

LEAD AGENCY: The City of Renton
Department of Community & Economic Development
Planning Division

MITIGATION MEASURES:

1. The applicant shall follow the recommendations identified in the Biological Evaluation/Lake and Stream Study/Habitat Report, prepared by Marine Surveys and Assessments, dated August 25, 2014, including the "Construction Sequence" subsection on page 5.
2. Prior to any construction activities, a silt containment curtain shall be installed around the project area to minimize impacts from disturbed sediments which may occur during pile driving activities. This silt curtain shall remain in place until construction activities are completed. Any construction debris which enters Lake Washington waters shall be immediately retrieved and placed on the construction barge.
3. If at any time, as a result of project activities, fish are observed in distress, a fish kill occurs, or water quality problems develop (including equipment leaks or spills),

operations shall cease and the Washington Department of Fish and Wildlife and the Department of Ecology shall be contacted immediately. Work shall not resume until further approval is given by the Washington Department of Fish and Wildlife.

4. Construction shall take place only during the Washington Department of Fish and Wildlife approved in-water work periods (fish window) currently established as July 16 through December 31.
5. The dock lights shall have an amber hue to reduce the impacts of lighting on the dock, where the hue will be a condition of approval for the building permit issued for this project.
6. Implement the inadvertent discovery plan provided by Department of Archaeology & Historic Preservation, as attached to the letter from Gretchen Kaehler, dated November 6, 2014.

ADVISORY NOTES:

The following notes are supplemental information provided in conjunction with the administrative land use action. *Because these notes are provided as information only, they are not subject to the appeal process for the land use actions.*

Plan - Planning Review Version 1 | October 22, 2014

Technical Services Comments Bob MacOnie | 425-430-7369 | bmaconie@rentonwa.gov

Recommendations: Like the Urban Boat lift application does this project need an easement from the HOA for the area over the second class shorelands abutting the property on the west and east of the inner harbor line; an unlabeled Tract on the plat? There appears to be no such easement in the title report for the property.

Plan - Planning Review Version 2 | February 05, 2015

Engineering Review Comments Vicki Grover | 425-430-7291 | vgrover@rentonwa.gov

Recommendations: I have reviewed the application for the DiCerchio Pier located at 4005 & 4011 Williams Avenue North and have the following comments:

EXISTING CONDITIONS

WATER Water service is not a requirement for this project.

SEWER Sewer service is not a requirement for this project.

STORM There are not any required detention, water quality or conveyance systems for this project.

STREETS There are no street frontage improvements required for this project.

GENERAL INFORMATIONAL COMMENTS

1. Please refer to the 2009 King County Surface Water Design Manual, pg. 5 31 "Material" when choosing the type of material to be used for the pilings. Epoxy Coating shall be applied to all piles.

2. The grate shall be treated to prevent leaching of metals. A leachable metal surface consists of, or is coated with a non ferrous metal that is soluble in water. Refer to the 2009 King County Surface Water Design Manual, pg. 6 17 "Use of Metal Materials" when considering the grating material to be used for the pier's surface. Thruflow is a trademarked product and acceptable for use.

CONDITIONS

1. Please provide documentation to substantiate the fish window time frame of July 16 to December 31. A Hydraulic Project Approval (HPA) will be required. Please provide the City of Renton with a copy once the permit is obtained.
2. During construction, the contractor shall prevent all dust, drips, debris and spills from coming in contact with the water's surface. Needs to be shown on the TESC (Temporary Erosion & Sediment Control Plan).

Planning Review Comments Kris Sorensen | 425-430-6593 | ksorensen@rentonwa.gov

Recommendations: Planning:

1. RMC section 4 4 030.C.2 limits haul hours between 8:30 am to 3:30 pm, Monday through Friday unless otherwise approved by the Development Services Division.
2. Commercial, multi family, new single family and other nonresidential construction activities shall be restricted to the hours between seven o'clock (7:00) a.m. and eight o'clock (8:00) p.m., Monday through Friday. Work on Saturdays shall be restricted to the hours between nine o'clock (9:00) a.m. and eight o'clock (8:00) p.m. No work shall be permitted on Sundays.

City of
Renton



NOTICE

**OF ENVIRONMENTAL DETERMINATION
ISSUANCE OF A DETERMINATION OF NONSIGNIFICANCE - MITIGATED (DNS-M)**

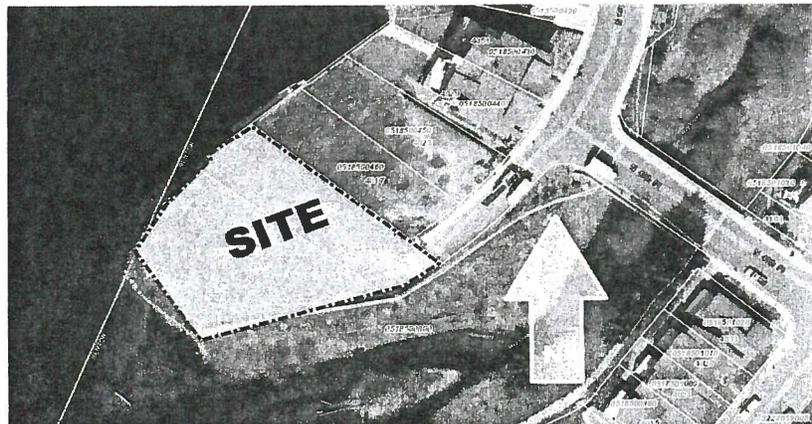
POSTED TO NOTIFY INTERESTED PERSONS OF AN ENVIRONMENTAL ACTION

PROJECT NAME: DiCerchio Joint Use Residential Pier, Mooring Piles, and Boat lifts
PROJECT NUMBER: LUA14-001181, ECF, SM
LOCATION: 4005 & 4011 Williams Ave N
DESCRIPTION: THE APPLICANT IS REQUESTING ENVIRONMENTAL REVIEW AND A SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT FOR THE CONSTRUCTION OF A NEW 80-FOOT LONG, FULLY GRATED SHARED PIER/DOCK, TWO MOORING PILES, AND INSTALLATION OF TWO FREESTANDING, PORTABLE BOATLIFTS IN ASSOCIATION WITH TWO EXISTING SINGLE FAMILY RESIDENCES ON THE SHORE OF LAKE WASHINGTON, A SHORELINE OF STATEWIDE SIGNIFICANCE. MAY CREEK AND REGULATED SHORELINE BORDERS THE SUBJECT PROPERTIES AT THE SOUTH AND IS APPROXIMATELY 175 FEET FROM THE PROPOSED PIER LOCATION. THE SUBJECT SITE CONSISTS OF TWO PROPERTIES THAT TOTAL 17,348 SF IN AREA WITHIN THE R-10 ZONE. PIER CONSTRUCTION WOULD BE ACCOMPLISHED BY DRIVING 8 STEEL PILES BETWEEN 4 AND 10 INCHES IN DIAMETER WITH A BARGE-MOUNTED VIBRATORY PILE. TWO 3-INCH DIAMETER STEEL PINS WOULD BE DRIVEN ON LAND TO SUPPORT THE LANDWARD SECTION OF THE PIER. ADDITIONALLY, TWO 12-INCH DIAMETER STEEL MOORING PILES WOULD BE DRIVEN IN THE WATER ON THE SOUTHSIDE OF THE DOCK. A DOCK LADDER WOULD BE INSTALLED AT THE END OF THE PIER. THE BOATLIFTS WOULD BE INSTALLED ON EITHER SIDE APPROXIMATELY 57 FEET FROM THE SHORELINE. TWENTY-SEVEN SHORELINE PLANTS ARE PROVIDED AS MITIGATION

THE CITY OF RENTON ENVIRONMENTAL REVIEW COMMITTEE (ERC) HAS DETERMINED THAT THE PROPOSED ACTION HAS PROBABLE SIGNIFICANT IMPACTS THAT CAN BE MITIGATED THROUGH MITIGATION MEASURES.

Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on February 27, 2015, together with the required fee with: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Appeals to the Examiner are governed by City of RMC 4-8-110 and information regarding the appeal process may be obtained from the Renton City Clerk's Office, (425) 430-6510.

IF THE ENVIRONMENTAL DETERMINATION IS APPEALED, A PUBLIC HEARING WILL BE SET AND ALL PARTIES NOTIFIED.



FOR FURTHER INFORMATION, PLEASE CONTACT THE CITY OF RENTON, DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT AT (425) 430-7200.

DO NOT REMOVE THIS NOTICE WITHOUT PROPER AUTHORIZATION

PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION.