



NOTICE OF APPLICATION AND PROPOSED DETERMINATION OF NON-SIGNIFICANCE-MITIGATED (DNS-M)

A Master Application has been filed and accepted with the Department of Community & Economic Development (CED) – Planning Division of the City of Renton. The following briefly describes the application and the necessary Public Approvals.

DATE OF NOTICE OF APPLICATION: January 13, 2017
LAND USE NUMBER: LUA16-000977, ECF, SM
PROJECT NAME: Sediment Deposition Mitigation

PROJECT DESCRIPTION: The applicant is requesting approval of a Shoreline Substantial Development Permit, a Hearing Examiner Special Fill and Grade Permit and Environmental (SEPA) Review to continue periodic dredging of Lake Washington in the vicinity of the May Creek Delta as a result of soil and sediment accumulation. In recent history, the area was dredged in 1994, 1997, 2001/2002, and 2011. The proposed dredging project is estimated to be required every 3-5 years in order to maintain and preserve navigational access to the boathouse, shared use dock, and recreational access to Lake Washington for four (4) single-family residences (Lake Houses at Eagle Cove). Approximately 2,500 to 4,000 CY would be dredged during each dredging event. The proposed project site is located from 3905 Lake Washington Blvd N to the boat house just north of 3979 Lake Washington Blvd N (APN's 3342700011, -0009, -0007, -0005, and 0518501150) in Renton, WA. Within Lake Washington, dredging work may also spill over onto the May Creek Delta parcel (APN 0518500000), located just north of the project site. The parcels are zoned Residential-6 (R-6) and Residential-10 (R-10). The dredging and mitigation work is anticipated to begin in the summer of 2017.

PROJECT LOCATION: 3905-3979 Lake Washington Blvd N

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE, MITIGATED (DNS-M): As the Lead Agency, the City of Renton has determined that significant environmental impacts are unlikely to result from the proposed project. Therefore, as permitted under the RCW 43.21C.110, the City of Renton is using the Optional DNS-M process to give notice that a DNS-M is likely to be issued. Comment periods for the project and the proposed DNS-M are integrated into a single comment period. There will be no comment period following the issuance of the Threshold Determination of Non-Significance-Mitigated (DNS-M). This may be the only opportunity to comment on the environmental impacts of the proposal. A 14-day appeal period will follow the issuance of the DNS-M.

PERMIT APPLICATION DATE: December 29, 2016
NOTICE OF COMPLETE APPLICATION: January 13, 2017
APPLICANT/PROJECT CONTACT PERSON: Michael Lloyd, Lloyd & Associates, Inc. / 255 Camaloch Dr. / Camano Island, WA, 98282 / 425-785-1357 / mlloydassociates@gmail.com
Permits/Review Requested: Shoreline Substantial Development Permit (SSDP), Hearing Examiner Special Fill and Grade Permit and Environmental (SEPA) Review
Other Permits which may be required: Construction Permit
Requested Studies: Biological Assessment, Sediment Sampling and Analytical Results, and Standard Lake Study
Location where application may be reviewed: Department of Community & Economic Development (CED) – Planning Division, Sixth Floor Renton City Hall, 1055 South Grady Way, Renton, WA 98057

If you would like to be made a party of record to receive further information on this proposed project, complete this form and return to: City of Renton, CED – Planning Division, 1055 So. Grady Way, Renton, WA 98057.

Name/File No.: Sediment Deposition Mitigation / LUA16-000977, ECF, SM

NAME: _____

MAILING ADDRESS: _____ CITY/STATE/ZIP: _____

TELEPHONE NO.: _____

PUBLIC HEARING:

Public hearing is tentatively scheduled for **March 14, 2017** before the Renton Hearing Examiner in Renton Council Chambers at 11:00 AM on the 7th floor of Renton City Hall located at 1055 South Grady Way.

CONSISTENCY OVERVIEW:

Zoning/Land Use:

The subject site has a designation of **Residential High Density (RHD)** and **Residential Medium Density (RMD)** on the Comprehensive Land Use Map and **Residential-10 (R-10)** and **Residential-6 (R-6)** on the City's Zoning Map.

Environmental Documents that Evaluate the Proposed Project:

Environmental (SEPA) Checklist, Biological Assessment and Standard Lake Study

Development Regulations Used For Project Mitigation:

The project will be subject to the City's SEPA ordinance, **RMC 4-3-090 Shoreline Master Program Regulations; 4-9-070 Environmental Review; 4-9-190 Shoreline Permits** and other applicable codes and regulations as appropriate.

Proposed Mitigation Measures:

The following Mitigation Measures will likely be imposed on the proposed project. These recommended Mitigation Measures address project impacts not covered by existing codes and regulations as cited above.

- ***Project construction shall be required to comply with the recommendations found in the Sediment Sampling and Analytical Results prepared by Lloyd & Associates, Inc. (revised date December 12, 2016) and the Standard Lake Study prepared by Meridian Environmental, Inc. (dated December 23, 2016) or updated reports submitted at a later date.***

Comments on the above application must be submitted in writing to Clark H. Close, Senior Planner, CED – Planning Division, 1055 South Grady Way, Renton, WA 98057, by 5:00 PM on January 27, 2017. This matter is also tentatively scheduled for a public hearing on March 14, 2017, at 11:00 am, Council Chambers, Seventh Floor, Renton City Hall, 1055 South Grady Way, Renton. If you are interested in attending the hearing, please contact the Planning Division to ensure that the hearing has not been rescheduled at (425) 430-6578. Following the issuance of the SEPA Determination, you may still appear at the hearing and present your comments regarding the proposal before the Hearing Examiner. If you have questions about this proposal, or wish to be made a party of record and receive additional information by mail, please contact the project manager. Anyone who submits written comments will automatically become a party of record and will be notified of any decision on this project.

CONTACT PERSON: Clark H. Close, Senior Planner; Tel: (425) 430-7289; Email: cclose@rentonwa.gov

PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION

