



US Army Corps
of Engineers
Seattle District



Joint Public Notice

Application for a Department of the Army Permit and a Washington Department of Ecology Water Quality Certification and/or Coastal Zone Management Consistency Concurrence

US Army Corps of Engineers
Regulatory Branch
Post Office Box 3755
Seattle, WA 98124-3755
Telephone (206) 764-5527
Attn: Susan Powell, Project Manager

WA Department of Ecology
SEA Program
Post Office Box 47600
Olympia, WA 98504-7600
Telephone (360) 407-6068
Attn: SEA Program, Federal Permit
Coordinator

Public Notice Date: July 11, 2008
Expiration Date: August 10, 2008
Reference No.: NWS-2007-230-NO
Name: Watermark Estate Management
Services, LLC

Interested parties are hereby notified that the U.S. Army Corps of Engineers (Corps) and the Washington Department of Ecology (Ecology) have received an application to perform work in waters of the United States as described below and shown on the enclosed drawings.

The Corps will review the work in accordance with Section 404 of the Clean Water Act (CWA) and Section 10 of the Rivers and Harbors Act. Ecology will review the work pursuant to Section 401 of the CWA, with applicable provisions of State water pollution control laws and the Coastal Zone Management Act.

APPLICANT: Watermark Estate Management Services, LLC
5501 Lakeview Drive
Kirkland, Washington 98033
ATTN: Mr. Rick Harris
Telephone: (425) 990-3188

AGENT: Waterfront Construction Company, Inc.
205 Northeast Northlake Way, Suite 230
Seattle, Washington 98105
ATTN: Mr. Phil Goldenman
Telephone: (206) 548-9800

LOCATION: In Lake Washington at Medina, Washington.

WORK: Dredge up to 220 cubic yards of accreted sand and gravel from a boat moorage inlet and adjacent area, and up to 70 cubic yards of material per year, for the following 9 years; and re-cap the bottom contour with 120 cubic yards of salmon gravel mix after the first dredging event and up to 75 cubic yards per year for the following 9 years. Dredging will occur using a clam shell bucket and the dredged material will be disposed of at an upland site. To ensure work does not damage the existing bulkhead at the moorage inlet, sheet pile will be driven to help key in the bottom course of riprap.

PURPOSE: To restore moorage depth, provide fish habitat, and bank stabilization.

PUGET SOUND DREDGED DISPOSAL ANALYSIS (PSDDA):

Dredged Material Testing: The project area is ranked moderate, based on the current and past site uses. Under Dredged Material Management Program guidelines, moderate ranked projects with a project volume less than 1,000 cubic yards do not require additional sediment assessment prior to dredging.

ADDITIONAL INFORMATION – Copies of this public notice which have been mailed or otherwise physically distributed feature project drawings in black and white. The electronic version features those drawings in color, which we think more accurately communicates the scope of project impacts. To access the electronic version of this public notice, go to the Seattle District's web page at <http://www.nws.usace.army.mil/> and scroll down the alphabetical listing of District elements, and click on "Regulatory" and then "Regulatory – Permits" for the Seattle District's Regulatory homepage. Select the prominently displayed "Public Notices" heading and a list of recently-issued public notices will appear, in chronological order of the date of issuance. Select and view the listing for this project.

ENDANGERED SPECIES: The Endangered Species Act (ESA) requires federal agencies to consult with the National Marine Fisheries Service (NMFS) and/or U.S. Fish and Wildlife Service (USFWS) pursuant to Section 7 of ESA on all actions that may affect a species listed (or proposed for listing) under the ESA as threatened or endangered or any designated critical habitat.

After receipt of comments from this public notice, the U.S. Army Corps of Engineers will evaluate the potential impacts to proposed and/or listed species and their designated critical habitat.

ESSENTIAL FISH HABITAT: The Magnuson-Stevens Fishery Conservation and Management Act, as amended by the Sustainable Fisheries Act of 1996, requires all Federal agencies to consult with the NMFS on all actions, or proposed actions, permitted, funded, or undertaken by the agency, that may adversely affect Essential Fish Habitat (EFH). The proposed action would impact EFH in the project area.

If the Corps determines that the proposed action may adversely affect EFH for federally managed fisheries in Washington waters, the Corps will initiate EFH consultation with the NMFS. The Corps' final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the NMFS.

CULTURAL RESOURCES: The District Engineer has reviewed the latest published version of the National Register of Historic Places, lists of properties determined eligible and other sources of information. Known historic properties occur in the vicinity of the proposed project. However, they do not occur in the permit area. The permit area has been so extensively modified by modern development that little likelihood exists for the proposed project to impinge upon an undisturbed historic property.

The District Engineer invites responses to this public notice from Native American Nations or tribal governments; Federal, State, and local agencies; historical and archeological societies; and other parties likely to have knowledge of or concerns with historic properties in the area. This public notice initiates consultation under Section 106 of the National Historic Preservation Act with any Tribe that has information or concerns with historic properties in the proposed permit area.

PUBLIC HEARING: Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for public hearings shall state, with particularity, the reasons for holding a public hearing.

EVALUATION – CORPS - The decision whether to issue a permit will be based on an evaluation of the probable impacts, including cumulative impacts, of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits, which reasonably may be expected to accrue from the proposal, must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered, including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership, and, in general, the needs and welfare of the people.

The Corps is soliciting comments from the public; Native American Nations or tribal governments; Federal, State, and local agencies and officials; and other interested parties in order to consider and evaluate the impacts of this activity. Any comments received will be considered by the Corps to determine whether to issue, modify, condition or deny a permit for the work. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the activity.

The described discharge will be evaluated for compliance with guidelines promulgated by the Environmental Protection Agency under authority of Section 404(b)(1) of the CWA. These guidelines require an alternatives analysis for any proposed discharge of dredged or fill material into waters of the United States.

EVALUATION—ECOLOGY: Ecology is soliciting comments from the public; Federal, Native American Nations or tribal governments, State, and local agencies and officials; and other interested parties in order to consider and evaluate the impacts of this activity. Ecology will be considering all comments to determine whether to certify or deny certification for the proposed project.

ADDITIONAL EVALUATION:

This proposal is the subject of Shorelines Substantial Development Permit No. SDP2007-01 which has been issued by the City of Medina.

COMMENT AND REVIEW PERIOD: Conventional mail or e-mail comments on this public notice will be accepted and made part of the record and will be considered in determining whether it would be in the public interest to authorize this proposal. In order to be accepted, e-mail comments must originate from the author's e-mail account and must include on the subject line of the e-mail message the permit applicant's name and reference number as shown below. Either conventional mail or e-mail comments must include the permit applicant's name and reference number, as shown below, and the commentor's name, address, and phone number. All comments whether conventional mail or e-mail must reach this office, no later than the expiration date of this public notice to ensure consideration.

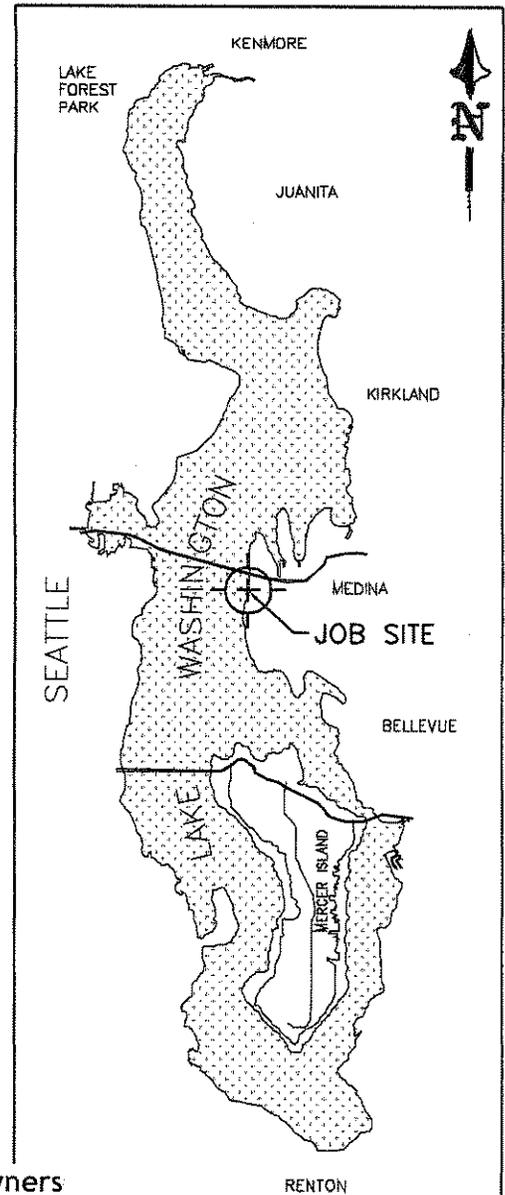
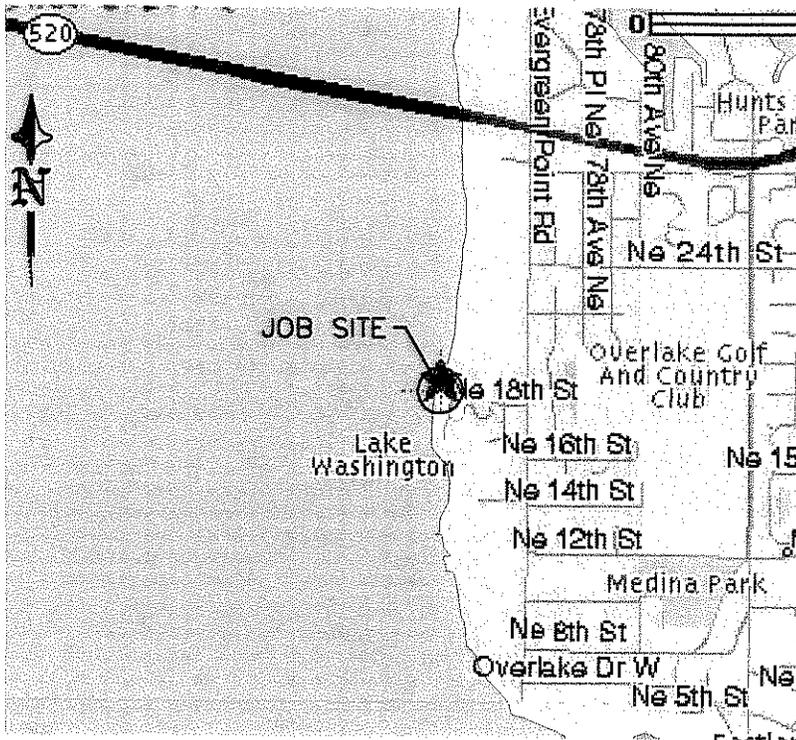
Corps comments: All e-mail comments should be sent to susan.m.powell@usace.army.mil. Conventional mail comments should be sent to U.S. Army Corps of Engineers, Regulatory Branch, Attn: Susan Powell, Post Office Box 3755, Seattle, Washington, 98124-3755.

Ecology Comments: Any person desiring to present views on the project pertaining to a request for water quality certification under Section 401 of the CWA and/or Coastal Zone Management consistency concurrence, may do so by submitting written comments to the following address: Department of Ecology, Attn: SEA program – Federal Permit Coordinator, P.O. Box 47600, Olympia, Washington, 98504-7600, or e-mail to ecyrefedpermits@ecy.wa.gov

NWS-2007-230-NO

To ensure proper consideration of all comments, responders must include the following name and reference number in the text of their comments: Watermark Estate Management Services, LLC; NWS-2007-230-NO

Encl: Figures (6)



VICINITY MAP/NO SCALE

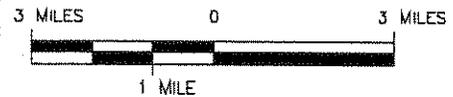
LEGAL DESCRIPTION

1/4 SEC: NW 25-25N-04E
TAXLOT #: 920890 0079

LEGAL DESCRIPTION
LOT 12-1314-15 & WEBSTERS LAKE
FRONT AC TRS UNREC LOT 2 CITY
OF MEDINA LOT LINE REVISION NO

Addendum 1: Medina Residence Adjacent Property Owners

Adjacent Property Owner	Street Address/ Medina, WA98039
Ricci, Michael T. & Debra E. [HOA]	1827 Evergreen Pt. Rd. NE
Claeson, Jan & Leslie A. [HOA]	1829 Evergreen Pt. Rd. NE
Kauffman, Cheryl F. [HOA]	1831 Evergreen Pt. Rd. NE
Goldfarb, Michael J. [HOA]	1837 Evergreen Pt. Rd. NE
Denman, Richard W. [HOA]	1851 Evergreen Pt. Rd. NE
Vaidman, Bertrand A/Madeleine M [HOA]	1857 Evergreen Pt. Rd. NE
House, Audrey M.	1821 - 73 rd Ave. NE



AREA MAP/Scale: 1"=3miles

[HOA] = Home Owners Association

LAT: 47°-37'-36"
LONG: 121°-14'-33"

NWS-2007-230-NO

REVISED
05-02-07

PROJECT DESIGNED BY:
Waterfront Construction Inc.
205 NE NORTHLAKE WAY, Suite 230
SEATTLE, WA. 98105 (206) 548-9800

ADJACENT OWNERS:

- JOINT-USE H.O.A. (SEE ATTACHED LIST)
EVERGREEN PT. RD.
- CARLETTI, CHRISTOPHER M.
1821 73rd AVE. N.E.

PROPOSED: REMOVE SAND AND GRAVEL INFILL.
CREATE ON-GOING SEDIMENT INFILL
MAINTENANCE AREA.

PURPOSE: STABILIZE LITTORAL IN-FILLING,
RESTORE MOORAGE BASIN, AND REPLENISH
NEARSHORE SPAWNING GRAVEL.

DWG#: D43302-A.1-1

APPLICANT: WATERMARK ESTATE MNGMNT, LLC

SITE ADD. 1835 73rd AVE. N.E.
MEDINA, WA. 98039

MAIL ADD. 5501 LAKEVIEW DRIVE
KIRKLAND, WA. 98033

DATUM: C.O.E. D.O' EST. 1919

PAGE: 1 OF: 6 02-08-07



LAKE WASHINGTON

EXISTING PIER

239.5'

WEST

EXISTING SUBMERGED NORTH REEF & GRAVEL BEACH

EXISTING O.H.W.L. @ 21.80'

EXISTING SAND AND GRAVEL INFILL

PROPOSED ON-GOING SEDIMENT INFILL MAINTENANCE AREA (BOATHOUSE INLET ACCESS ONLY)

EXISTING CREEK OUTFALL

PROPOSED SHEET PILE TO PROTECT ROCK BULKHEAD TOE INTEGRITY DURING ON-GOING SEDIMENT MAINTENANCE

EXISTING ROCK BULKHEAD

EXISTING LITTORAL DRIFT MATERIAL TO BE REMOVED AND CAPPED WITH GRAVEL

EXISTING BOAT MOORAGE INLET ACCESS TO BE RESTORED

EXISTING BEACH AREA @ O.H.W.L.

APPROX. TOP EXISTING SOUTH REEF

EXISTING PIER

APPROXIMATE TOE EXISTING SUBMERGED SOUTH REEF

EXISTING BEACH

PROPOSED GRAVEL CAPPING LAYERS 15' LAKEWARD FROM DHWL

EXISTING PIER

JOB SITE

1835 73RD AVE NE
MEDINA, 98039

NOTE:
ONGOING MAINTENANCE PER APRIL 17, 1995 CORPS PERMIT CONDITION NO. 2: "YOU MUST MAINTAIN THE ACTIVITY AUTHORIZED BY THIS PERMIT IN GOOD CONDITION"; RESTORE BOAT INLET TO ORIGINAL AS BUILT DEPTH; PLACE SPAWNING GRAVEL ALONG TOE OF SOUTH BULKHEAD TO ELEVATE NEAR SHORE; REMOVE NEAR SHORE LITTORAL SEDIMENT INFILL AND CAP WITH GRAVEL.

PROJECT DESIGNED BY:

Waterfront Construction Inc.

205 NE NORTHLAKE WAY, Suite 230
SEATTLE, WA. 98105 (206) 648-9800

REVISED
05-02-07

NWS-2007-230-NO

PLAN VIEW

60' 45' 30' 15' 0' 60'

SCALE: 1"=60'

PROPOSED NEAR SHORE GRAVEL & BULKHEAD TOE PROTECTION

WEST

EXISTING PIER

PROPOSED: REMOVE SAND AND GRAVEL INFILL. CREATE ON-GOING SEDIMENT INFILL MAINTENANCE AREA.

IN: LAKE WASHINGTON

AT: MEDINA

COUNTY:

APPLICANT: WATERMARK ESTATE MNGMT., LLC
5501 LAKEVIEW DR.
KIRKLAND, WA. 98033

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OF: 6

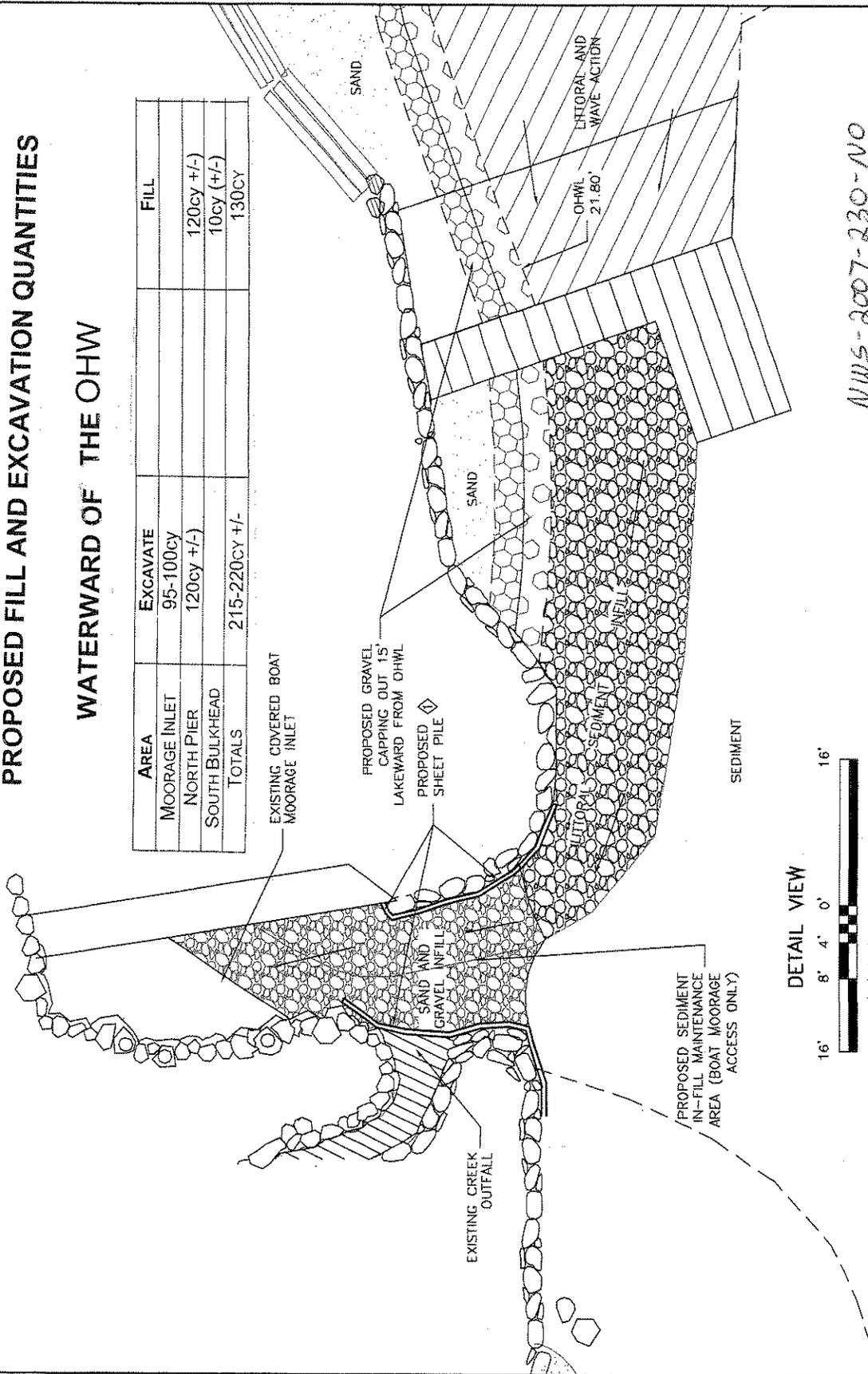
DATE: 02-08-07

DWG#: 04-3302-A.2-1

PROPOSED FILL AND EXCAVATION QUANTITIES

WATERWARD OF THE OHW

AREA	EXCAVATE	FILL
MOORAGE INLET	95-100cy	
NORTH PIER	120cy +/-	120cy +/-
SOUTH BULKHEAD		10cy +/-
TOTALS	215-220cy +/-	130cy

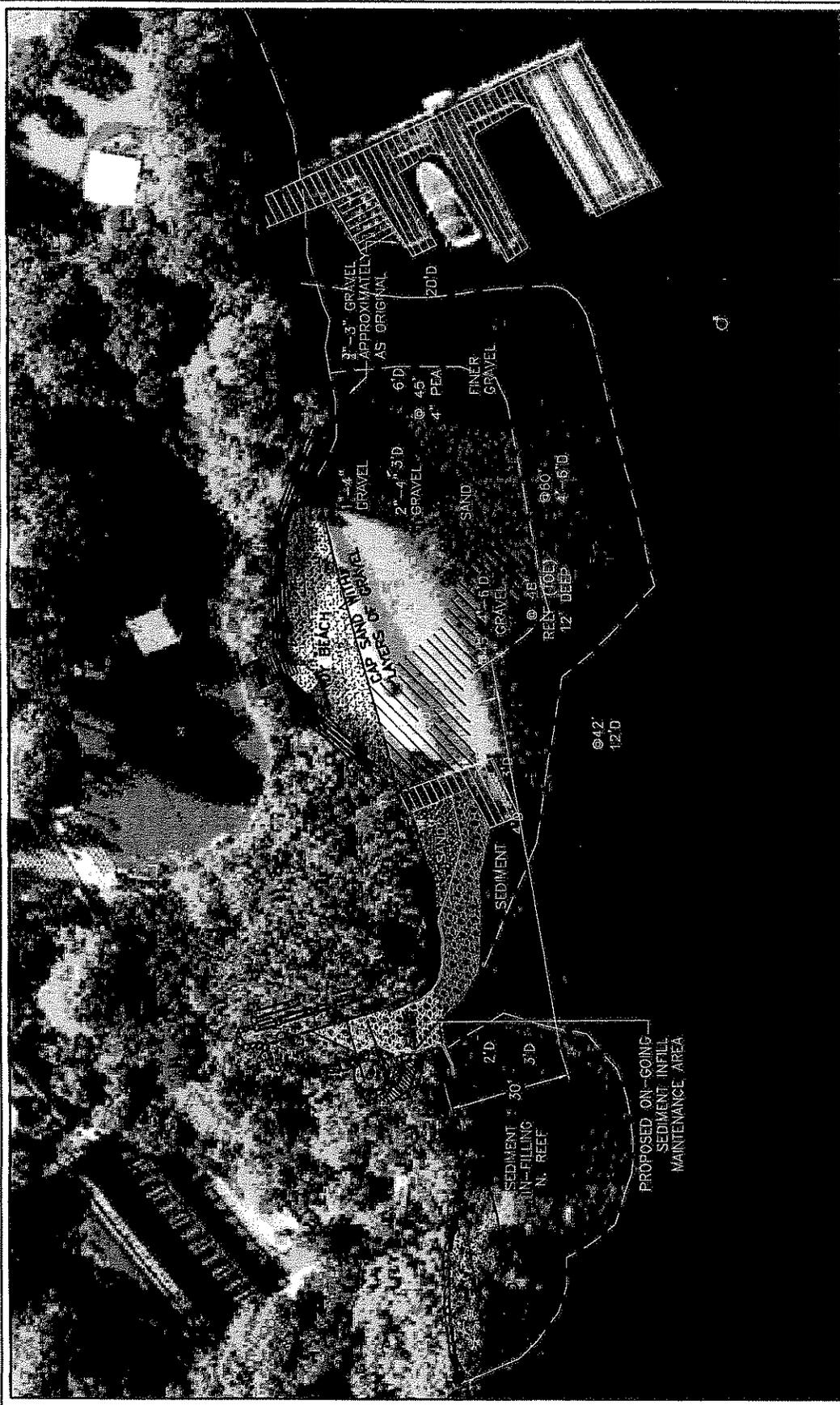


NWS-2007-230-NO

PROPOSED: REMOVE SAND AND GRAVEL INFILL. CREATE ON-GOING SEDIMENT INFILL MAINTENANCE AREA.	
IN: LAKE WASHINGTON	COUNTY:
AT: MEDINA	APPLICANT: WATERMARK ESTATE MNGMT., LLC
	5501 LAKEVIEW DR.
	KIRKLAND, WA. 98033
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REVISED
05-02-07

PROPOSED SHEET PILE TO PROTECT ROCK BULKHEAD TOE INTEGRITY DURING ON-GOING SEDIMENT MAINTENANCE.



REVISED
05-02-07

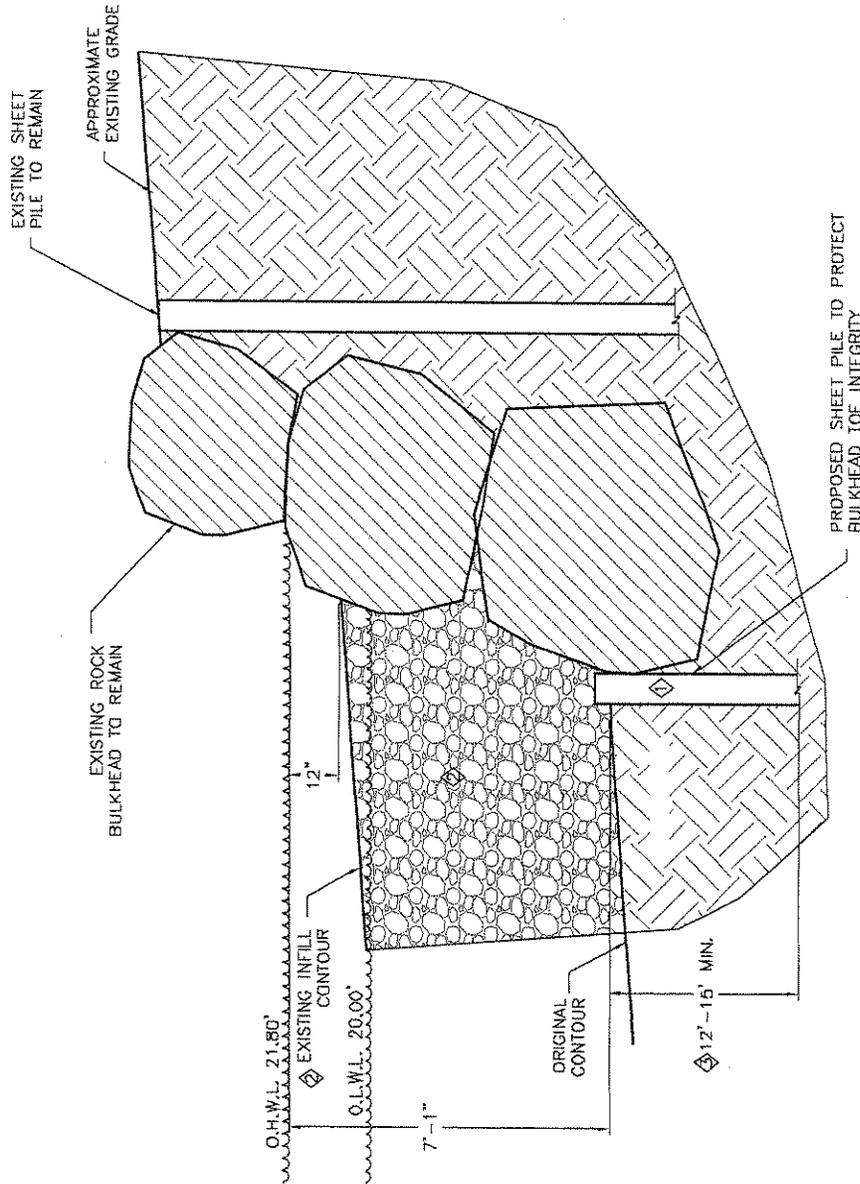
NWS 2007-230-100

PROPOSED: REMOVE SAND AND GRAVEL INFILL. CREATE ON-GOING SEDIMENT INFILL MAINTENANCE AREA.	
IN: LAKE WASHINGTON	COUNTY:
AT: MEDINA	APPLICANT: WATERMARK ESTATE MNGMT., LLC
	5501 LAKEVIEW DR.
	KIRKLAND, WA, 98033
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○ 52' BUOY

○ 57' BUOY

PROPOSED ON-GOING
SEDIMENT INFILL
MAINTENANCE AREA



SECTION VIEW

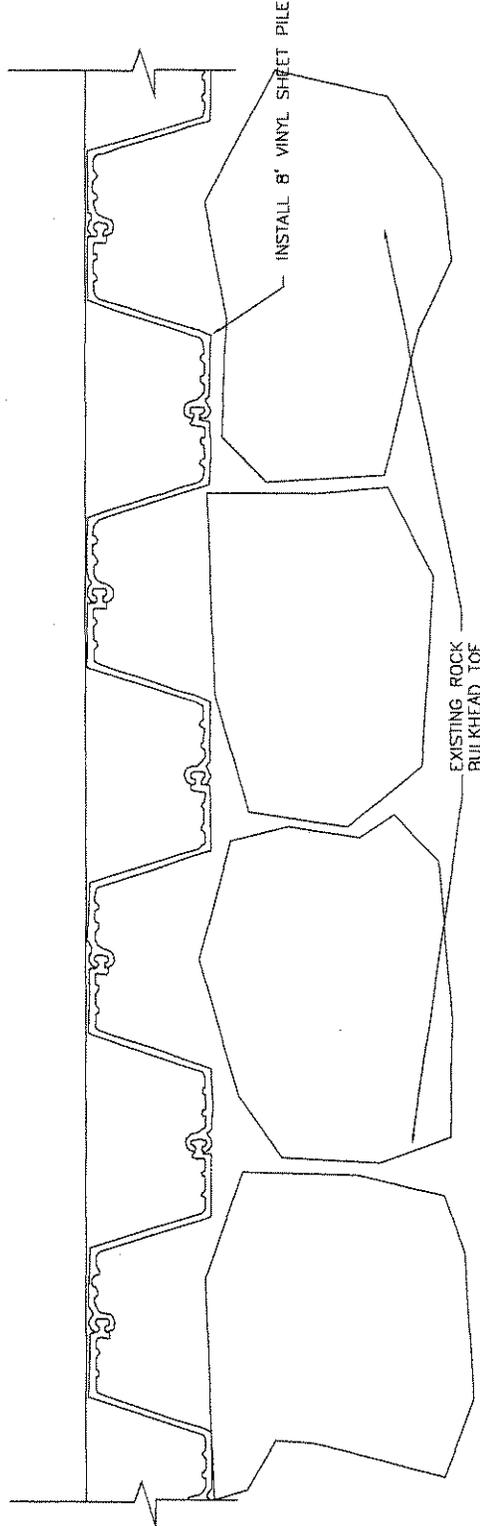


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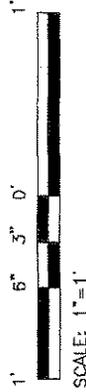
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IN: LAKE WASHINGTON	COUNTY:
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	KIRKLAND, WA, 98033
PAGE: 5	OF: 6
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REVISION
05-02-07

- ◇ PROPOSED SHEET PILE TO PROTECT ROCK BULKHEAD TOE INTEGRITY DURING ON-GOING SEIMENT MAINTENANCE
- ◇ EXISTING SAND AND GRAVEL INFILL ACCRETION PROPOSED TO BE REMOVED AND RESTORED TO ORIGINAL CONTOUR AND MAINTAINED ON AN ON-GOING BASIS
- ◇ FINAL DEPTH TO BE DETERMINED BY GEO-TECH



SHEET PILE DETAIL



NWS-2007-230-NO

PROPOSED: REMOVE SAND AND GRAVEL INFILL. CREATE ON-GOING SEDIMENT INFILL MAINTENANCE AREA.	
IN: LAKE WASHINGTON	
AT: MEDINA	COUNTY:
APPLICANT: WATERMARK ESTATE MNGMT., LLC 5301 LAKEVIEW DR. KIRKLAND, WA, 98033	
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05-02-07