



US Army Corps
of Engineers
Seattle District

Public Notice of Application for Permit

Regulatory Branch
Post Office Box 3755
Seattle, Washington 98124-3755
Telephone (206) 764-3495
ATTN: Suzanne Skadowski, Project Manager

Public Notice Date: July 21, 2004
Expiration Date: August 21, 2004
Reference: 200400626
Name: Salmon Bay Yacht Maintenance III LLC

Interested parties are hereby notified that an application has been received for a Department of the Army permit in accordance with Section 10 of the 1899 Rivers and Harbors Act for certain work described below and shown on the enclosed drawings.

APPLICANT - Salmon Bay Yacht Maintenance III LLC
ATTN: Mr. James E. Warjone
9420 Southeast 5th Street
Bellevue, Washington 98004
Telephone: (206) 621-3264 E-mail: jewarjone@portblakely.com

AGENT - Waterfront Construction, Inc.
ATTN: Mr. Steve Zuvela
205 Northeast Northlake Way, Suite 230
Seattle, Washington 98105
Telephone: (206) 548-9800 E-mail: Steve@waterfrontconstruction.com

LOCATION - In Salmon Bay (Lake Washington Ship Canal) at Seattle, Washington.

WORK - Construct a new floating pier, five floating boat sheds, and drive fourteen steel piles.

PURPOSE - To provide covered moorage for in-water yacht maintenance and repair.

ENDANGERED SPECIES - The Endangered Species Act (ESA), as amended, requires assessment of potential impacts to listed and proposed species. The Puget Sound chinook salmon (*Oncorhynchus tshawytscha*), coastal-Puget Sound bull trout (*Salvelinus confluentus*), and bald eagle (*Haliaeetus leucocephalus*), listed threatened in the state of Washington, occur in the proposed project area. The U.S. Army Corps of Engineers (Corps) will evaluate the potential impacts to the above species and consult under Section 7 of the ESA with National Marine Fisheries Service (NMFS) and U.S. Fish and Wildlife Service.

ESSENTIAL FISH HABITAT - The Magnuson-Stevens Fishery Conservation and Management Act, as amended by the 1996 Sustainable Fisheries Act, requires all Federal agencies to consult with the NMFS on all actions, permitted, funded, or undertaken by the agency that may adversely affect Essential Fish Habitat (EFH). EFH for Pacific salmon occurs 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. The

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following is current knowledge of the presence or absence of historic properties and the effects of the undertaking upon these properties: There are no recorded historic properties within 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; and the work is of such a limited nature and extent that little likelihood exists for the project to impinge upon an unrecorded historic property. The District Engineer invites responses to this public notice from Federal, Native American Nations or tribal governments, State, and local agencies, historical and archeological societies, and other parties likely to have knowledge of or concerns with historic properties in the 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.

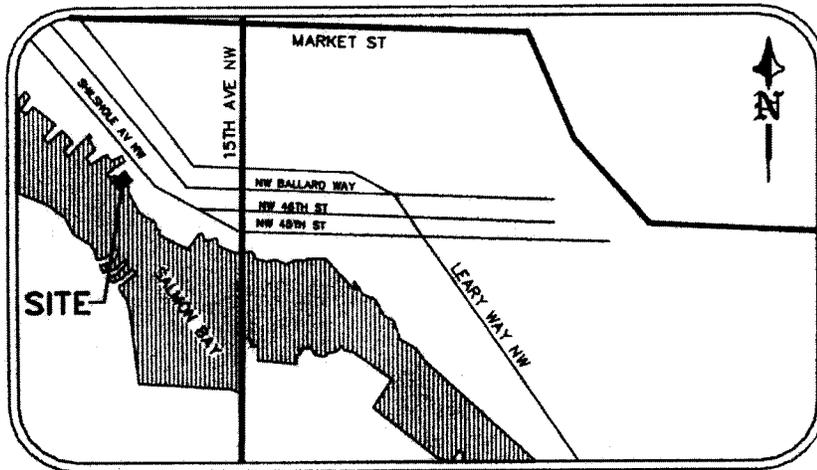
EVALUATION - The decision whether to issue a permit will be based on an evaluation of the probable impact, including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits 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, land use, navigation, shoreline erosion, recreation, water quality, safety, considerations of property ownership, and, in general, the needs and welfare of the people. The Corps 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. 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 the public interest factors listed above. Comments are used in the preparation of an Environmental Assessment 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.

ADDITIONAL EVALUATION - The State of Washington is reviewing this work for consistency with the approved Washington Coastal Zone Management Program. This proposal is also the subject of Shorelines Substantial Development Permit applications No. 2403529(A)-(E), being processed by the City of Seattle.

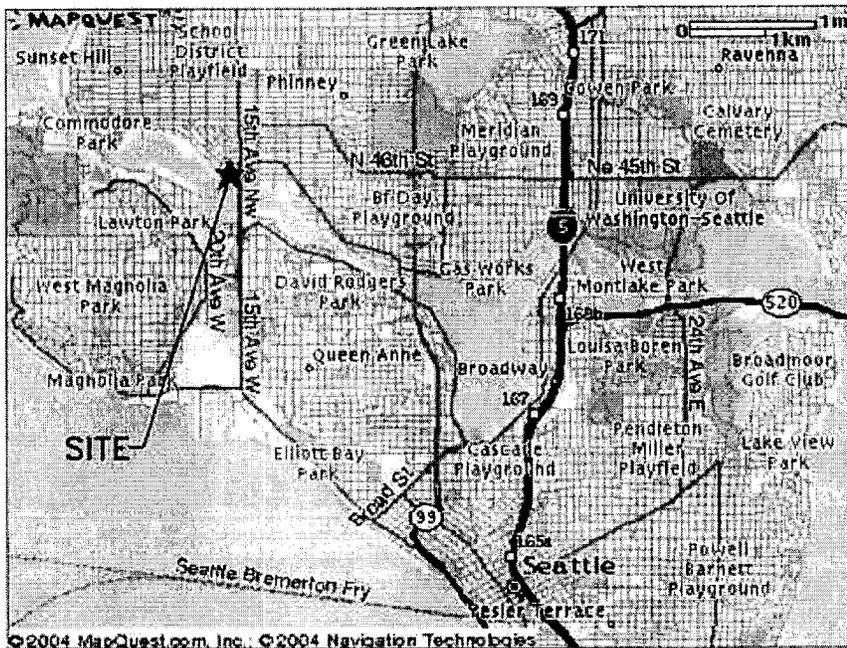
COMMENT AND REVIEW PERIOD - Conventional mail or e-mail comments on this public notice will be accepted and made part of the record and will be considered in determining whether it would be in the public interest to authorize this proposal. In order to be accepted, e-mail comments must originate from 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. All e-mail comments should be sent to Suzanne.A.Skadowski@nws02.usace.army.mil. Conventional mail comments should be sent ATTN: Suzanne Skadowski, Regulatory Branch. Both conventional mail or e-mail comments must include the permit applicant's name and reference number, and the commentator's name, address, and phone number. All comments must reach this office, no later than the expiration date of this public notice to ensure consideration. Please include the following name and reference number:

Salmon Bay Yacht Maintenance III LLC
200400626

Encl
Drawings (11)



AREA MAP/NO SCALE



VICINITY MAP/NO SCALE

REVISED
6-24-04

200400626

APPLICANT: SALMON BAY YACHT MAINTENANCE III LLC
C/O JIM WARONE
 SITE ADD. 4801 SHILSHOLE AVE NW
 SEATTLE, WA. 98107
 MAIL ADD. 1325 4TH AVE SUITE 1000
 SEATTLE, WA. 98107
 DATUM: C.O.E. 0.0' EST. 1919
 PAGE: 1 OF: 11 DATE: 5-26-04

ADJACENT OWNERS:

- ① CITY OF SEATTLE
600 4TH AVE. SEATTLE, WA. 98124
- ② CHRISTIN & ROBERT TREUER
4501 SHILSHOLE AVE NW SEATTLE, WA. 98107

APPLICATION#:

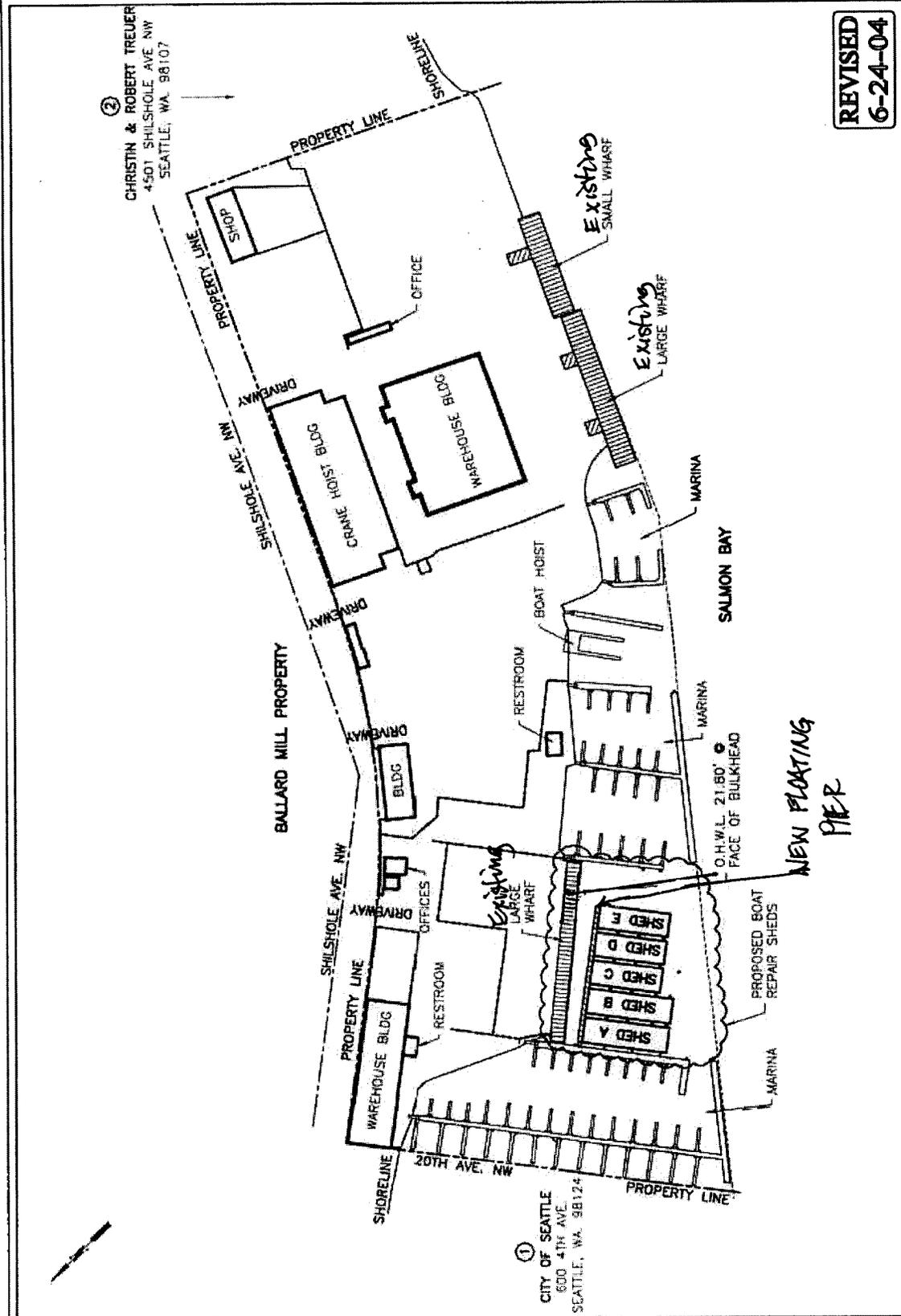
PROPOSED: REMOVE 31 TIMBER PILES, INSTALL
5 SHEDS AND 14 STEEL PILES.

PURPOSE: PROVIDE MOORAGE FOR VESSEL REPAIR.

DWG#: 04-331B-A.1

REVISED
6-24-04

PROPOSED: REMOVE 31 TIMBER PILES, INSTALL 5 SHEDS AND 14 STEEL PILES.
 IN: LAKE WASHINGTON
 AT: KING COUNTY, WA APPLICATION#:
 APPLICANT: SALMON BAY YACHT MAINT. III LLC
 4601 SHILSHOLE AVE NW (c/o JIM WARJONE)
 SEATTLE, WA. 98107
 SHEET: 2 OF: 11
 DATE: 5-28-04 DWG#: 04-3318-A-2



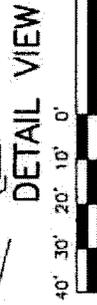
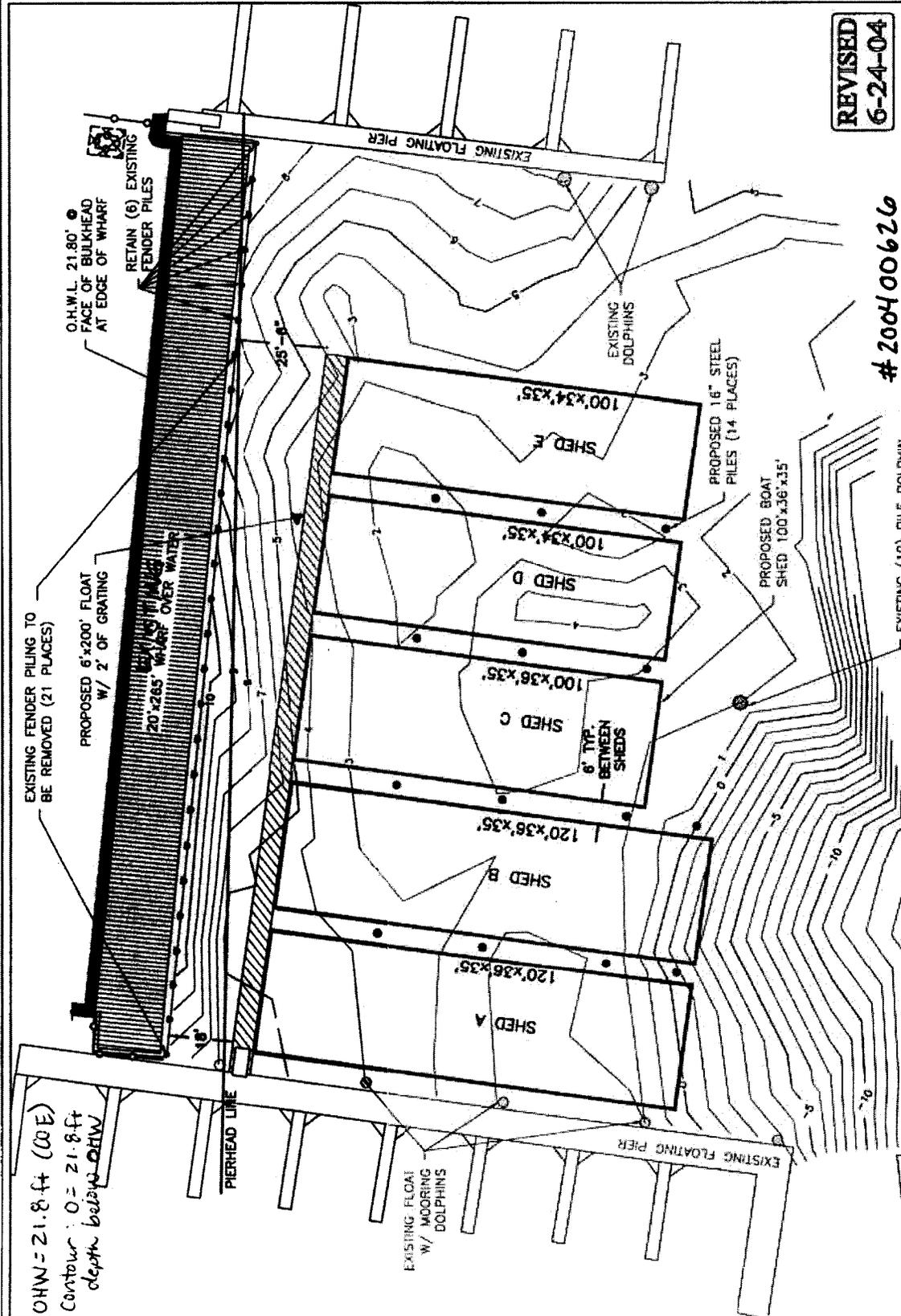
SITE PLAN

200400626

REVISED
6-24-04

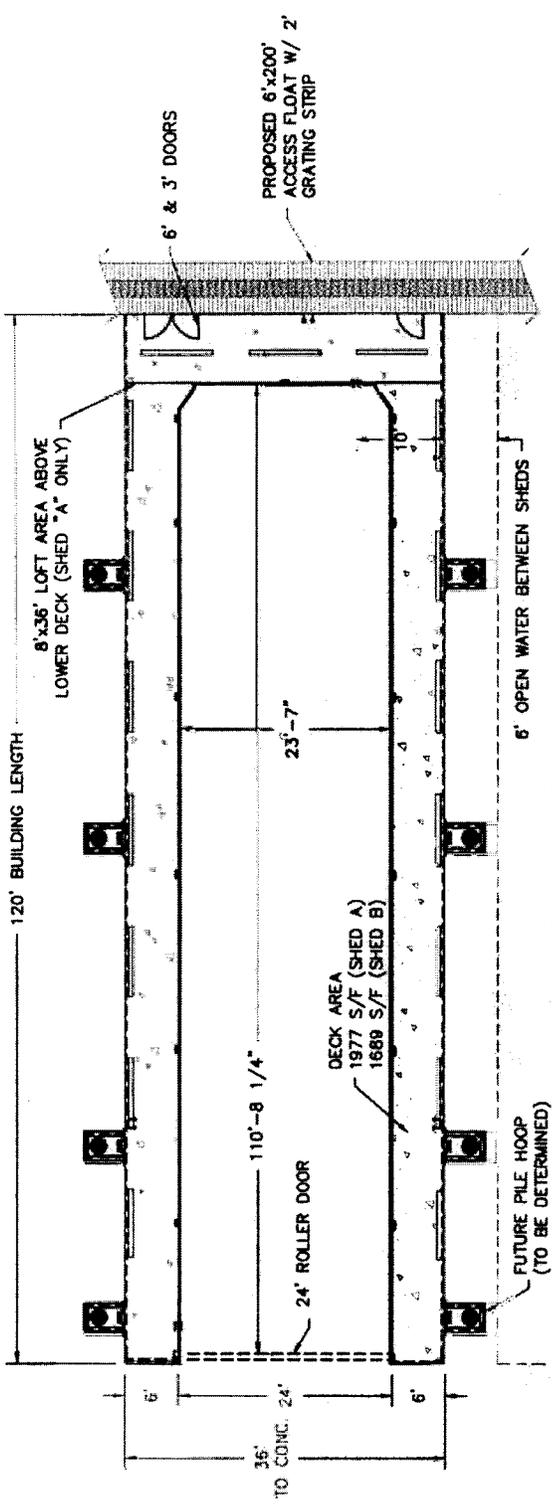
200400626

PROPOSED: REMOVE 31 TIMBER PILES, INSTALL 5 SHEDS AND 14 STEEL PILES
 IN: LAKE WASHINGTON
 AT: KING COUNTY, WA APPLICATION#:
 APPLICANT: SALMON BAY YACHT MAINT. II LLC
 4601 SHILSHOLE AVE NW (c/o JIM WARJONE)
 SEATTLE, WA 98107
 SHEET: 3 OF: 11
 DATE: 5-26-04 DWG#: 04-3318-A.3



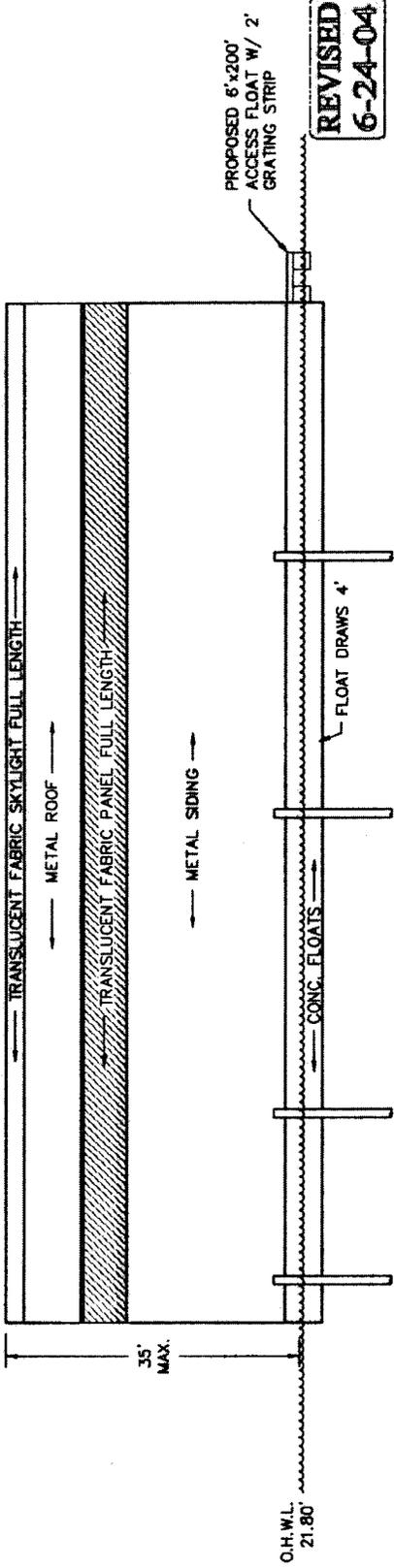
PROPOSAL IS TO REMOVE (21) EXISTING FENDER PILES & A (10) PILE TREATED TIMBER MOORING DOLPHIN DRIVE (14) 16" STEEL MOORING PILES LOCATED AS SHOWN. SECURE (5) NEW FLOATING BOAT REPAIR SHEDS TO MOORING PILES. INSTALL A 6'x200' ACCESS FLOAT ADJACENT TO THE SHOREWARD SIDE OF THE SHEDS. SECURE EACH SHED TO THE ACCESS FLOAT. 2' WIDE GRATING STRIP DOWN CENTER OF FLOAT (400 S.F. TOTAL).

OH.W.L. = 21.8 ft (00E)
 Contour : 0 = 21.8 ft
 depth below OH.W.



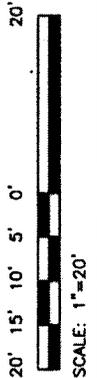
PLAN VIEW

NOTE: SHED TO BE USED FOR VESSEL REPAIR & MAINTENANCE.



SIDE ELEVATION

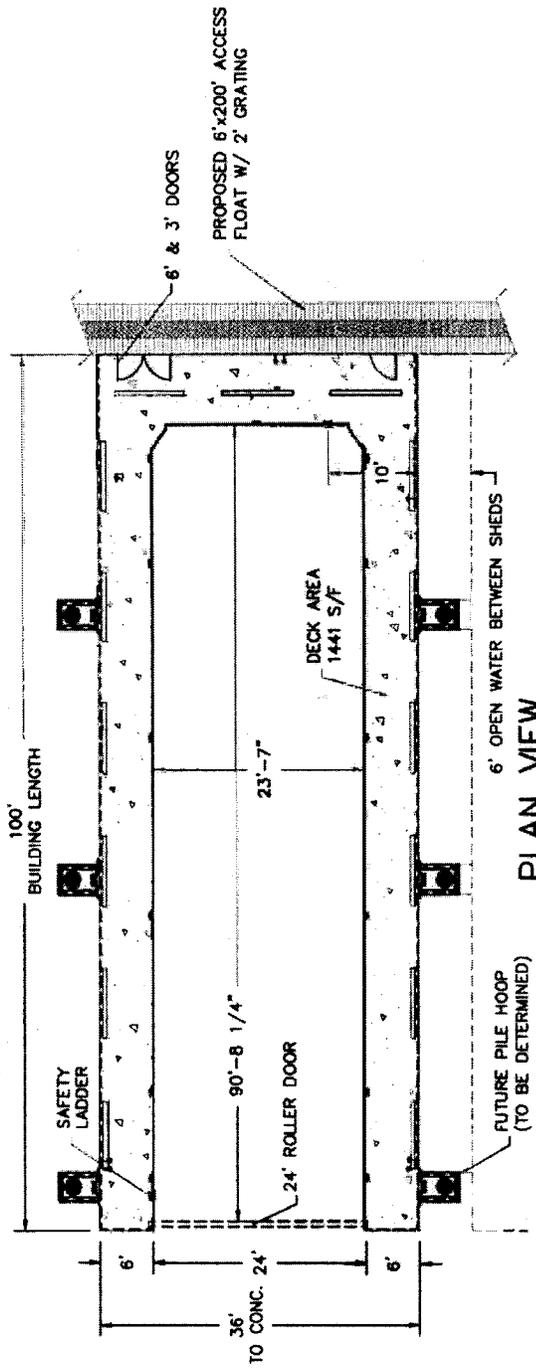
SHEDS "A" & "B"



REVISED
6-24-04

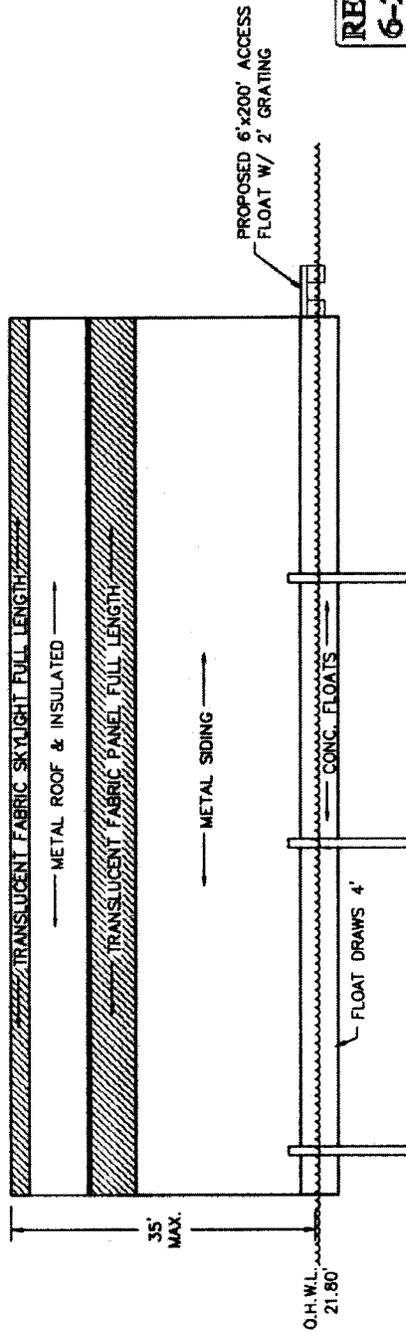
PROPOSED: REMOVE 31 TIMBER PILES, INSTALL 5 SHEDS AND 14 STEEL PILES.
IN: LAKE WASHINGTON
AT: KING COUNTY, WA. APPLICATION#:
APPLICANT: SALMON BAY YACHT MAINT. III LLC
4601 SHILSHOLE AVE NW
SEATTLE, WA 98107
SHEET: 4 OF: 11
DATE: 5-26-04 DWG#: 04-3318-A.4

200400626



PLAN VIEW

NOTE: SHED TO BE USED FOR VESSEL REPAIR & MAINTENANCE.



SIDE ELEVATION

SHED "C"

20' 15' 10' 5' 0' 20'

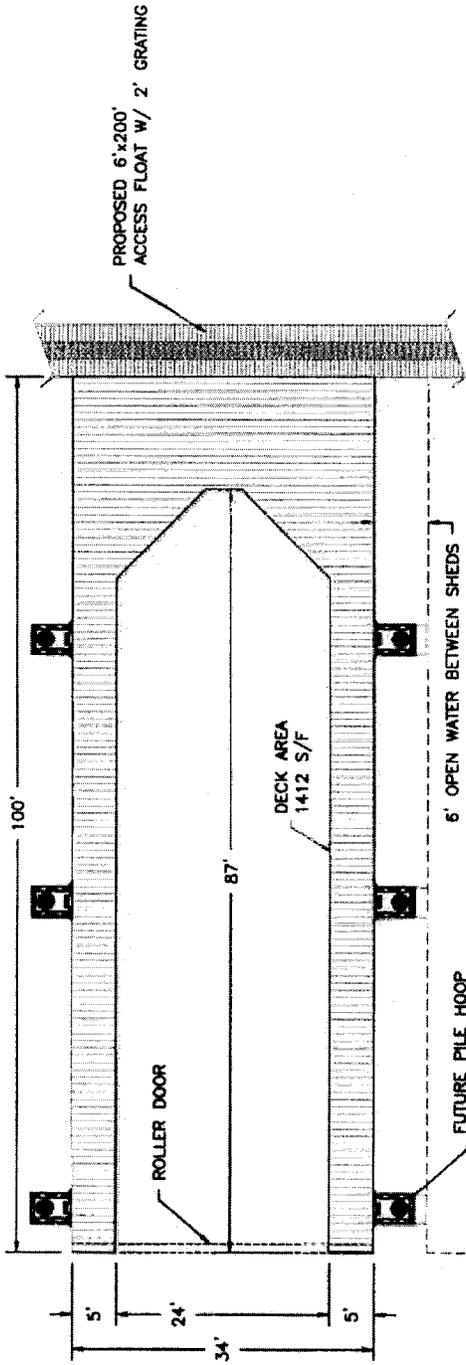


SCALE: 1"=20'

REVISED
6-24-04

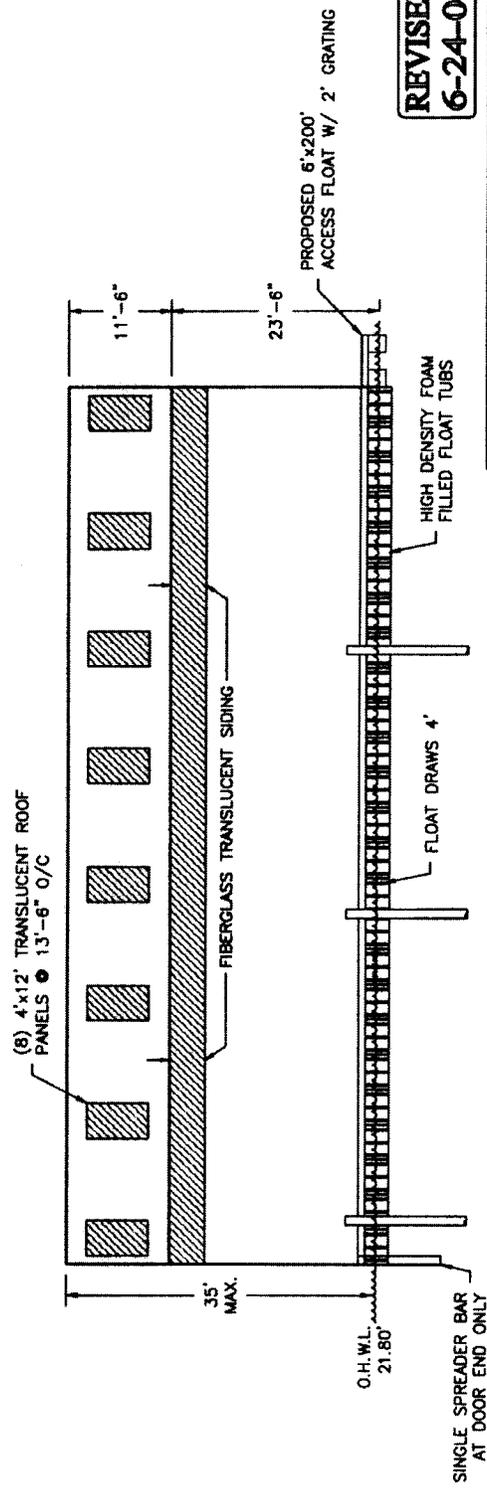
PROPOSED: REMOVE 31 TIMBER PILES, INSTALL 5 SHEDS AND 14 STEEL PILES.
IN: LAKE WASHINGTON
AT: KING COUNTY, WA. APPLICATION#:
APPLICANT: SALMON BAY YACHT MAINT. III LLC
4601 SHILSHOLE AVE NW (c/o JIM WARJONE)
SEATTLE, WA. 98107
SHEET: 5 OF: 11
DATE: 5-26-04 DWG#: 04-3318-A-5

#200400626



PLAN VIEW

NOTE: SHED TO BE USED FOR VESSEL REPAIR & MAINTENANCE.



**REVISED
6-24-04**

SIDE ELEVATION

SHEDS "D" & "E"

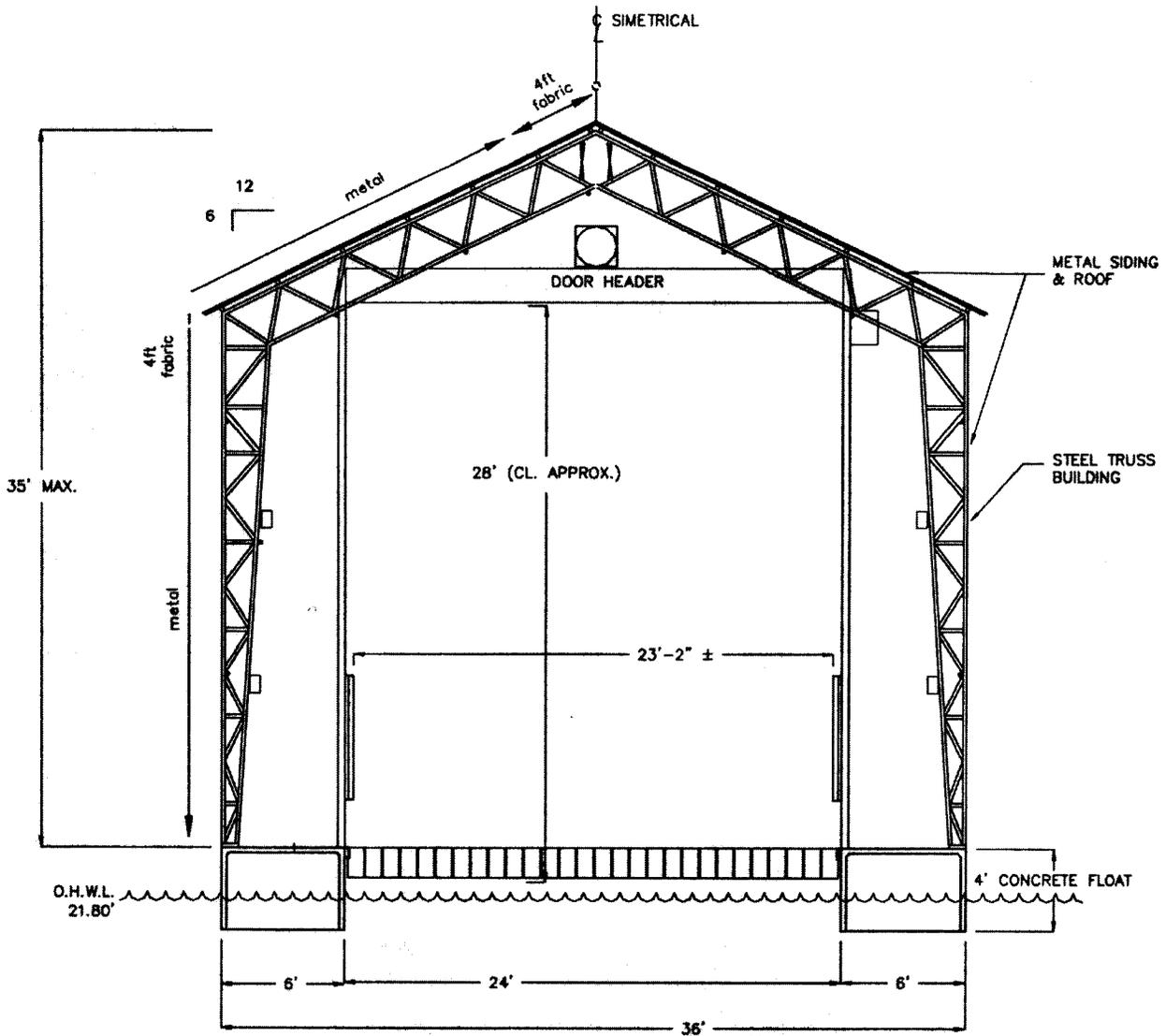
20' 15' 10' 5' 0' 20'



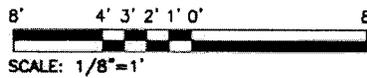
SCALE: 1"=20'

PROPOSED: REMOVE 31 TIMBER PILES, INSTALL 5 SHEDS AND 14 STEEL PILES.
IN: LAKE WASHINGTON
AT: KING COUNTY, WA APPLICATION#:
APPLICANT: SALMON BAY YACHT MAINT. III LLC
4601 SHILSHOLE AVE NW
SEATTLE, WA. 98107
(c/o JIM WARJONE)
SHEET: 6 OF: 11
DATE: 5-26-04 DWG#: 04-3318-A.6

#200400626



TYPICAL SECTION FOR SHEDS A,B.&C

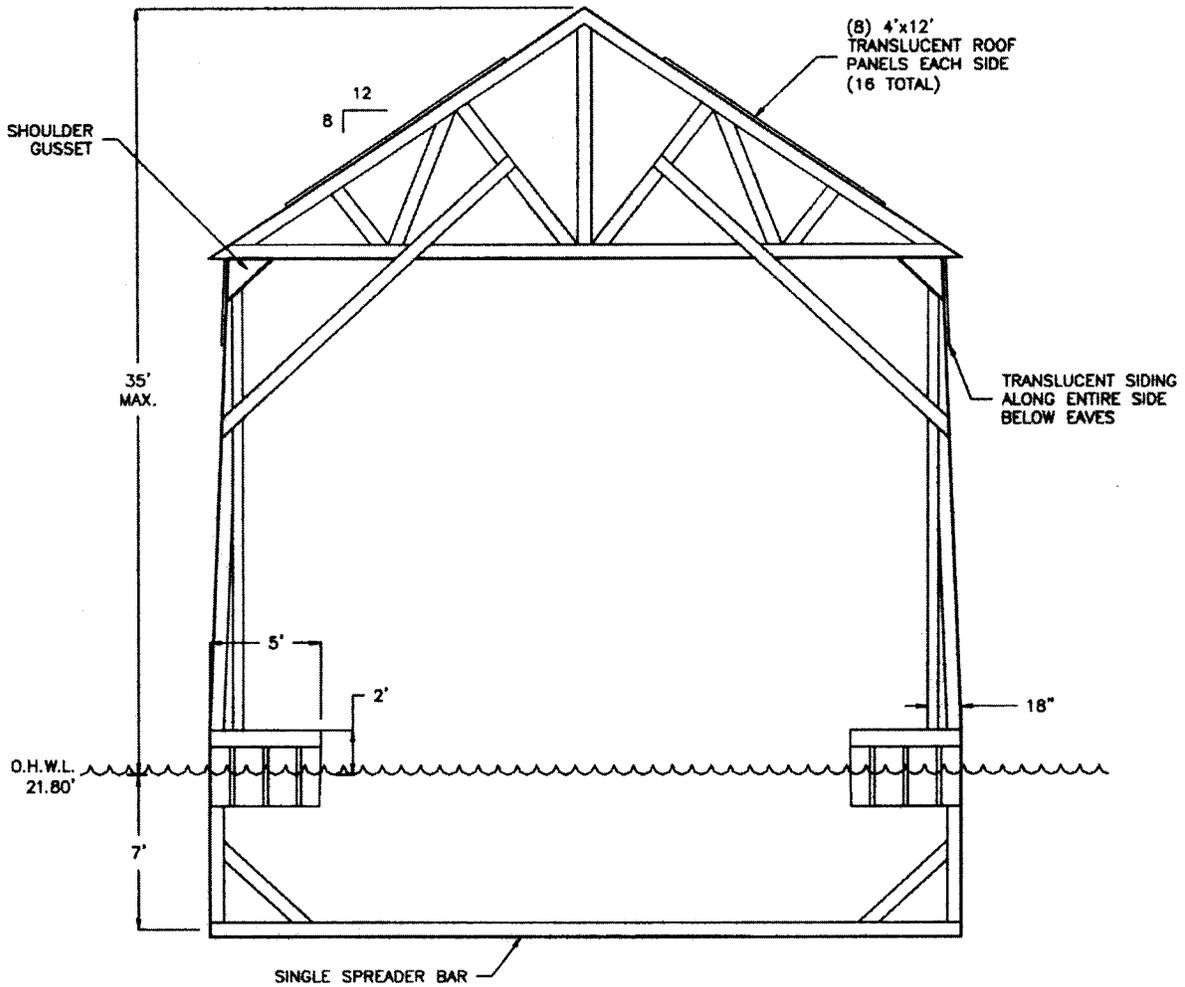


REVISED
6-24-04

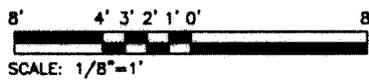
200400626

NOTE: SHED TO BE USED FOR VESSEL REPAIR & MAINTENANCE.

PROPOSED: REMOVE 31 TIMBER PILES, INSTALL 5 SHEDS AND 14 STEEL PILES.	
IN: SALMON BAY	
AT: KING COUNTY, WA.	APPLICATION#:
APPLICANT: SALMON BAY YACHT MAINT. III LLC	
4601 SHILSHOLE AVE NW (c/o JIM WARJONE)	
SEATTLE, WA. 98107	
SHEET: 7	OF: 11
DATE: 5-28-04	DWG#: 04-3318-A.7



TYPICAL SECTION FOR SHEDS D, & E

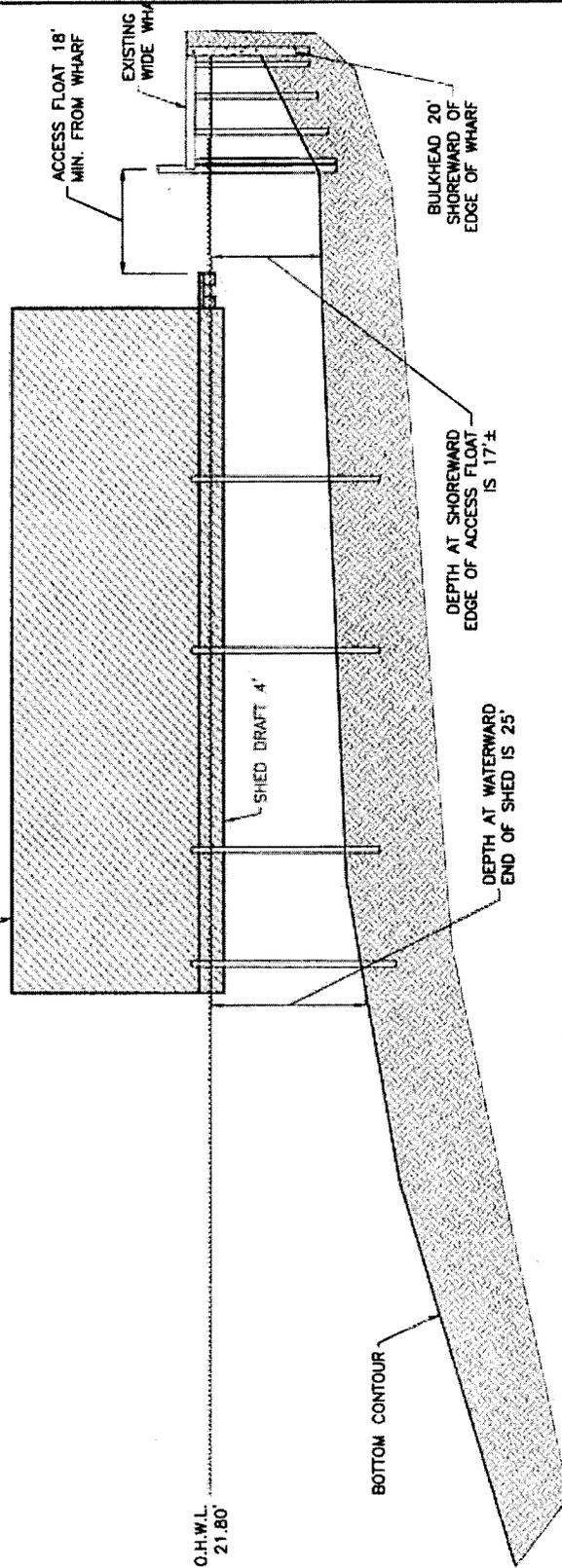


REVISED
6-24-04

PROPOSED: REMOVE 31 TIMBER PILES, INSTALL 5 SHEDS AND 14 STEEL PILES.	
IN: SALMON BAY	
AT: KING COUNTY, WA. [APPLICATION#:]	
APPLICANT: SALMON BAY YACHT MAINT. III LLC	
4601 SHILSHOLE AVE NW (c/o JIM WARJONE)	
SEATTLE, WA. 98107	
SHEET: 8	OF: 11
DATE: 5-26-04	DWG#: 04-3318-A.8

200400626

(2) PROPOSED FLOATING
BOAT REPAIR SHEDS
120' L x 36' W x 35' H



SHEDS A & B



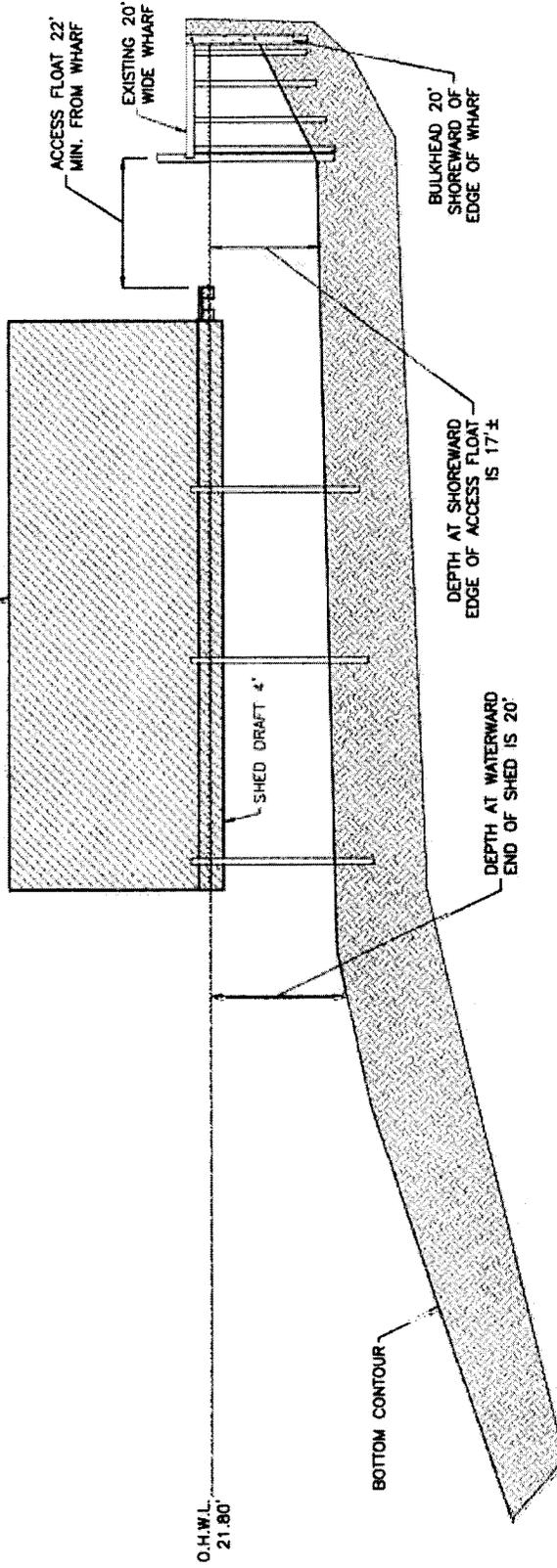
REVISED
6-24-04

200400626

PROPOSED: REMOVE 31 TIMBER PILES, INSTALL 5 SHEDS AND 14 STEEL PILES.
IN: LAKE WASHINGTON
AT: KING COUNTY, WA. APPLICATION#:
APPLICANT: SALMON BAY YACHT MAINT. III LLC (c/o JIM WARJONE)
4601 SHILSHOLE AVE NW SEATTLE, WA. 98107
SHEET: 9 OF: 11
DATE: 5-28-04 DWG#: 04-3318-A.9

NOTE: PROPOSED SHEDS WILL REPLACE EXISTING LARGE SHIPS MOORED ADJACENT TO THE EXISTING WHARF. SHIPS VARY IN SIZE FROM 60'-200' IN LENGTH, 35'-40' IN WIDTH, WITH DRAFTS 9'-14' DEEP. SHEDS VARY IN SIZE FROM 100' TO 120'. SHEDS WILL BE MOORED 24' TO 30' FROM EDGE OF WHARF. (18'-24' FROM ACCESS FLOAT TO WHARF.) SHEDS WILL BE SPACED A MINIMUM OF 6' APART.

(1) PROPOSED FLOATING
BOAT REPAIR SHED
100' L x 36' W x 35' H



O.H.W.L.
21.80'

BOTTOM CONTOUR

DEPTH AT WATERWARD
END OF SHED IS 20'

DEPTH AT SHOREWARD
EDGE OF ACCESS FLOAT
IS 17' ±

BULKHEAD 20'
SHOREWARD OF
EDGE OF WHARF

ACCESS FLOAT 22'
MIN. FROM WHARF

EXISTING 20'
WIDE WHARF

SHED DRAFT 4'

SHED C



REVISED
6-24-04

200400626

PROPOSED: REMOVE 31 TIMBER PILES, INSTALL 5 SHEDS
AND 14 STEEL PILES.

IN: LAKE WASHINGTON

AT: KING COUNTY, WA APPLICATION#:

APPLICANT: SALMON BAY YACHT MANT. III LLC

4601 SHILSHOLE AVE NW (c/o JIM WARJONE)

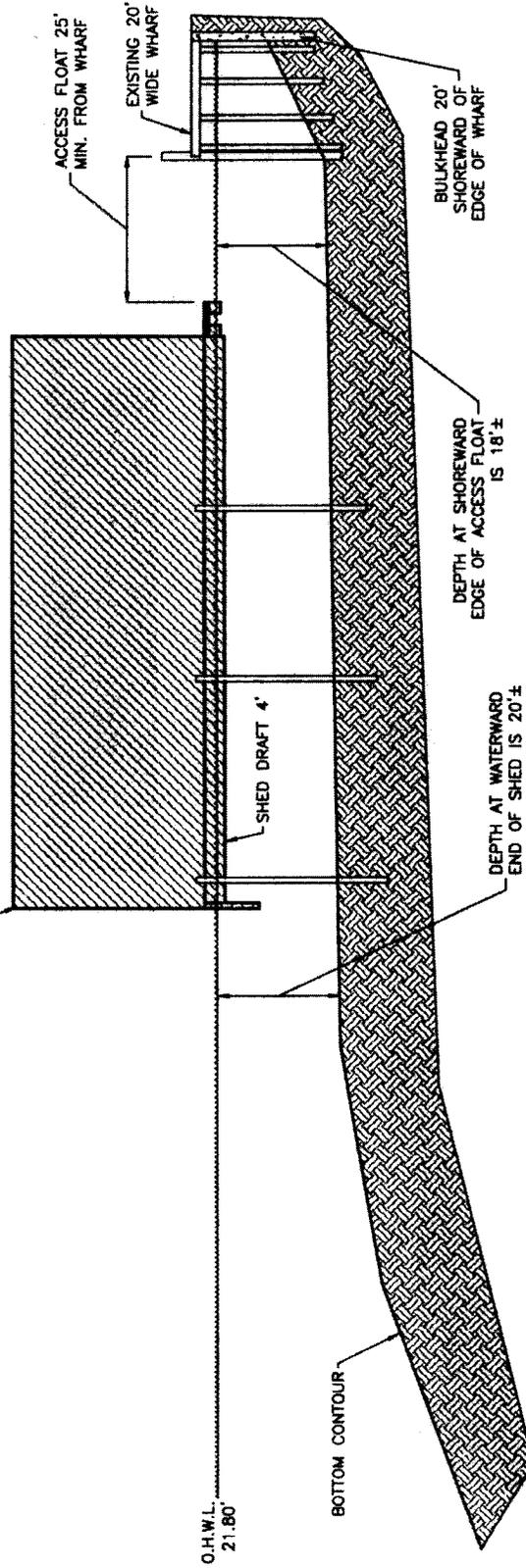
SEATTLE, WA 98107

SHEET: 10 OF: 11

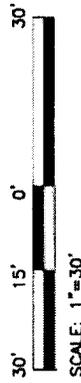
DATE: 5-28-04 DWG#: 04-3318-A.10

NOTE: PROPOSED SHEDS WILL REPLACE EXISTING LARGE SHIPS MOORED ADJACENT TO THE EXISTING WHARF. SHIPS VARY IN SIZE FROM 60'-200' IN LENGTH, 35'-40' IN WIDTH, WITH DRAFTS 9'-14' DEEP. SHEDS VARY IN SIZE FROM 100' TO 120'. SHEDS WILL BE MOORED 24' TO 30' FROM EDGE OF WHARF, (18'-24' FROM ACCESS FLOAT TO WHARF.) SHEDS WILL BE SPACED A MINIMUM OF 6' APART.

(2) PROPOSED FLOATING
BOAT REPAIR SHEDS
100' L x 34' W x 35' H



SHEDS D & E



REVISED
6-24-04

#200400626

PROPOSED: REMOVE 31 TIMBER PILES, INSTALL 5 SHEDS AND 14 STEEL PILES.

IN: LAKE WASHINGTON

AT: KING COUNTY, WA APPLICATION#:

APPLICANT: SALMON BAY YACHT MAINT, III LLC

4601 SHILSHOLE AVE NW (c/o JIM WARJONE)

SEATTLE, WA 98107

SHEET: 11 OF: 11

DATE: 5-26-04 DWG#: 04-3318-A.11

NOTE: PROPOSED SHEDS WILL REPLACE EXISTING LARGE SHIPS MOORED ADJACENT TO THE EXISTING WHARF. SHIPS VARY IN SIZE FROM 60'-200' IN LENGTH, 35'-40' IN WIDTH, WITH DRAFTS 9'-14' DEEP. SHEDS VARY IN SIZE FROM 100' TO 120'. SHEDS WILL BE MOORED 24' TO 30' FROM EDGE OF WHARF; (18'-24' FROM ACCESS FLOAT TO WHARF.) SHEDS WILL BE SPACED A MINIMUM OF 6' APART.



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
P.O. Box 47600 • Olympia, Washington 98504-7600
(360) 407-6000 • TDD Only (Hearing Impaired) (360) 407-6006

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Notice of Application for
Certification of Consistency with the
Washington Coastal Zone Management Program

Date: July 21, 2004

Notice is hereby given that a request has been filed with the Department of Ecology, pursuant to the requirements of Section 307© of the federal Coastal Zone Management Act of 1972 (16 U.S.C. 1451), to certify that the project described in the U.S. Army Corps of Engineers Public Notice No. 200400626 will comply with the Washington State Coastal Zone Management Program and that the project will be conducted in a manner consistent with that Program.

Any person desiring to present views on the project pertaining to the project's compliance or consistency with the Washington State Coastal Zone Management Program may do so by providing written comments within 30 days of the above publication date to:

Federal Permit Coordinator
Department of Ecology
SEA Program
Post Office Box 47600
Olympia, Washington 98504-7600