



REVIEW REPSONSE

Prepared by: Emerald City Permit Company

Prepared for: SHL24-018 & SEPA24-011 _ Garcia Residence

Date: 06-18-2025

This letter serves as a response to a permit correction letter received by Seaborn Pile Driving on 03/05/2025 from the City of Mercer Island. This letter is in response to a submittal for a shoreline and SEPA permit.

We have the US Army CORPS permit, it is included for reference in this submittal per the plan set page 2 note and MICC 19.13.050 (F)(3)(v).



Dear Grace,

Thank you for sending over the Submittal Response, Review letter 2.

Below are the comments received on 03/05/2025 for permit SHL24-18 / SEP24-011. I have included my responses to those comments as well as some support documentation to help support those responses.

CITY COMMENTS:

Planning:

1. Submit updated plan set you tried to resubmit today (3/5).
 - a. The plan set has been updated and corrected based on the supporting document survey from Salish Geo from 06/10/2025.
2. Please submit the following information:
 - a. A shared dock agreement or other documentation with the neighbors to the South (4339 Forest Ave).
 - i. Please see the attached shared dock agreement with the current neighbors.
 - b. Affidavit of Agent Authority
 - i. Please see attached Agent Authority affidavit
 - c. Affidavit of Ownership
 - i. Please see attached ownership affidavit.
3. Provide information about the existing boat lift and when it was permitted. If it is unpermitted please add it to the scope of work proposed.
 - a. Unable to locate a record indicating the existing boatlift was permitted. A Shoreline permit for that property was issued 2000. BLDG 0006-158. The installation of the boatlift dates back to 1992 through aerials. This has been included in our permit submittal.
4. Respond to each of the 4 points in the public comment received
 - a. Please see below for "Public Comments addressed" noting a response to the 4 points in the public comments
5. Provide a survey to verify the location of the existing dock.
 - a. Please see the attached document "1825-4327 Forest Ave SE TOPO (signed)" for the survey to verify location of the existing dock.

PUBLIC COMMENTS - ADDRESSED

1) My property line, This tree should not be drawn or planted on my property
- There is no proposed mitigation for this project, no tree will be planted on their property. Then mitigation shown is a general location for existing plants.

2) No proposed Lift here. It already exists. Stickney's are not involved in this permit.
- For city response requirements, we will call this out as "Existing unpermitted boatlift, legally establishing on current permit submittal SHL24-018.

3) No existing boat lift is here. They want a permit for a new boat lift.
- Updated to reflect proposed new lift instead of existing. There was a clerical error by Seaborn that stated that we had a boatlift and our neighbors do not. This was accidentally entered on one document and not the other submitted to the city with our permit plans. It will be submitted accurately with the June 2025 corrections (these were also submitted by Seaborn to the city on 2/21/25 and 3/5/25 once the error was brought to our attention). This has been corrected on the revised plan sets for submittal.

4) This 10' setback line is not correct.
- I have updated the lateral line and included supporting documents for the lateral line shown.
- Include with this submittal are supporting documents that indicate the line shown from the comment is inaccurate to what is recorded with the county. The trial memorandum notes from April 20, 1982 from Superior Court Case 81-2-00149-1 show the setback concern is only the far NW corner of the dock and not the whole lateral line of the property. I have attached the common boundary line agreement that was established in perpetuity for these properties to confirm both properties agree with that corner being out of compliance. The Adverse Possession case in 1986 outlines a triangle of the project property along the shoreline and does not address or impact the lateral line out into the water. I have also included a more recent document, the survey the client just commissioned, by Salish Geo, that aligns nearly identically with the superior court case documents.

If you have any additional questions, or need any additional information, please let me know!

Thank you for your time,
Kelsey