



February 20, 2025

TO: Stacy Graves, Assistant Planner, Permitting Division

FM: Sophie Brooks, Environmental Scientist, Habitat Restoration Unit

RE: Construction Hours Variance Request
Corbin Beach Restoration Project No. 1140441

King County Water and Land Resources Division (WLRD) is requesting a Construction Hours Variance to work outside of normal hours of operation per King County Code (KCC) 12.86.520. The following information is provided in support of this request.

Project: Corbin Beach Restoration Project No. 1140441

Applicants: Sophie Brooks and Sophie Chiang
Environmental Scientists, Habitat Restoration Unit
Water and Land Resources Division, King County Department of Natural Resources and Parks
Mailstop: KSC-NR-6300
201 S Jackson Street, Suite 6300
Seattle, WA 98104

Contact: Sophie Chiang
Project Manager, Habitat Restoration Unit
Water and Land Resources Division, King County Department of Natural Resources and Parks
Mailstop: KSC-NR-6300
201 S Jackson Street, Suite 6300
Seattle, WA 98104

Project Location: The project site is located at 12811 Burma Road SW Vashon, WA 98070 in T23N, R03E, S18, NW ¼. It is a 3.4-acre parcel (# 182303-9092) on the northwest side of Vashon Island along Colvos Passage. See attached Vicinity Map.

Project Description: The existing house, overwater structures, and shoreline armoring will be removed from the site. A rock bulkhead on the adjacent property to the south extends onto the County-owned parcel for approximately 50 feet and modifications to the bulkhead, comprised of angular rock, are not proposed. However, a soft shoreline design element is proposed where the bulkhead ends so that it ties into the restored natural beach on the Corbin site. The soft shoreline transition will consist of imported logs and several boulders from the onsite Vashon erratics will be repurposed to pin the logs in place. Disturbed areas on the bench will be revegetated with appropriate native plant species.



Construction Schedule: It is anticipated that the contractor will complete this work over a period of 6-8 weeks between August 1, 2025 through October 10, 2025. It is assumed that the contractor will work a 6-day week, Monday through Saturday. Because this site is only accessible from the shoreline, the construction schedule will be heavily dependent on the tides. To complete certain portions of the project and stay on schedule, it is anticipated that some work will need to occur during high tide windows that fall outside of the standard 7:00 a.m. to 7:00 p.m. weekday and 9:00 a.m. to 7:00 p.m. weekend construction work windows.

Variance Requested: WLRD is requesting a construction hours variance so that construction can occur during nautical twilight between August 1, 2025 through October 10, 2025. Although start and end times of nautical twilight vary during this timeframe, it generally starts at 5:00 a.m. and ends at 10:00 p.m. during the 6-8 week construction period.

Justification for Variance: Certain aspects of construction require shoreline access during high tides. Working during high tide windows will minimize environmental impacts to Puget Sound and will improve and maintain project construction efficiency by:

- Decreasing total working days
- Minimizing project construction costs

Anticipated Construction Equipment for Night Work and/or High Tide Window:

Equipment to be used includes, but is not limited to, the following: barge-mounted crane and vibratory hammer, excavator, small materials barge/vessel, construction lights, hand tools, and other miscellaneous construction equipment. An Equipment Table is attached at the end of this document.

Mitigation Measures: The Hydraulic Project Approval was issued under the Habitat Recovery Pilot Program making the project exempt from SEPA and local permits. However, per KCC 16.82.105(B)(6), WLRD proposes measures to minimize noise impacts to avoid health and safety hazards to the community caused by work outside of normal hours of operation; these measures include:

- Specific mitigation measures listed in the attached Equipment Table will be implemented to the extent feasible.
- All vehicles will be equipped with non-pure tone back-up warning devices to the extent allowed or required by the Washington State Department of Labor and Industries; the contractor may use back-up observers in lieu of back-up warning devices for all equipment except dump trucks in compliance with WAC 296-155-610 and 296-155-615.
- Truck tailgates will be secured to prevent excessive noise from banging.
- All equipment used during the normal working hours and after hours will be properly muffled and will comply with all applicable local, state, and federal regulations.
- Engines and motors will be turned off when not in use.
- Music, loud voices, radios, and other amplifying equipment will not be used in a manner that is heard outside the immediate work area.
- A copy of the Construction Noise Variance will be kept on the project site at all times.
- Notices will be mailed to addresses within 500 feet of the work area to notify affected residents and businesses at least 14 days prior to starting work.



- Permitting Division will be notified a minimum of three days prior to the start of work.
- WLRD will maintain an accurate record of the day's work on this project during nighttime hours via the Inspector's Daily Report.
- Contact information during construction for the project is as follows:

Darian Kis-Young, Project Representative
206-263-0937, dkisyoung@kingcounty.gov

Sophie Chiang, Project Manager
206-263-6983, schiang@kingcounty.gov

Thank you for your assistance with this project. If there are any questions, please contact me at 206-482-5379 or sobrooks@kingcounty.gov, or Sophie Chiang from the contact information above.

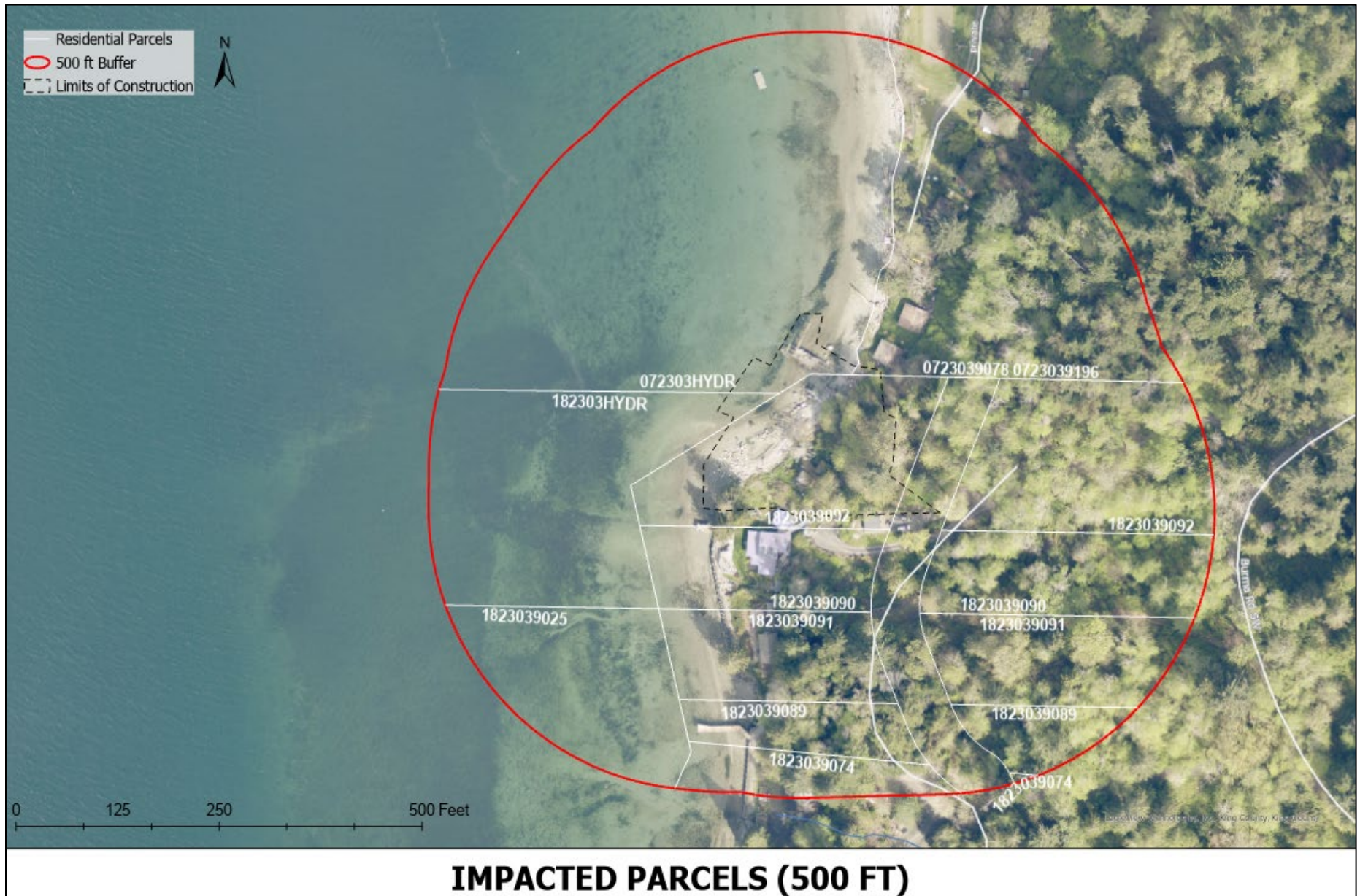


Figure 2: Impacted Parcels Map



Equipment Table

Equipment	Sound Level (dBA) ^a				Mitigation Measures
	At 50 ft	At 100 ft	At 200 ft	At 400 ft	
Vibratory Hammer	95	89	83	77	When possible, the vibratory hammer will be located in areas shielded from direct line of sight from residences or temporary noise shields will be used.
Crane	79	73	67	61	Slow moving mobile operation. Minimize use of any alarms.
Excavator	87	81	75	69	Mobile operation. Construction equipment sounds will be in short duration and minimized with non-pure tone backup warning.
Small Materials Barge/Vessel ^b	72	66	60	54	Slow moving mobile operation. Minimize use of any alarms or backup warning sounds.
Construction Lights	63	57	51	45	Existing lighting will be supplemented as needed with portable lights and generators that will be low to the ground and directed downward. House-side shields can be added as needed.
Pickup Truck	75	69	63	57	Contractor will use the designated parking area on the project site and will avoid parking and idling vehicles next to residences.
Other Misc. Construction Equipment	66-101	60-95	54-89	48-83	Contractor will use standard safety measures and Best Management Practices with use of all other construction equipment.

^a Based on published noise levels (L_{max} at 50 ft) for common construction equipment and soft-site noise attenuation (WSDOT Biological Preparation Manual, 2020 Update)

^b Based on published noise levels (L_{max} at 50 ft) for Dredging and Barging Operations (U.S. EPA Sound Level Impact Assessment Report, 2006)