DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE
BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Lin Lin

LOCATION OF PROPOSAL: 14602 SE Allen Rd

DESCRIPTION OF PROPOSAL: Critical Areas Land Use Permit to construct a single-family residence with a deck within a toe-of-slope structure setback.

FILE NUMBERS: 16-126681-LO **PLANNER:** David Wong

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Development Services Department. This information is available to the public on request.

☐ There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on _____.

☒ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on **6/30/2016**

☐ This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on _____. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5:00 p.m. on _____.

This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project): or if the DNS was procured by misrepresentation or lack of material disclosure.

_____ **6/16/2016**
Environmental Coordinator Date

OTHERS TO RECEIVE THIS DOCUMENT:
☐ State Department of Fish and Wildlife / Stewart.Reinbold@dfw.gov; Christa.Heller@dfw.wa.gov;
☐ State Department of Ecology, Shoreline Planner N.W. Region / Jobu461@ecy.wa.gov; sepaunit@ecy.wa.gov
☐ Army Corps of Engineers Susan.M.Powell@nws02.usace.army.mil
☐ Attorney General ecyolyef@atg.wa.gov
☐ Muckleshoot Indian Tribe Karen.Walter@muckleshoot.nsn.us; Fisheries.fileroom@muckleshoot.nsn.us

City of Bellevue
Development Services Department
Land Use Staff Report

Proposal Name:	**Lin Residence**
Proposal Address:	**14602 SE Allen Rd**
Proposal Description:	The applicant requests a Critical Areas Land Use Permit to construct a single-family residence with a deck within a toe-of-slope structure setback. The applicant has provided a geotechnical report and a critical area report as support for the proposal.
File Number:	**16-126681-LO**
Applicant:	**Lin Lin**
Decisions Included:	Critical Areas Land Use Permit (Process II. LUC 20.30P)
Planner:	**David Wong**, Planner
State Environmental Policy Act Threshold Determination:	**Determination of Non-Significance** Carol V. Helland, Environmental Coordinator Development Services Department
Director's Decision:	**Approval with Conditions** Carol V. Helland, Land Use Director Development Services Department

Application Date:	March 14, 2016
Notice of Application Publication Date:	April 14, 2016
Decision Publication Date:	June 16, 2016
Project/SEPA Appeal Deadline:	June 30, 2016

For information on how to appeal a proposal, visit Development Services Center at City Hall or call (425) 452-6800. Comments on State Environmental Policy Act (SEPA) Determinations can be made with or without appealing the proposal within the noted comment period for a SEPA Determination. Appeal of the Decision must be received in the City's Clerk's Office by 5 PM on the date noted for appeal of the decision.

CONTENTS

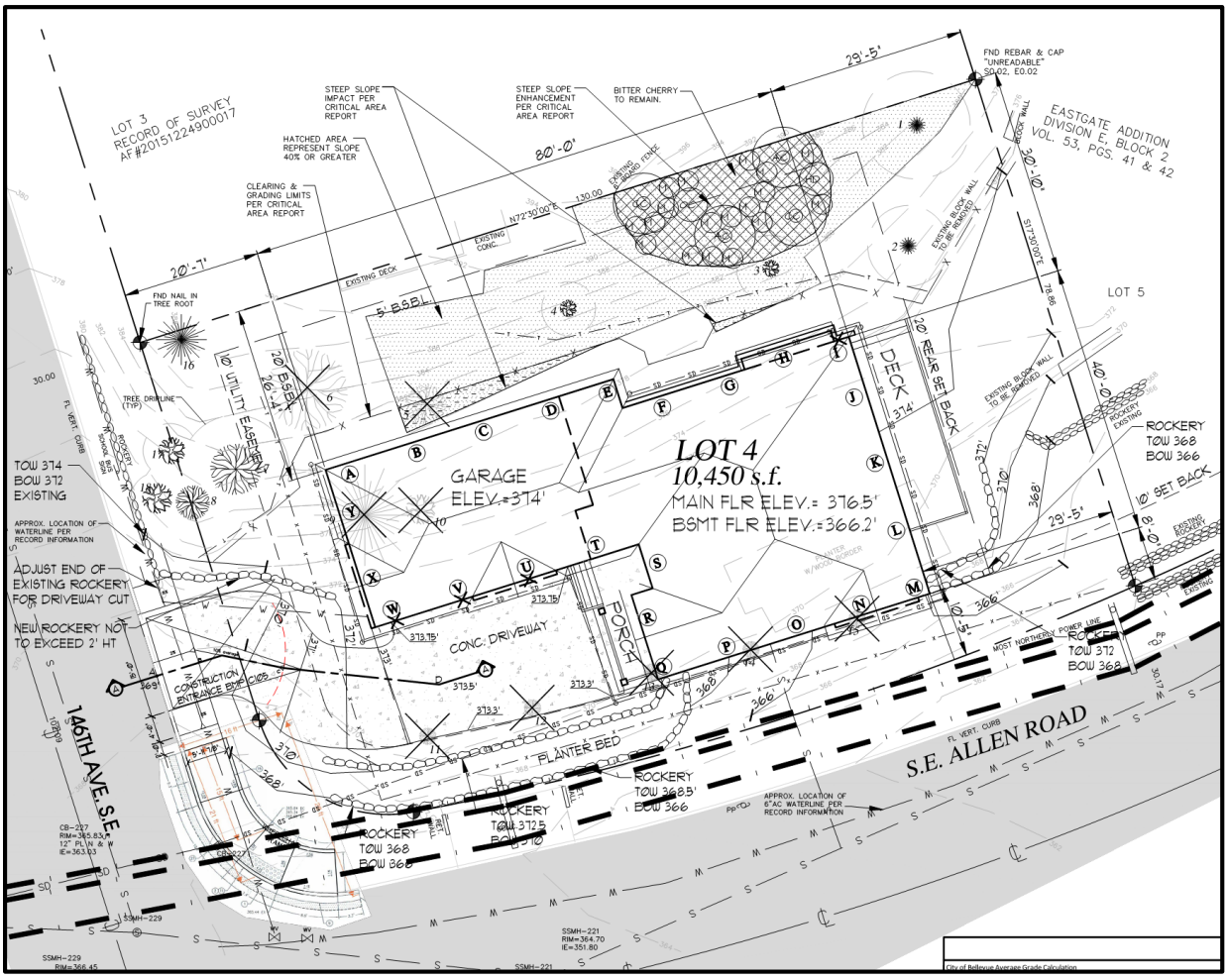
Attachments

1. Environmental Checklist
2. Site Plan

I. Proposal Description

The applicant is requesting a Critical Areas Land Use Permit in order to reduce the prescribed 75-foot toe-of-slope structure setback from a steep slope to construct a single-family residence (approx. 2,650 sqft.) and deck (approx. 250 sqft) on the property. In addition to the improvements associated with the single-family development, the proposal includes the restoration of approximately 431 square feet of disturbed steep slope area on-site. See Figure 1 for Site Plan.

Figure 1



II. Site Description, Zoning, Land Use and Critical Areas

A. Site Description

The site is approximately 10,450 square feet and located at the northeast corner of 146th Ave SE and SE Allen Rd. Approximately 1,534 square feet of Steep Slope Critical Area is located on the north side of the lot. Vegetation on the site includes but is not limited to: Douglas-fir (*Pseudotsuga menziesiil*), big-leaf maple (*Acer macrophyllum*), madrone (*Arbutus menziesii*), bitter cherry (*Prunus emarginata*), beaked hazelnut (Corylus cornuta), Oregon grape (*Mahonia aquifolium*), and salal (*Gaultheria shallon*). Portions

of the site also contain Himalayan blackberry (*Rubus armeniacus*), English ivy (*Hedera helix*), and English holly (*Ilex aquifolium*); all of which are included on the King County Noxious Weeds list.

B. Zoning

The property is zoned R-5 and is located in the Newcastle subarea.

C. Land Use Context

The comprehensive plan designation for this site and the surrounding area is SF-H (Single-Family High Density).

D. Critical Areas Functions and Values

i. Geologic Hazard Areas

Geologic hazards pose a threat to the health and safety of citizens when commercial, residential, or industrial development is inappropriately sited in areas of significant hazard. Some geologic hazards can be reduced or mitigated by engineering, design, or modified construction practices. When technology cannot reduce risks to acceptable levels, building in geologically hazardous areas is best avoided (WAC 365-190).

Steep slopes may serve several other functions and possess other values for the City and its residents. Several of Bellevue's remaining large blocks of forest are located in steep slope areas, providing habitat for a variety of wildlife species and important linkages between habitat areas in the City. These steep slope areas also act as conduits for groundwater, which drains from hillsides to provides a water source for the City's wetlands and stream systems. Vegetated steep slopes also provide a visual amenity in the City, providing a "green" backdrop for urbanized areas enhancing property values and buffering urban development.

III. Consistency with Land Use Code Requirements:

A. Zoning District Dimensional Requirements:

The site is located in the R-5 zoning district. The plans demonstrate conformance with zoning dimensional standards, however conformance will be verified during construction permit rview.

B. Critical Areas Requirements LUC 20.25H:

The City of Bellevue Land Use Code Critical Areas Overlay District (LUC 20.25H) establishes performance standards and procedures that apply to development on any site which contains in whole or in part any portion designated as critical area, critical area buffer or structure setback from a critical area or buffer. The proposed single-family dwelling and deck dwelling modify the 75-foot toe of slope structure setback. The project is subject to the performance standards found in LUC 20.25H.125 which are reviewed below.

i. Consistency with Steep Slope Performance Standards (LUC 20.25H.125)

Development within a landslide hazard, steep slope critical area, or the critical area buffers of such hazards shall incorporate the following additional performance standards in design of the development, as applicable. The requirement for long-term slope stability shall exclude designs that require regular and periodic maintenance to maintain their level of function.

1. Structures and improvements shall minimize alterations to the natural contour of the slope, and foundations shall be tiered where possible to conform to existing topography;

The proposed single-family dwelling and deck are not proposed within a steep slope critical area or top of slope buffer. Alterations will be limited to the toe of slope structure setback and will be limited to approximately 2,900 square feet. Approximately 71 square feet of steep slope area will be impacted by clearing necessary to facilitate home construction. Restoration planting will be required in this area.

2. Structures and improvements shall be located to preserve the most critical portion of the site and its natural landforms and vegetation;

The single-family home has been located away from the steep slope critical area by applying a 10-foot structure setback along SE Allen Rd in order to minimum and preserve as much of the steep slope as possible. The 71 square-foot impact to the steep slope will be required to be restored.

3. The proposed development shall not result in greater risk or a need for increased buffers on neighboring properties;

The project geotechnical engineer (Earth Solutions NW LLC) reviewed the proposal and provided recommendations. The project Geotechnical Report, including construction recommendations, is included as Attachment 2. The applicant is required to follow the recommendations included in the project geotechnical report, which shall be verified by an inspection made by a qualified geotechnical engineer. See Conditions of Approval in Section IX of this report.

4. The use of retaining walls that allow the maintenance of existing natural slope area is preferred over graded artificial slopes where graded slopes would result in increased disturbance as compared to use of retaining wall;

Foundation walls adjacent to the steep slope have been proposed to allow the existing natural grade to continue.

5. Development shall be designed to minimize impervious surfaces within the critical area and critical area buffer;

No impervious service has been proposed in the steep slope or steep slope buffer.

6. Where change in grade outside the building footprint is necessary, the site retention system should be stepped and regrading should be designed to

minimize topographic modification. On slopes in excess of 40 percent, grading for yard area may be disallowed where inconsistent with this criteria;
The proposal utilizes foundation walls to preserve natural grades and minimum topographic modifications.

7. Building foundation walls shall be utilized as retaining walls rather than rockeries or retaining structures built separately and away from the building wherever feasible. Freestanding retaining devices are only permitted when they cannot be designed as structural elements of the building foundation;
A foundation wall adjacent to the steep slope has been proposed. No new rockeries or separated retaining walls are proposed within the steep slope or steep slope buffer.

8. On slopes in excess of 40 percent, use of pole-type construction which conforms to the existing topography is required where feasible. If pole-type construction is not technically feasible, the structure must be tiered to conform to the existing topography and to minimize topographic modification;
The proposed single-family dwelling will not be constructed within a slope greater than 40%.

9. On slopes in excess of 40 percent, piled deck support structures are required where technically feasible for parking or garages over fill-based construction types; and
The proposed driveway for the single-family dwelling will not be constructed within a slope greater than 40%.

10. Areas of new permanent disturbance and all areas of temporary disturbance shall be mitigated and/or restored pursuant to a mitigation and restoration plan meeting the requirements of LUC 20.25H.210.
Approximately 431 square feet of native vegetation will be installed as restoration for degraded conditions that have been documented on-site. Disturbance is limited to areas defined for construction of a single-family dwelling and deck within the setback.

C. Consistency with Critical Areas Report LUC 20.25.250.
The applicant supplied a complete critical areas report prepared by Altmann Oliver Associates, a qualified professional. The report met the minimum requirements in LUC 20.25H.250 and LUC 20.25H.140.

IV. Public Notice and Comment

Application Date:	March 14, 2016
Public Notice (500 feet):	April 14, 2016
Minimum Comment Period:	April 28, 2016

The Notice of Application for this project was published in the City of Bellevue weekly permit bulletin on April 14, 2016. It was mailed to property owners within 500 feet of the project site. No comments have been received from the public as of the writing of this staff report.

V. Summary of Technical Reviews

Clearing and Grading:
The Clearing and Grading Division of the Development Services Department has reviewed the proposed development for compliance with Clearing and Grading codes and standards. The Clearing and Grading staff found no issues with the proposed development.

VI. State Environmental Policy Act (SEPA)

The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the proposal. The Environmental Checklist submitted with the application adequately discloses expected environmental impacts associated with the project. The City codes and requirements, including the Clear and Grade Code, Utility Code, Land Use Code, Noise Ordinance, Building Code and other construction codes are expected to mitigate potential environmental impacts. Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements.

A. Earth and Water

A temporary erosion and sedimentation control plan is included in the project plans, and addresses all requirements for restoring the site to its current condition as well as erosion and sedimentation management practices. Erosion and sediment control best management practices include the installation of silt fencing around the work area and covering exposed soils to prevent migration of soils to the adjacent wetland. The applicant will also be required to submit information regarding the use of pesticides, insecticides, and fertilizers to avoid impacts to water resources. See Section IX for a related condition of approval.

B. Animals

No species of local importance or WDFW priority habitats and species (PHS) were observed on site or adjacent to as documented in the critical areas report by Altmann Oliver Associates, LLC.

C. Plants

The site contains native vegetative cover, including but not limited to Douglas-fir, madrone, big-leaf maple, Oregon grape, and beaked hazelnut on the northern half of the lot. The southern half of the lot contains agricultural tree species and vegetation, as well as non-native grasses. Mitigation for temporary and permanent disturbance will be approved pursuant to an approved re-vegetation and monitoring plan. See Section IX

for related conditions of approval.

D. Noise

The site is adjacent to single-family residences whose residents are most sensitive to disturbance from noise during evening, late night and weekend hours when they are likely to be at home. Construction noise will be limited by the City's Noise Ordinance (Chapter 9.18 BCC) which regulates construction hours and noise levels. See Section IX for a related condition of approval.

VII. Decision Criteria

A. Critical Areas Report Decision Criteria- General Criteria LUC 20.25H.255

The Director may approve, or approve with modifications, the proposed modification where the applicant demonstrates:

1. **The modifications and performance standards included in the proposal lead to levels of protection of critical area functions and values at least as protective as application of the regulations and standards of this code;**

   Finding: As described in the Critical Areas Report authored by Altmann Oliver Associates, LLC, the project proposed development of a single-family residence. The proposed development has been located outside of the steep slope into an area that has documented disturbance by utilizing architectural design and reduced setbacks. Restoration and enhancement planting within the slope will alter an area identified to contain non-natives species in order to increase habitat value and water quality functions. The proposal represents an increase in ecological value to the property from that which exist currently

2. **Adequate resources to ensure completion of any required mitigation and monitoring efforts;**

   Finding: The proposal has included a maintenance and monitoring plan and will be required to provide financial surety as a guarantee.

3. **The modifications and performance standards included in the proposal are not detrimental to the functions and values of critical area and critical area buffers off-site; and**

   Finding: Restoration and enhancement of the disturbance area within the slope provide greater protection to the adjacent lot to the north. No additional buffers or setbacks from the critical area will need to be provided.

4. **The resulting development is compatible with other uses and development in the same land use district.**

Finding: Development of this lot will be compatible with the surround developments by providing a single-family use on a vacant lot.

B. Critical Areas Land Use Permit Decision Criteria 20.30P

The Director may approve or approve with modifications an application for a critical areas land use permit if:

1. **The proposal obtains all other permits required by the Land Use Code;**

   Finding: A single-family building permit will be required to be obtained. The applicant has submitted a single-family building permit in conjunction with this Critical Areas Land Use Permit.

2. **The proposal utilizes to the maximum extent possible the best available construction, design and development techniques which result in the least impact on the critical area and critical area buffer;**

   Finding: The proposal utilizes reduced structure setbacks and architectural design to avoid permanent impacts to the steep slope critical area. In addition, the proposal include restoration and enhancement of a portion of the steep slope that has been degraded through invasive species. Foundation walls, as opposed to individual rockeries or retaining walls have been proposed as a safety feature.

3. **The proposal incorporates the performance standards of Part 20.25H to the maximum extent applicable, and ;**

   Finding: As discussed in Section III, the proposal incorporates and adheres to the performance standards of LUC 20.25H.125.

4. **The proposal will be served by adequate public facilities including street, fire protection, and utilities; and;**

   Finding: The proposal will be served by adequate public facilities.

5. **The proposal includes a mitigation or restoration plan consistent with the requirements of LUC Section 20.25H.210; and**

   Finding: A restoration and enhancement plan for 431 square feet of native planting has been included and meets the requirements of LUC 20.25H.210.

6. **The proposal complies with other applicable requirements of this code.**

   Finding: As discussed in Section III and V of this report, the proposal complies with all other applicable requirements of the Land Use Code.

VIII. Conclusion and Decision

After conducting the various administrative reviews associated with this proposal, including Land Use Code consistency, SEPA, City Code and Standard compliance reviews, the Director of the Development Services Department does hereby **approve with conditions** the proposal to construct a single-family dwelling within the steep slope critical area structure setback.

Note- Expiration of Approval: In accordance with LUC 20.30P.150 a Critical Areas Land Use Permit automatically expires and is void if the applicant fails to file for a Clearing and Grading Permit or other necessary development permits within one year of the effective date of the approval.

IX. Conditions of Approval

The applicant shall comply with all applicable Bellevue City Codes and Ordinances including but not limited to:

Applicable Ordinances	Contact Person
Clearing and Grading Code- BCC 23.76	Tom McFarlane, 425-452-5207
Land Use Code- BCC 20.25H	David Wong, 425-452-4282
Noise Control- BCC 9.18	David , 425-452-4282

The following conditions are imposed under the Bellevue City Code or SEPA authority referenced:

1. Restoration and Enhancement Plan: A mitigation plan for all areas of permanent new disturbance is required to be submitted for review and approval by the City of Bellevue prior to issuance of a Building Permit and/or Clearing and Grading Permit. The plan shall document the restoration and enhancement area and quantity & size of plant material used.

Authority: Land Use Code 20.25H.220
Reviewer: Planner, Land Use

2. Planting Cost Estimate: A planting cost estimate for the cost of plant materials, labor, and maintenance & monitoring activities shall be provided with the Building Permit application.

Authority: Land Use Code 20.25H.220
Reviewer: David Wong, Land Use

3. Maintenance & Monitoring: Maintenance & Monitoring of the project shall meet the stated performance standards outlined in Section 4.2 of the Critical Areas Report authored by Altmann Oliver Associates, LLC. These standards include:

Year 1

- 100% survival of all woody plant species throughout the restoration and enhancement area
- No greater than 10% non-native vegetative cover within the restoration and enhancement area

Years 2&3

- 85% survival rate of all wood plant species throughout the restoration and enhancement area
- No greater than 10% non-native vegetative cover within the restoration and enhancement area

Reporting shall be submitted no later than the end of each growing season or by October 31st, and shall include a site plan and photos from photo points established at the time of Land Use inspection. Reports shall be submitted to David Wong or Heidi Bedwell by the above listed date and can be emailed to dwong@bellevuewa.gov or mailed directly to:

Environmental Planning Manager
Development Services Department
City of Bellevue
PO Box 90012
Bellevue, WA 98009-9012

Authority: Land Use Code 20.25H.220
Reviewer: David Wong, Land Use

4. Surety: Financial surety equal to 100% of the cost of plant materials and labor, or 20% of the cost of the maintenance contract for three (3) years of maintenance shall be provided with the Building Permit application.

Authority: Land Use Code 20.30P.160
Reviewer: David Wong, Land Use

5. Land Use Inspection: Following installation of planting the applicant shall contact Land Use staff to inspect the planting area. At the end of three (3) years inspection by Land Use staff is required to release the maintenance surety. Staff will need to find that the plants are in a healthy and growing condition and the mitigation plan is successful per the established performance standards in the monitoring plan. Throughout the

monitoring period Land Use staff has the right to enter the property to inspect the planting.

Authority: Land Use Code 20.25H.220
Reviewer: David Wong, Land Use

6. Hold Harmless Agreement: The applicant shall provide a signed, notarized, and recorded copy of the City's Hold Harmless Agreement under the Building Permit application prior to approval and issuance of the Building Permit.

Authority: Land Use Code 20.30P.170
Reviewer: David Wong, Land Use

7. Rainy Season restrictions: Due to the proximity to steep slope critical area, no clearing and grading activity may occur during the rainy season, which is defined as October 1 through April 30 without written authorization of the Development Services Department. Should approval be granted for work during the rainy season, increased erosion and sedimentation measures, representing the best available technology must be implemented prior to beginning or resuming site work.

Authority: Bellevue City Code 23.76.093.A
Reviewer: Tom McFarlane, Clearing and Grading

8. Pesticides, Insecticides, and Fertilizers: The applicant must submit as part of the required Clearing and Grading Permit information regarding the use of pesticides, insecticides, and fertilizers in accordance with the City of Bellevue's "Environmental Best Management Practices".

Authority: Land Use Code 20.25H.220.H
Reviewer: David Wong, Land Use

9. Noise Control: Noise related to construction is exempt from the provisions of BCC 9.18 between the hours of 7 am to 6 pm Monday through Friday and 9 am to 6 pm on Saturdays, except for Federal holidays and as further defined by the Bellevue City Code. Noise emanating from construction is prohibited on Sundays or legal holidays unless expanded hours of operation are specifically authorized in advance. Requests for construction hour extension must be done in advance with submittal of a construction noise expanded exempt hours permit.

Authority: Bellevue City Code 9.18
Reviewer: David Wong, Land Use

BACKGROUND INFORMATION

Property Owner: **Lin Lin & Tao Wu**

Proponent: **Lin Lin**

Contact Person: **Fivi Spatacean**
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: **3525 252nd PL SE, Sammamish, WA 98029**

Phone: **(425) 652 – 1558 / (425) 829-3594**

Proposal Title: **Lin's Residence**

Proposal Location: **14602 SE Allen Rd, Bellevue, WA 98029**
(Street address and nearest cross street or intersection) Provide a legal description if available.

Please attach an 8 ½" x 11" vicinity map that accurately locates the proposal site.

Give an accurate, brief description of the proposal's scope and nature:

1. General description: **Building Single Family Residence on lot involving slope enhancement**
2. Acreage of site: **.24A**
3. Number of dwelling units/buildings to be demolished: **N/A**
4. Number of dwelling units/buildings to be constructed: **1**
5. Square footage of buildings to be demolished: **N/A**
6. Square footage of buildings to be constructed: **5428 SF**
7. Quantity of earth movement (in cubic yards): **approximately 300 ~ 350 CY**
8. Proposed land use: **Single Family Residential Home**
9. Design features, including building height, number of stories and proposed exterior materials:
   Two Story Single Family House with basement, building height is 32 feet 2", wood/shingle siding with composition roof
10. Other

Estimated date of completion of the proposal or timing of phasing:

Completion spring 2017

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No future plans

DW

List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Boundary & Topographic Survey, Geotechnical Study, Critical area report, Habitat Assessment, Mitigation/Restoration and Enhancement Plan

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known.

Utilities with City of Bellevue

List any government approvals or permits that will be needed for your proposal, if known. If permits have been applied for, list application date and file numbers, if known.

Critical Area Land Use Permit

Please provide one or more of the following exhibits, if applicable to your proposal.
(Please check appropriate box(es) for exhibits submitted with your proposal):

☐ Land Use Reclassification (rezone) Map of existing and proposed zoning

☐ Preliminary Plat or Planned Unit Development
Preliminary plat map

☒ Clearing & Grading Permit
Plan of existing and proposed grading
Development plans

☒ Building Permit (or Design Review)
Site plan
Clearing & grading plan

☐ Shoreline Management Permit
Site plan

A. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site: ☒ Flat ☒ Rolling ☒ Hilly ☐ Steep slopes ☐ Mountains ☐ Other

b. What is the steepest slope on the site (approximate percent slope)? **+/- 40%**

c. What general types of soil are found on the site (for example, clay, sand, gravel, peat, and muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

The soil is Vashon Till. Please see attached Geotechnical Engineering Study Proposed Single Family Residence 14602 SE Allen Rd, Bellevue, Washington By Earth Solution NW LLC, Feb 4th, 2016

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No according to the Geo-technical study

DW

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

Minimal excavation for the new single family house, balanced excavation, no import other than drainage materials and landscape materials, some excessive top soil will be exported as appropriate

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Erosion is always a possibility with clearing and excavation in the Pacific Northwest but we're targeting to finish the work in dry season and all precautions will be applied to minimize the risk

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Imperious Surface is less than 55% per COB LUC (currently at 39%)

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

All normal measures will be taken to protect against erosion, Temporary Erosion and Sediment Control measures will be in place when applicable and monitored.

Erosion Control regulated by BCC 23.76

2. AIR

a. What types of emissions to the air would result from the proposal (i.e. dust, automobile odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Normal emissions from construction equipment during the construction; emissions from completed project will be normal for Single Family Residence.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

None that we are aware of.

c. Proposed measures to reduce or control emissions or other impacts to the air, if any:

None other than use of low-emission equipment where applicable and available.

3. WATER

a. Surface

(1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

None.

(2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If Yes, please describe and attach available plans.

No.

DW

(3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None.

(4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No.

(5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No.

(6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No.

b. Ground

(1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description.

No.

(2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

No septic tank. All City of Bellevue stormwater pollution prevention control will be followed.

c. Water Runoff (Including storm water)

(1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Use Bellevue standard for erosion control - SILT fence will be applied and catch basin will be protected downstream from pollution, the downstream drainage will be protected by erosion plan will be used to minimized the impact of nearby surrounding

(2) Could waste materials enter ground or surface waters? If so, generally describe.

Oil-water separator catch basins will be used where appropriate

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

SILT fence around the construction area and the oil-water separator catch basin will be used where appropriate.

4. Plants

a. Check or circle types of vegetation found on the site:

- ☒ deciduous tree: alder, maple, aspen, other
- ☒ evergreen tree: fir, cedar, pine, other
- ☒ shrubs
- ☒ grass
- ☐ pasture
- ☐ crop or grain
- ☐ wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
- ☐ water plants: water lily, eelgrass, milfoil, other
- ☐ other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

Non-native invasive plants will be removed from critical area. There are also currently 12 trees on the lot and we'll maintain 8 of them, 4 of them will be removed (maintaining rate is > 65%)

c. List threatened or endangered species known to be on or near the site.

None noted.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Restoration of Critical Area per the attached Slope Enhancement Plan.

5. ANIMALS

a. Check or circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

- ☐ Birds: hawk, heron, eagle, songbirds, other:
- ☐ Mammals: deer, bear, elk, beaver, other:
- ☐ Fish: bass, salmon, trout, herring, shellfish, other:

b. List any threatened or endangered species known to be on or near the site.

None noted.

c. Is the site part of a migration route? If so, explain.

Not known

d. Proposed measures to preserve or enhance wildlife, if any:

Please refer to attached Critical Areas Report for restoration plan.

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy need? Describe whether it will be used for heating, manufacturing, etc.

Electricity and Natural Gas will be used to heat & light the structure.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No.

c. What kinds of energy conservation features are included in the plans of the proposal? List other proposed measures to reduce or control energy impacts, if any:

Natural daylighting is provided and maximized through south facing and east/west facing windows. Energy efficient appliances and controls will be used.

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

Unlikely, only as might occur on any construction site.

(1) Describe special emergency services that might be required.

Only normal fire & rescue service in the event of an incident.

(2) Proposed measures to reduce or control environmental health hazards, if any.

Construction site safety programs in place and aggressively administered.

b. Noise

(1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)?

None.

(2) What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example, traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Normal construction noises during construction. Contractors will abide by COB construction noise ordinances. No long term noise.

(3) Proposed measures to reduce or control noise impacts, if any:

Normal measures to control & limit noise during construction per city regulations

Noise regulated by BCC 9.18

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties?

Vacant lot zoned as R-5 for Single Family Residence

b. Has the site been used for agriculture? If so, describe.

No

c. Describe any structures on the site.

None.

e. Will any structures be demolished? If so, what?

No.

f. What is the current zoning classification of the site?

R-5

g. What is the current comprehensive plan designation of the site?

Single Family, Medium Density SF-M

h. If applicable, what is the current shoreline master program designation of the site?

N/A

i. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

Yes, Steep Slopes 1534 SF. See attached reports.

j. Approximately how many people would reside or work in the completed project?

Three to Five.

k. Approximately how many people would the completed project displace?

None.

DW

k. Proposed measures to avoid or reduce displacement impacts, if any:

N/A.

i. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Normal land use permit processes.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

One middle income residence

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None.

c. Proposed measures to reduce or control housing impacts, if any:

None.

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

32 feet 2" high; wood/shingle siding with composition roof

b. What views in the immediate vicinity would be altered or obstructed?

No view will be obstructed.

d. Proposed measures to reduce or control aesthetic impacts, if any:

Tastefully designed house by a respected local Architect.

DW

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Some normal outdoor lighting will be in place on the new garage and driveway; used mainly during the early evening hours.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

No.

c. What existing off-site sources of light or glare may affect your proposal?

None that we are aware of.

d. Proposed measures to reduce or control light or glare impacts, if any:

Use of shielded fixtures where appropriate and applicable.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

None

b. Would the proposed project displace any existing recreational uses? If so, describe.

No

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

N/A

13. Historic and Cultural Preservation

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

No

b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.

None.

c. Proposed measures to reduce or control impacts, if any:

N/A.

14. Transportation

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

146th Street and SE Allen Rd. The proposed access is from 146th street as shown on site plan.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

Unknown.

c. How many parking spaces would be completed project have? How many would the project eliminate?

3 to 5 parking spaces. There is no parking space currently available.

DW

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

No.

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No.

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

2 new trips. Volumes at 2 to 5 daily trips.

g. Proposed measures to reduce or control transportation impacts, if any:

None.

15. Public Services

a. Would the project result in an increased need for the public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

No, it's a single family house in established residence area

b. Proposed measures to reduce or control direct impacts on public services, if any:

None.

16. Utilities

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

Sewer stub on the site

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

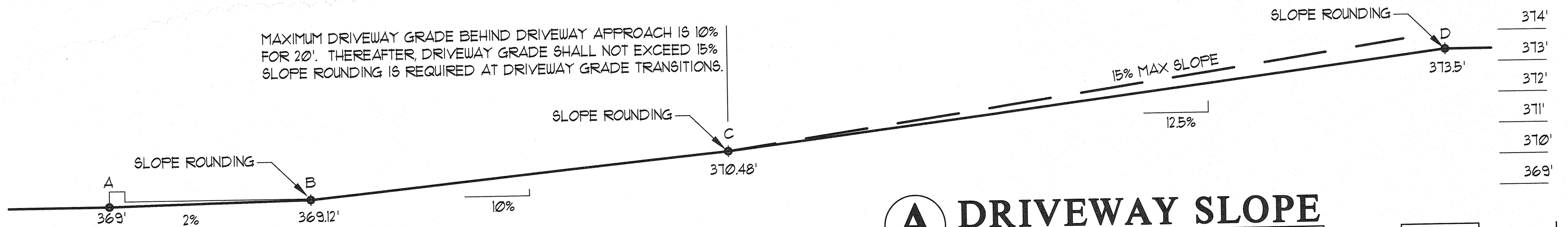
Electricity service and water serive will be applied during construction

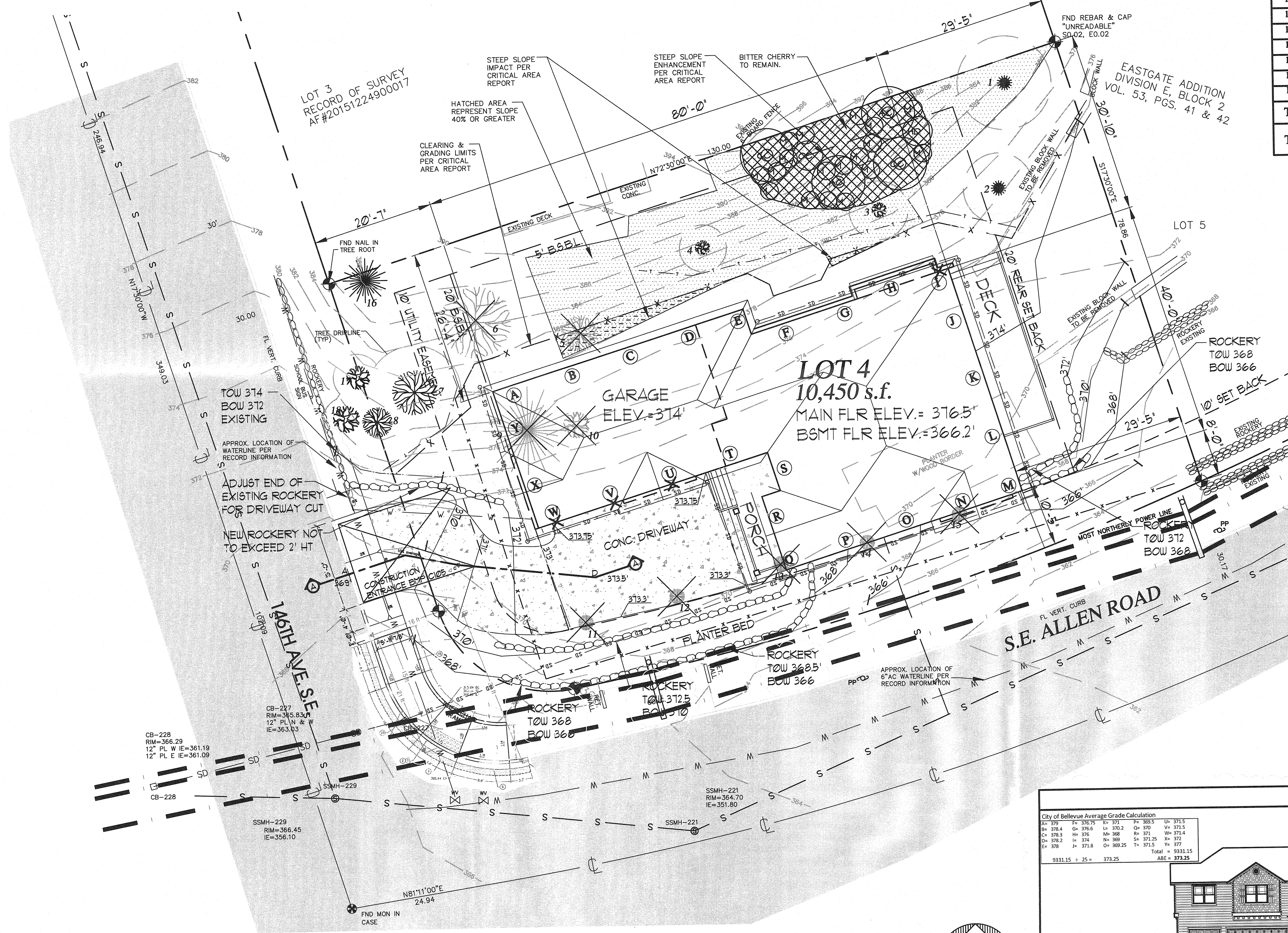
Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature..... Date Submitted..3/10/2016.....

A DRIVEWAY SLOPE
Scale 1" = 10'



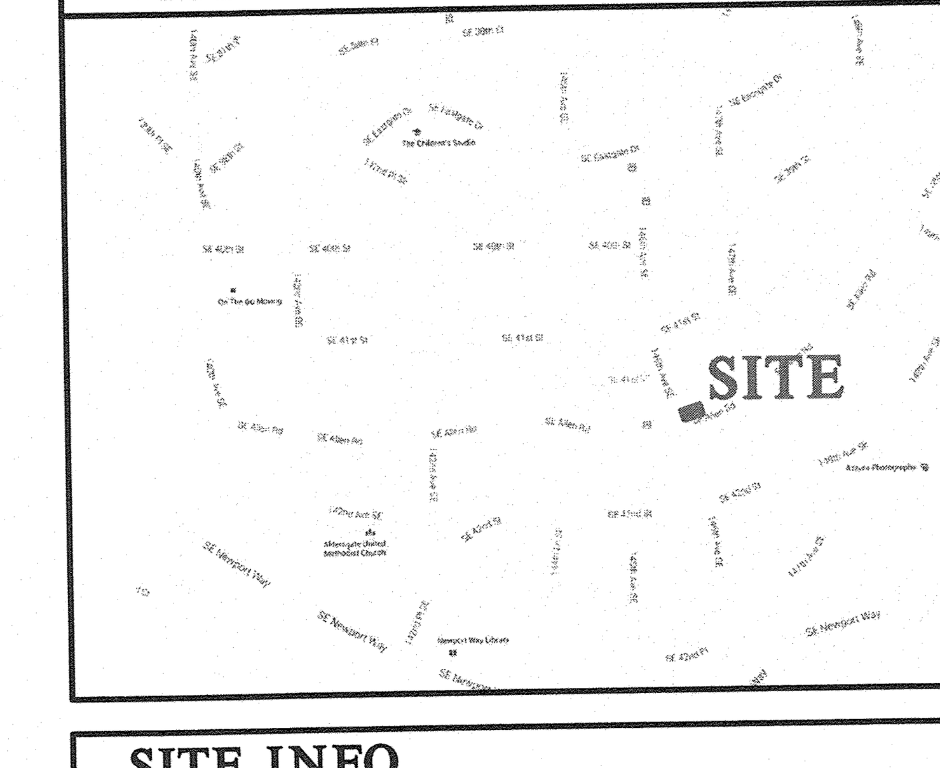


SITE PLAN
Scale 1" = 10'

TREE IDENTIFICATION

TREE/SPECIES	SIZE (DBH)	RETAINED
1. HEMLOCK	12"	YES
2. FIR	8"	YES
3. MADRONA	12"	YES
4. MADRONA	10"	YES
5. DECIDUOUS	14"	NO
6. DECIDUOUS	20"	NO
7. DECIDUOUS	12"	YES
8. DECIDUOUS	8"	YES
9. FIR	22"	NO
10. MADRONA	14"	NO
11. DECIDUOUS	6"	NO
12. DECIDUOUS	6"	NO
13. DECIDUOUS	4"	NO
14. DECIDUOUS	4"	NO
15. DECIDUOUS	4"	NO
16. FIR	8"	YES
17. MADRONA	10"	YES
18. MADRONA	10"	N/A
TOTAL DBH =		174"
TOTAL RETAINED =		80" / 46%

VICINITY MAP



SITE INFO

STREET ADDRESSES:
14692 SE ALLEN
BELLEVUE WA 98006

PARCEL #:
220450-0045

LEGAL DESCRIPTION:
EASTGATE ADD DIV E
PLAT BLOCK : 2
PLAT LOT :4

BENCH MARK:
2" DIA CITY OF BELLEVUE BRASS CAP STAMPED "H2514" LOCATED AT THE SOUTHEAST QUADRANT OF THE INTERSECTION OF S.E. ALLEN RD & 146TH AVE S.E.
ELEV=365.10

ZONING

ZONING:
R-5

HEIGHT LIMIT
35' ABOVE A.B.E.

SINGLE FAMILY RESIDENTIAL SETBACKS.
FRONT = 20'-0"
REAR = 20'-0"
SIDE = 5'/15' MIN.

SITE CALCULATIONS

LOT AREA
10,450 SF GROSS LOT AREA

F.A.R. CALCULATION
10,450 SF GROSS LOT AREA
x 50%
5,225 SF ALLOWABLE F.A.R.

2,498 SF UPPER FLOOR
1,774 SF MAIN FLOOR
64 SF GREATER THAN 16' HT (48sf 2story+15sf stair)
20 SF LOWER FLOOR (780sf-760sf subterranean)
844 SF GARAGE
5,200 SF/49.7% TOTAL SQUARE F.A.R.

MINIMUM GREENSCAPE % OF FRONT YARD
1,320 SF FRONT YARD AREA (Length'x20')
x 50%
660 SF MINIMUM GREENSCAPE

1,320 SF FRONT YARD AREA
-347 SF DRIVEWAY
1,033 SF/78% TOTAL GREENSCAPE

LOT COVERAGE STRUCTURE CALCULATION
10,450 SF GROSS LOT AREA
-1,534 SF CRITICAL AREA
8,916 SF NET

8,916 SF NET LOT AREA
x 40%
3,566 SF ALLOWABLE LOT STRUCTURE COVERAGE

1,785 SF HOUSE (EXCLUDING EAVES)
156 SF PORCH
222 SF DECK
902 SF GARAGE
3,065 SF/34.7% TOTAL LOT COVERAGE

IMPERVIOUS SURFACE CALCULATION
10,450 SF GROSS LOT AREA
x 55%
5,747 SF ALLOWABLE LOT STRUCTURE COVERAGE

3,187 SF HOUSE/ROOF FOOTPRINT
908 SF DRIVEWAY (EXCLUDING PORTION U/ EAVES)
4,095 SF/39% TOTAL IMPERVIOUS SURFACE

SEE ADDITIONAL STORM & UTILITY PLAN

HEIGHT CALCULATION

SITE NOTES

EROSION CONTROL NOTES:
COVER TEMP DIRT PILES WITH PLASTIC BMP C123 COVER
GRADED AREAS AFTER BACKFILL WITH MULCH BMPC121
PROVIDE CONCRETE WASTE AREA PER BMP C151

BMP NOTES:
COVER DIRT PILES BMPC123 MULCH AFTER GRADING BMPC121

LEGEND

Symbol	Description
—T—T—	DESIGNATES TREE FENCE LOCATION PER BMP T101 (TYPICAL)
—x—x—	DESIGNATES SILT FENCE EROSION CONTROL PER BMP C233 (TYPICAL)
—W—W—	DESIGNATES WATER
—S—S—	DESIGNATES SEWER
—SD—SD—	DESIGNATES STORM
×—×—×—×—	EXISTING WOOD FENCE
- - - -	DESIGNATES DRIPLINE

Date	By	Description
04/15/16	ECP	PERMIT SUBMITTAL
5/25/2016	ECP	JURISDICTIONAL COMMENTS

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STARTING NO. : 13009.01

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JUN - 2 2016
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