



**City of Bellevue
Department of Planning & Community Development
Land Use Division Staff Report**

Proposal Name: Crosseto Short Plat

Proposal Address: 6890 Lakemont Blvd

Proposal Description: Two lot short plat on 11.44 acres in the R-1 zoning district. The site contains a Type A riparian corridor, Type B wetland, steep slopes exceeding 40%, and a portion of a coal mine seam.

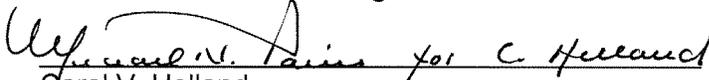
File Number: 06-106344 LN

Applicant: Rory Dees, Cougar Mountain Development Co, Inc.

Decisions Included: Administrative Decision for a Preliminary Short Plat through Process II, Land Use Code 20.35.200

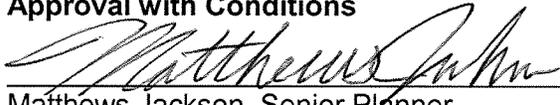
**State Environmental Policy Act
Threshold Determination:** Determination of Non-Significance

Determination of Non-Significance



Carol V. Helland
Environmental Coordinator
Dept of Planning and Community Development

Department Decision: **Approval with Conditions**



Matthews Jackson, Senior Planner
Dept. of Planning and Community Development

Application Date: March 14, 2006
Notice of Application: April 20, 2006
Decision Publication Date: November 2, 2006
Appeal Deadline: November 16, 2006

For information on how to appeal a proposal, visit the Permit Center at City Hall or call (425) 452-6864 [TTY (425) 452-4636]. Appeal of the Decision must be made with the City Clerk by 5 PM on the date noted for appeal of the decision.

I. Description of Proposal

The applicant proposes to short plat an existing 11.44 acre lot into two parcels in the R-1 zoning district. One building lot (Lot 1) will be created on .82 acres, while the remaining 10.62 acres (Lot 2) will be dedicated to the City of Bellevue as open space as mitigation for the Belvedere Plat. Because the Belvedere Plat was largely cleared of all significant vegetation prior to preliminary plat application, it was determined that some of the intent behind the City's non-disturbance requirements would be better served in this circumstance through acquisition of a site that is relatively undisturbed, contains second growth forest, and would allow significant trail connections for the City. The portion of the site that will be dedicated to the City of Bellevue will be managed by the city's Parks and Community Services Department as a natural open space area.

II. Site Description and Context

The site is located in an area of residential development surrounded by publicly owned open space. Access to the site will be from the Cougar Mountain Way via a reciprocal ingress, egress, drainage, and utilities easement through the Lakemont Ridge Condominiums. Lot 1 will be accessed via a 30 foot driveway and is located within the interior of the north third of the 11.44 acre property. The area was annexed into the City of Bellevue in June 20, 2005 with Ordinance number 5608. A Type A riparian corridor is located on Lot 2, approximately 110 feet south of Lot 1. Steep slopes exceeding 40% form a ravine along the creek and proposed Lot 1 is located at the edge of the required 50 foot top of slope primary setback. A Type B wetland is located along the northern boundary of Lot 2, and a portion of a coal mine seam has been identified along the northern edge of Lot 1. All critical areas and required critical area non-disturbed primary setbacks are located outside of the boundaries of building Lot 1.

CONSISTENCY WITH LAND USE CODE/ZONING REQUIREMENTS

A. Special District Requirements (Sensitive Area Overlay District LUC. 20.25H)

Riparian Corridor

The site includes a stream that has been designated a Type A riparian corridor. Type A streams require a 50 foot non-disturbed primary setback and an additional 20 foot structure setback.

Wetlands

A Type B wetland has been delineated on the site per the findings in a report titled Wetland Verification Report for the Coal Creek Hills Property, prepared by John Comis Associates, Inc. Type B wetlands require a 25 foot non-disturbed primary setback and an additional 15 foot structure setback.

Coal Mine Hazard

An abandoned underground coal mine known as the Primrose Tunnel is located under a portion of the subject property. A report was prepared by Icicle Creek

Engineers, Inc. in September 2003 to evaluate mine rock fill and erosion concerns regarding the Crosseto property. The report concludes that a portion of the Crosseto property is underlain by the Primrose Tunnel and No. 4 Seam abandoned underground coal mine. A CMS Zone 2 has been mapped on the preliminary short plat drawings along the alignment of the Primrose Tunnel. This development is subject to the City's Coal Mine Area Subdivision, Development, and Building Permit Regulations adopted pursuant to City of Bellevue Resolution #5712. In CMS Zone 2, the risk of sinkhole development must be eliminated prior to construction. The Icicle Creek Engineers report recommends that no building development occur in the area designated as CMS Zone 2, but that other forms of development such as roads and utilities should be allowed where the Primrose Tunnel is more than 100 feet below the ground surface. As proposed, buildable Lot 1 is located outside of the CMS Zone 2 in compliance with the recommendations of the report.

Disturbance Limits

LUC Section 20.25H.110.D.1 requires sites that contain slopes of 15% or greater to comply with disturbance limitations. Disturbance limits apply to this site because portions of the property exceed 15 percent slope. The object of disturbance limitations is to encourage consolidation of disturbance or areas of least slope and to minimize changes in grade, cleared area, and volume of on site cut or fill. Because 10.62 acres of the total 11.44 acres under this short plat proposal will remain as open space, required disturbance limits will be adequately satisfied.

B. Consistency with Standard Land Use Code Requirements

BASIC INFORMATION		
Zoning District	R-1	
Gross Site Area	11.44 Acres	
ITEM	REQ'D/ALLOWED	PROPOSED
Minimum Lot Area	35,000 Square Feet	Lot 1: .82 acres 35,719 Square Feet Lot 2: 10.62 acres 462,607 Square Feet
Minimum Lot Width	100 Feet	149 Feet Minimum
Minimum Lot Depth	150 Feet	>400 Feet Minimum
Building Setbacks		
Front Yard	35 Feet	35 Feet
Rear Yard	25 Feet	25 Feet
Min. Side Yard	5 Feet	5 Feet
2 Side Yard	20 Feet	20 Feet
Access Easement	10 Feet	10 Feet
Tree Retention	15% or 18.3 Diameter Inches	50 Diameter Inches or 41%

IV. 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 adequately mitigate expected environmental impacts.

Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements with the incorporation by reference of the *2004-2015 Transportation Facilities Plan Final Environmental Impact Statement* (TFP EIS) published June 10, 2004. This document is available in the Department of Planning and Community Development Records Room, Bellevue City Hall, 11511 Main St, Lobby Floor. Transportation-related impacts associated with the Ellis Short Plat are consistent with the potential projected impacts analyzed in the 2004-2015 TFP EIS.

Earth and Water

The site can be described as hilly containing areas of slope exceeding 40%. The soils on the site are mapped by the SCS soils survey as AgC (Alderwood) and BeC (Beausite) which are both considered till soils. The short plat proposal does not require the installation of roads, stormwater detention, or other infrastructure that would require extensive grading. Clearing and grading activities will be limited to those necessary for driveway access and single family home construction. Minor impacts will be mitigated by temporary erosion and sedimentation controls required by the application of Clear and Grade Code Section 23.776.090.

A Type A riparian corridor and a Type B wetland are located on this property. The wetland is associated with a system of wetlands that extends to the north in the Lakemont Ridge Condominium development. The riparian corridor is located in a deep ravine and traverses the site in Lot 2. No development associated with the proposed short plat will impact either the wetland or riparian corridor. Temporary construction related impacts will be mitigated by an approved temporary erosion and sedimentation control plan pursuant to city requirements.

Critical areas such as steep slopes, wetlands, and riparian corridors are typically placed in native growth protection areas or easements with short plat or plat approval, however, all critical areas associated with this proposal are located in Lot 2 which will be owned and managed by the City of Bellevue as natural open space.

Noise

Noise will be generated from the construction related to this proposal. The City of Bellevue Noise Ordinance, BCC 9.18 limits hours of noise generation related to construction to the hours 7:00 a.m. to 7:00 p.m. weekdays and 9:00 a.m. to 6:00 p.m. Saturdays. Expanded hours may be approved by the Director of Planning and Community Development to

accommodate traffic mitigation and/or unique construction requirements related to the proposal. The purpose of restricted construction times is to reduce construction noise impacts to neighboring properties. See Section VIII for a related condition of approval.

Recreation

Lot 2 is adjacent to the Cougar Mountain Regional Park which borders the site on the east. A trail was constructed on the subject property under a separate permit that connects the newly acquired open space to a regional system of trails. In order to delineate the boundary of public space in Lot 2 from the single family residence that will be constructed on Lot 1, a split rail wood fence, or other similar natural boundary will be required along the perimeter of Lot 1. See related condition of approval in Section VIII.

V. SUMMARY OF TECHNICAL REVIEWS

A. Utilities Review

Utilities Department review indicates that adequate services are available to serve this proposal. A Developer Extension Agreement will not be required for this project because improvements to the existing utility system are not required for this short plat. However, utility connections for the residential home must meet applicable codes and standards. See related conditions of approval in Section VIII.

B. Fire Department Review

The Fire Department has reviewed the proposal and has the following comments:

1. The access road shall be paved, 16 feet wide.
2. The maximum grade of the access road shall be 15%.
3. A fire hydrant shall be located within 300 feet of any home.
4. Automatic fire sprinklers may be required in the home if the available fire flow is not adequate for the size of the home.
5. Special addressing shall be required to locate any home built on this lot. Addressing shall be correct before a building permit can be issued.

C. Transportation Review:

The Transportation Department has reviewed the plans submitted for the preliminary short plat and recommends approval. The final engineering plans must show all transportation related improvements and must be consistent with the Transportation Development Code (BCC 14.60) and the Transportation Design Manual prior to approval of the plat infrastructure permit. Prior to final short plat approval, the developer must provide all transportation improvements at the developer's expense (BCC 14.60.110) or provide an acceptable financial assurance device equivalent to 150% of the cost of unfinished improvements.

Under BCC 22.16, payment of the transportation impact fee for each new house will adequately mitigate off-site transportation impacts. The fee amount is subject to periodic revision by the city council. Builders will pay the fee in effect at the time of building permit issuance.

Use of the Right of Way

Applicants often request use of the right of way and of pedestrian easements for materials storage, construction trailers, hauling routes, fencing, barricades, loading and unloading and other temporary uses as well as for construction of utilities and street improvements. A Right of Way Use Permit for such activities must be acquired prior to issuance of any construction permit including demolition permit. This permit is issued directly by the Transportation Department.

Street Frontage Improvements

Street frontage improvements for this project are not required due to the fact that this project does not front City right-of-way.

Site Access

Access to Lot 1 will be from an existing private road providing access to 6652 Lakemont Boulevard SE (a multi-unit condominium complex). This private road has a paved width of 20 plus feet and is sufficient to provide access to the Crosseto Short Plat. The applicant will be required to provide easement documents specifying rights of use for the access road.

Pavement Restoration

The City of Bellevue has established the Trench Restoration Program to provide developers with guidance as to the extent of resurfacing required when a street has been damaged by trenching or other activities. Under the Trench Restoration Program, every public street in the City of Bellevue has been examined and placed in one of three categories based on the street's condition and the period of time since it was last resurfaced. These three categories are, "No Street Cuts Permitted", "Overlay Required", and "Standard Trench Restoration". Each category has different trench restoration requirements associated with it. Near the development site SE Cougar Mountain Way is classified as "No Street Cuts Permitted Street".

Transportation Impacts and Mitigation

City staff has analyzed the potential short term operational impacts of this proposal in order to recommend mitigation if necessary. These impacts included traffic operations conditions during the a.m. and p.m. peak hours.

The Crosseto Short Plat will generate two new p.m. peak hour trips. Due to the low amount of trips generated, the location of the short plat (not fronting City right-of-way), and the ample transportation capacity of the existing private access road, transportation impacts caused by this project are negligible.

VI. PUBLIC NOTICE AND COMMUNITY INPUT

Application Date: March 14, 2006

Public Notice (200 feet): April 20, 2006 (Includes sign installation at the site)

Minimum Comment Period: May 4, 2006

Notice of Application was published in the City of Bellevue's *Land Use Bulletin* and the *King County Journal* on March 14, 2006. It was mailed to property owners within 200 feet of the project site and a Public Information Sign was installed on the project site on the same day. One informational email was received from the Muckleshoot Tribe, and a letter was received from a citizen commenting that review of this application should be deferred pending the completion of the new Critical Areas Ordinance that became effective on August 1, 2006. However, preliminary short plats are vested to the codes and standards in place at the time an application is deemed complete. This application was deemed complete in March 2006 and is vested to the sensitive areas overlay regulations in place at that time. As discussed elsewhere in this staff report, only one building lot will result from this proposal and all critical areas and buffers will be located in the City owned Lot 2 intended for natural open space.

VII. Decision Criteria:

20.45B.130B Decision Criteria for a Preliminary Short Plat.

The Director may approve or approve with modifications an application for a Preliminary Short Plat if:

- 1. The Preliminary Short Plat makes appropriate provisions for, but not limited to, the public health, safety and general welfare, for open spaces, drainage ways, streets, sidewalks, alleys, other public ways, water supplies, sanitary waste.**

Finding: City codes ensure public health, safety and general welfare through development code requirements. The site will be accessed from an easement through the condominium development to the north. Since access will be to a single lot via a residential driveway, not impacts to the street system are expected. Existing public water and sewer facilities have been deemed adequate to serve the proposed development.

- 2. The public interest is served by the short subdivision.**

Finding: The public interest is served by providing additional housing opportunities in accordance with the Comprehensive Plan while ensuring compliance with City codes and standards. The proposal will also provide 10.62 acres of publicly owned open space and provides a connection to a regional public trail system.

- 3. The preliminary short plat appropriately considers the physical characteristics of the proposed short subdivision site.**

Finding: The preliminary short plat considers the physical characteristics of the site by designing the building lot outside of all steep slopes, wetland, and riparian

corridors and buffers.

4. **The proposal complies with all applicable provisions of the Land Use Code (BCC Title 20), the Utility Code (BCC Title 24), and the City of Bellevue Development Standards.**

Development Standards

Finding: The proposal complies with the Land Use Code requirements for R-1 zoning, the Utility Code and the City of Bellevue Development Standards.

Land Use Code Requirements

- A. **Dimensional Requirements:** The site is currently zoned single-family R-5 which has a minimum lot size requirement of 7,200 square feet. The dimensional requirements for the R-5 zoning district include:

35'	Front Yard Setback
25'	Rear Yard Setback
5'	Side Yard Setback
20'	Two Side Yard Setback
30'	Maximum Building Height
35%	Maximum Lot Coverage by Structure
100'	Minimum Lot Width
150'	Minimum Lot Depth

Finding: All of the lots can be developed in accordance with the City of Bellevue Land Use Code requirements including the R-1 dimensional requirements.

- B. **Significant Tree Preservation:** The tree preservation requirements under LUC Section 20.20.520 to save 15 percent of significant trees on the site apply to this proposal.

Finding: The proposal will preserve the majority of significant trees on site as only .82 acres of the total 11.44 acres will be developed with the remainder staying as open space.

- C. **Non-disturbance:** The non-disturbance requirements of LUC 20.25H.110E are being met through the preservation of open space in Lot 2.

5. **The proposal is in accord with the Comprehensive Plan (BCC Title 21).**

Finding: The site is located within the Newcastle subarea of the Comprehensive Plan. The Comprehensive Plan specifies single-family low density development for this property. The proposal complies with applicable Comprehensive Plan policies city-wide and for this Subarea:

The single family homes are, by use type, compatible with surrounding neighborhoods. The proposal will create 10.62 acres of open space that will be

dedicated to the City as encouraged by the Comprehensive Plan (Policy LU-15) and the Newcastle subarea plan (Policy S-NC-31). The proposal will also provide pedestrian access to the newly acquired open space as well as a connection to the regional trail system as encouraged by Comprehensive Policy LU-24.

6. Each lot in the proposal can reasonably be developed in conformance with current Land Use Code requirements without requiring a variance.

Finding: Building Lot 1 can reasonably be developed to current R-1 zoning standards without requiring a variance. There are no environmental factors which further inhibit the development of Lot 1 that would warrant a variance.

See related condition of approval in Section VIII.

7. All necessary utilities, streets or access, drainage and improvements are planned to accommodate the potential use of the entire property.

Finding: The Utilities and Transportation Departments have reviewed the preliminary short plat and determined that all necessary utilities, drainage, driveway access, necessary sidewalk easements and other required improvements are existing, planned or conditioned as part of this approval to accommodate the use of these lots.

VII. Conclusion and Decision:

After conducting the various administrative reviews associated with this proposal, including applicable Land Use consistency, SEPA, City Code, and standard compliance reviews, the Director of Planning and Community Development does hereby **approve** the Crosseto Preliminary Short Plat **with conditions**.

This approval automatically expires and is void if the applicant fails to file for approval of the final short plat within one year of the effective date of approval unless the applicant files for an extension at least 30 days prior to the expiration and the extension is granted pursuant to LUC 20.45B.150 and .160.

VIII. Conditions of Approval:

The following conditions are imposed under authority referenced:

COMPLIANCE WITH BELLEVUE CITY CODES AND ORDINANCES

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

Applicable Codes, Standards and Ordinances Contact Person

Clearing & Grading Code – BCC 23.76	Tom McFarlane, 425-452-5207
Construction Codes – BCC Title 23	Build. Division, 425-452-4121
Fire Code – BCC 23.11	Adrian Jones, 425-452-6032
Land Use Code – BCC Title 20	Matt Jackson, 425-452-2729
Noise Control – BCC 9.18	Matt Jackson, 425-452-2729
Sign Code – BCC Title 22	Matt Jackson, 425-452-2729
Transportation Development Code – BCC 14.60	Ray Godinez, 425-452-7915
Right of Way Use Code – BCC 14.30	Jon Regalia, 425-452-4599
Transportation Department Design Manual	Ray Godinez, 425-452-7915
Traffic Standards Code 14.10	Ray Godinez, 425-452-7915
Utility Code – BCC Title 24	Kim Serwold, 425-452-4119

A. GENERAL CONDITIONS

- 1. CONSTRUCTION HOURS:** Noise related to construction is allowed from 7:00 a.m. to 6:00 p.m. Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturday. Exceptions to the construction noise hours limitation contained in the Noise Control Code MAY be granted pursuant to BCC 9.18.020C.1 when necessary to accommodate construction which cannot be undertaken during exempt hours. If expanded hours are necessary to accommodate a specific component of construction, a written request for exemption from the Noise Control Code must be submitted two weeks prior to the scheduled onset of extended hour construction activity.

AUTHORITY: Bellevue City Code 9.18

REVIEWER: Matthews Jackson, Planning and Community Development Department

- 2. RIGHT OF WAY USE PERMIT:** The applicant may be required to apply for a right of way use permit from the City of Bellevue Transportation Department if construction within the public right-of-way is necessary. In some cases, more than one right of way use permit may be required, such as one for hauling and one for construction work within the right of way. A right of way use permit regulates activity within the city right of way, including but not limited to the following:

- a) Designated truck hauling routes.
- b) Truck loading and unloading activities.
- c) Hours of construction and hauling.
- d) Continuity of pedestrian facilities.
- e) Temporary traffic control and pedestrian detour routing for construction activities.
- f) Street sweeping and maintenance during excavation and construction.
- g) Location of construction fences.
- h) Parking for construction workers.
- i) Construction vehicles, equipment, and materials in the right of way.
- j) All other construction activities as they affect the public street system.

AUTHORITY: Bellevue City Code 14.30

REVIEWER: Jon Regalia, Transportation Department

3. **OFF STREET PARKING:** The applicant must secure sufficient off-street parking for construction workers, equipment, and materials storage before the issuance of a clearing and grading, building, foundation or demolition permit.

AUTHORITY: Bellevue City Code 14.30
REVIEWER: Jon Regalia, Transportation Department

4. **UTILITES APPROVAL:** The Utilities Department approval of the Short Plat application is based on the preliminary utility design. Final civil engineering of the utility design may require changes to the site layout to accommodate the utilities.

AUTHORITY: Bellevue City Code 24.02, 24.04, 24.06
REVIEWER: Kim Serwold, Utilities Department

5. **UTILITIES DESIGN:** The water, sewer, and storm drainage systems shall be designed per the current City of Bellevue Utility Codes and Utility Engineering Standards. Utilities Department design review, plan approval, and field inspection is performed under the Utilities Permit Processes.

AUTHORITY: Bellevue City Code 24.02, 24.04, 24.06
REVIEWER: Kim Serwold, Utilities Department

6. **SIDE SEWER PERMIT:** In lieu of constructing sewer main to the site's southern property extreme in Lakemont Blvd, the project will be required to pay its fair share of the area sewer system. The amount is to be determined and due upon application of the Side Sewer Permit stage for the proposed new single family residence.

AUTHORITY: Bellevue City Code 24.02, 24.04, 24.06
REVIEWER: Kim Serwold, Utilities Department

B. PRIOR TO FINAL SHORT PLAT APPROVAL:

1. **VARIANCE RESTRICTION:** Approval by the City of this short plat is a determination that each lot in the short plat can be reasonably developed in conformance with the Land Use Code requirements in effect at the time of preliminary short plat approval without requiring a variance.

AUTHORITY: Land Use Code 20.45B.130.A.6
REVIEWER: Matthews Jackson, Planning and Community Development Department

2. **COVENANT FOR MAINTENANCE AND REPAIR:** The final short plat must include a covenant that permanently binds the property owner of Lot 1 to provide for maintenance and repair of the existing private road, in equal proportion to all other legal of users of said road.

AUTHORITY: Bellevue City Code 14.60.130
REVIEWER: Ray Godinez, Transportation Department

3. **INFRASTRUCTURE IMPROVEMENTS:** All infrastructure improvements shown in the final engineering plans or required by city codes and standards must be either completed prior to approval of the final short plat or provided for with a financial assurance device. Land Use Code Section 20.40.490 allows a developer to obtain final short plat approval prior to finishing improvements with provision of an acceptable financial assurance device equivalent to 150% of the cost of unfinished infrastructure improvements. Provision of such an assurance device requires completion of the improvements by the developer within two years of final short plat approval. Installation of improvements that would negatively affect safety if left unfinished may not be delayed through use of a financial assurance device. Improvements must be approved by the Transportation Department inspector before they are deemed complete. Specific requirements are detailed below:

a) Site Specific Items:

Driveway to Lot 1
Pedestrian Trail

b) Miscellaneous:

- Landings on sloping approaches are not to exceed a 10% slope for a distance of 20 feet approaching the connection to the private access road from 6652 Lakemont Blvd SE. Driveway grade must be designed to prevent vehicles from bottoming out due to abrupt changes in grade. Maximum driveway grade is set at 15%.
- The maximum longitudinal and cross-sectional grades shall not exceed 8%.
- The driveway shall not be gated or obstructed and must remain open at all times for emergency and public service vehicles. A note to this effect shall be placed on the face of the final Plat map.
- The maintenance responsibility for the driveway shall be the responsibility of the lot 1 owner and not that of the 6652 Lakemont Blvd SE. A note to this effect must be indicated on the face of the final Subdivision map.

AUTHORITY: Bellevue City Code 14.60.100, 110, 130, 150, 170, 190, 210, 240, 241; Land Use Code 20.40.490 Transportation Department Design Manual Sections 3, 4, 5, 7, 11, 14, 19

REVIEWER: Ray Godinez, Transportation Department

4. **SPLIT RAIL WOOD FENCE:** Construct a split rail wood fence or approved equivalent along the complete perimeter of Lot 1.

AUTHORITY: Land Use Code 20.45B.130.A.2 and 3

REVIEWER: Matthews Jackson, Planning and Community Development Department

Crosseto Short Plat

06-106344 LN

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LIST OF ATTACHMENTS

1. Site Plan
2. Zoning Map
3. Vicinity Map
4. Environmental Checklist

ENVIRONMENTAL CHECKLIST

Purpose of checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

1. Name of proposed project, if applicable:

Crosseto Property

2. Name of applicant:

Cougar Mountain Development Company

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3. Address and phone number of applicant and contact person:

Applicant

*Cougar Mountain Dev. Company
Cliff Mull, Rory Dees
PO Box 2127
Issaquah, WA 98027
(425)643-4141*

Contact

*J3 Civil, PLLC
Jerrit Jolma, P.E.
485 Front Street North, Suite F-3
Issaquah, WA 98027
(425) 313-1078*

4. Date checklist prepared:

February 24, 2006

5. Agency requesting checklist:

City of Bellevue

6. Proposed timing or schedule (including phasing, if applicable):

TBD

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

No further expansions are anticipated at this time.

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

*Coal Mine Study by Icicle Creek Engineers, Inc.
Wetlands Study – currently being prepared
Geotechnical Study – currently being prepared*

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None known.

10. List any government approvals or permits that will be needed for your proposal, if known.

Preliminary Short Plat Approval, Final Short Plat Approval, and Individual Building Permits

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The site is 11.44 acres. As part of another project that is currently underway in the City of Bellevue, 10.62 acres of the site will be dedicated to the City. The remainder of the site will be used to create one single family lot.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The property is located in the City of Bellevue, roughly at 72xx– Lakemont Boulevard SE. It is situated in the SE quarter of Section 26, Township 24, Range 5, in King County, Washington. The King County tax parcel number for the site is 2624059064 and the legal description for the property can be found on the Preliminary Plat Map. Please see attached site plan, vicinity map, and topographic map.

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site (circle one): Flat, rolling, **hilly, steep slopes**, mountainous, other
- b. What is the steepest slope on the site (approximate percent slope)?

The site contains slopes greater than 40%

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

The soils on site are mapped by the SCS soils survey as AgC (Alderwood) and BeC (Beausite), which are both considered Till soils.

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

None known at this time.

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

No plat infrastructure will be required. Therefore, no grading is currently proposed. Future grading may occur as part of the home construction.

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

Due to site topography, and the existing surrounding land uses, it is not anticipated that long-term erosion could occur as a result of the proposed project. Minor disturbances during the building construction may occur.

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

No additional impervious surfaces are proposed at this time. Additional impervious surface will be added during home construction.

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

A Temporary Erosion and Sedimentation Control Plan consistent with the City of Bellevue's requirements would be prepared and approved for the site prior to construction.

a. **Air**

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

During project construction, heavy equipment operation and worker's vehicles would generate exhaust emissions into the local air. Construction activity on the site could also stir up exposed soils and generate fugitive dust and particulate matter into the local air. The completed project would result in a minor increase in the amount of exhaust related pollutants in the air from traffic related to the future home.

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

There are no known off-site sources of emissions or odors that are likely to impact this site.

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

N/A

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 in to.

The site contains a riparian corridor that is classified as Type A and a portion of a Type B Wetland (as delineated by SP 94-1424). A wetland investigation will review the wetland extents and type.

- 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.

The proposed plat work will not require any work to be conducted within 200-feet of the described area. Once home construction is underway, site disturbance is anticipated within this 200-foot area.

- 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.

N/A

- 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.

The site is not located in any floodplains depicted in the King County Flood Insurance Rate Map (FIRM).

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, purpose, and approximate quantities if known.

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.

None.

c. Water runoff (including stormwater):

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.

No additional runoff will be created as part of the Plat Process. Stormwater generated as a result of home construction will be collected in roof downspouts and area drains, and handled per the City of Bellevue's Stormwater Requirements. It is unknown at this time what size/type of home will be constructed on the one biddable site. It is anticipated that stormwater will be dispersed onsite.

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

Urban pollutants from automobiles and landscaping activities could enter a future stormwater collection system and be released to the downstream environment.

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

At this time no stormwater control measures are proposed. The future home construction may require stormwater control measures.

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, bullrush, 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?

We do not anticipate removing any of the onsite vegetation as part of the Plat Process. Future home construction will require removal of onsite brush and trees per the COB requirements.

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

There are no known endangered species on or near the site.

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

Approximately 93% of the site (10.62 acres) will be dedicated to the City of Bellevue as open space.

5. Animals

a. 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: rodents
fish: bass, salmon, trout, herring, shellfish, other:

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

None known.

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

None known.

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

N/A

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 needs? Describe whether it will be used for heating, manufacturing, etc.

The finished residence will utilize a combination of electricity and natural gas to provide for heating, lighting and other energy needs.

- 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 this proposal? List other proposed measures to reduce or control energy impacts, if any:

The future home plan will meet or exceed the then current Washington State Energy Code.

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.

No.

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

None.

- 2) Proposed measures to reduce or control environmental health hazards, if any:

N/A

b. Noise

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

The site is located near Lakemont Boulevard. The automobile traffic along this street will account for the primary source of noise in the vicinity.

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

Construction activity on the site would temporarily increase the peak on-site noise levels. All construction will be during City of Bellevue's approved hours. The completed project will result in a slight increase in ambient noise levels in the vicinity as is typical for a single-family neighborhood.

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

Construction activities will be limited to those hours of operation permitted by the City of Bellevue and construction equipment will not be allowed to idle for continuous periods of time, which will help to mitigate the impacts of potential construction noise.

8. Land and shoreline use

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

The site is currently vacant. The property north of the site is developed as multi-family residences. While single family residences are present to the south. A park borders the east and Lakemont Blvd borders the west.

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

Not to our knowledge.

- c. Describe any structures on the site.

None

- d. Will any structures be demolished? If so, what?

No

- e. What is the current zoning classification of the site?

The current zoning is R-1.

- f. What is the current comprehensive plan designation of the site?

Parcel number is currently designated in Single Family low

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

N/A

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

The site contains a coal mine hazards area, a Type A riparian corridor, and possibly a Type B wetland.

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

Approximately 3 persons will reside in the finished development (based on 2.8 people per household).

- j. Approximately how many people would the completed project displace?

None.

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

N/A

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

The project will be developed in accordance with is zoning.

9. Housing

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

The finished project will be comprised of 1 single family home in the middle to high income range.

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

N/A

- 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?

Structures will not exceed the City of Bellevue's height limits for Single Family Residences. The exterior building materials may include manufactured composite siding, brick veneer, synthetic stucco and synthetic stone.

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

Views from the surrounding properties would most likely not be altered due to the large number of trees within and surrounding the site.

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

10.62 acres of the site will be dedicated to the City as part of a non-disturbance area associated with another project in the area.

11. Light and glare

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

The proposed project will not produce glare. Lights from windows and headlights may be visible at night.

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

Not under normal circumstances.

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

None known.

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

None are proposed.

12. Recreation

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

The site is adjacent to the Cougar Mountain Regional Wildland Park.

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

The project would not displace any existing public recreational uses.

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

None.

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.

N/A

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

None known.

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

None.

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.

The proposed site will be accessed from an existing easement that runs through a multifamily development (Lakemont Ridge), which is accessed from Cougar Mountain Way.

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

The site is not currently serviced by public transit. The nearest transit stop is approximately 3/4 mile from the site, near Lakemont Blvd.

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

The completed project will provide a minimum of two garage parking spaces per residence and two off street parking spaces, for a total of 4.

- 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.

The proposed project would generate approximately 20 vehicle trips per day with peak volumes occurring between the hours of 7:00am and 8:00 am and 5:00 pm and 6:00pm.

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

The proponent will pay any necessary transportation mitigation fees required by the City of Bellevue and will construct improvements noted on the site plans.

15. Public services

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

The proposed project will require Fire, Police, and Emergency Medical services at a rate typical for a single family residence. In addition, there will be a light increase in demands for schools, public library, public transportation and recreation services.

- 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.

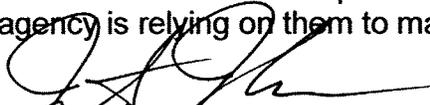
b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Sanitary Sewer:	City of Bellevue (on site)
Water:	City of Bellevue (on site)
Electricity:	Puget Sound Energy (on site)
Natural Gas:	Puget Sound Energy (on site)
Telephone:	Qwest & Comcast
Cable TV:	Comcast

C. 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:

3/3/06

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