



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT  
 ENVIRONMENTAL COORDINATOR  
 11511 MAIN ST., P.O. BOX 90012  
 BELLEVUE, WA 98009-9012

**DETERMINATION OF NON-SIGNIFICANCE**

**PROPONENT:** City of Bellevue Transportation Department

**LOCATION OF PROPOSAL:** 11425 SE 60<sup>th</sup> Street (Generally)

**NAME & DESCRIPTION OF PROPOSAL:** SE 60<sup>th</sup> Street Sidewalk CIP

Critical Areas Land Use Permit to widen ravine crossing section of roadway and add curb, gutter, and sidewalk. Project is located on regulated 40% slope.

**FILE NUMBER:** 06-136102-LO

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 Department of Planning & Community Development. 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 March 16, 2006.
- 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 02/08/2007.
- 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 p.m. on \_\_\_\_\_.

This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information indicating, or on, 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.

Carrie Hill  
 Environmental Coordinator

01/25/2007  
 Date

**OTHERS TO RECEIVE THIS DOCUMENT:**

- State Department of Fish and Wildlife
- State Department of Ecology,
- Army Corps of Engineers
- Attorney General
- Muckleshoot Indian Tribe



City of Bellevue  
Department of Planning and Community Development  
Development Services Staff Report

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**Proposal Name:** SE 60<sup>th</sup> Street CIP

**Proposal Address:** 11425 SE 60<sup>th</sup> Street

**Proposal Description:** This is an application for Critical Areas Land Use Permit. The applicant is proposing work within a Geologic Hazard Area for the SE 60th Street Sidewalk Capital Improvements Project. The SE 60th Street project limits are from 114th Pl SE to 116th Ave SE. The project proposes to install a new sidewalk on the south side of the roadway to allow for an expansion of the roadway ravine crossing. Due to the site topography, the construction of the sidewalk will require minor roadway widening and retaining wall construction. Wall construction will take place within a steep slope critical area and buffer. All work proposed is within the existing improved roadway prism that was previously established during the construction of SE 60<sup>th</sup> Street.

**File Number:** 06-136102-LO

**Applicant:** **Vangie Parico**, Capital Improvements Project Manager, City of Bellevue Transportation Department

**Decisions Included:** Critical Areas Land Use Permit (Process II. LUC 20.25H.145)

**Planner:** David Pyle, Associate Land Use Planner

**State Environmental Policy Act Threshold Determination:** **Determination of Non-Significance**  
Carol V. Helland  
Carol V. Helland, Environmental Coordinator  
Department of Planning and Community Development

**Director's Decision:** **Approval with Conditions**  
Carol V. Helland for  
Matthew A. Terry, Director  
Department of Planning and Community Development

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Application Date: 12/05/06  
Notice of Application Publication Date: 12/07/06  
Decision Publication Date: 01/25/07  
Project/SEPA Appeal Deadline: 02/08/07

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For information on how to appeal a proposal, visit Development Services 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.

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## **I. Background**

### **A. Project Description**

This is a proposal to widen the SE 60<sup>th</sup> Street Lakehurst Creek crossing between 114 Place SE and 116<sup>th</sup> Place SE. The proposal will modify an existing engineered roadway slope through the construction of a new retaining wall that will allow for the widening of the travel surface to include a bike lane, curb, gutter, and sidewalk. All work will be done within the existing improved roadway prism (engineered roadway slope).

### **B. Site Description**

SE 60<sup>th</sup> Street is one of the main thoroughfares of Newport Hills, in the southwestern portion of Bellevue. This project is located in the SW quadrant of Section 21, Township 24 North, Range 5 East. The roadway consists of a two lane roadway with a 5 foot asphalt shoulder on both sides of the road with a portion of the north shoulder widening to 10 feet.

The project lies completely within the Lakehurst Drainage Basin. The western boundary of the Lakehurst Basin is Lake Washington and the eastern boundary is 119<sup>th</sup> Ave SE. The project crosses over drainage course 0281 (also known as Lakehurst Creek) just east of 114<sup>th</sup> Pl SE. At that location the stream is conveyed in a 36" pipe. The closed pipe system extends from roughly 65' south of centerline of SE 60<sup>th</sup> to the north of SE 60<sup>th</sup>. Beyond each end of the closed pipe system the stream is conveyed in an open channel. According to City drainage maps and information, stream 0281 is not fish bearing. An existing culvert at the downstream end of the channel near I-405 acts as a fish barrier.

### **C. Need For Improvement**

The Neighborhood Enhancement Program (NEP) has been a significant component of the City's overall outreach effort since 1988. Bellevue residents identify projects that will improve the quality of life in their neighborhoods, collectively prioritize those projects, and work with City staff to implement the improvements.

The Newport NEP area voted to fund a concrete sidewalk on the south side of SE 60<sup>th</sup> Street, from 114<sup>th</sup> Place SE to 116<sup>th</sup> Ave SE in March 2004. It was the second highest priority project. The Transportation Department planned to implement the design and construction of this project by combining it with the top priority project, also on SE 60<sup>th</sup> Street. However, this portion of the project was removed from the design phase due to design and cost issues, mainly related to the construction of the retaining wall.

A design analysis was completed in December 2005 which provided the design requirements to construct the sidewalk and retaining wall along with cost estimates. After review of the design analysis, the City decided to move forward with final design of this project. The City intends to construct the project in the spring of 2007.

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## II. Site Description and Context

### A. Critical Areas:

- i. **Lakehurst Creek-** This project will widen SE 60th St. through the construction of a new retaining wall that will allow for the construction of a bike lane, curb, gutter, and sidewalk. All work will be done within the existing improved roadway prism (engineered roadway slope), part of which is regulated as a steep slope. This proposed project does not propose to modify Lakehurst Creek, which enters a 172 foot long 36" culvert more than 50 feet upstream from the edge of the proposed project limits of preparation (see site plans in file). From this point, the Lakehurst Creek flows north under SE 60th St. through the culvert, where it flows freely into it's natural channel.

The reach of Lakehurst Creek that is crossed by the existing roadway has been rated in the City of Bellevue Stream Typing Inventory (2001) as a type 4 stream (drainage course 0281 ) and has been recently identified as a Type "N" stream based on the new CAO definitions that took effect on August 1, 2006. The culvert inlet and outlet are both outside of the project limits, and no modifications to the culvert are proposed in the scope of work. Lakehurst Creek has not been assessed as part of the critical areas report that was submitted and is not required as direct impacts to Lakehurst Creek associated with this project are not expected.

- ii. **Steep Slopes-** The project proposes to install new sidewalk on the south side of the SE 60<sup>th</sup> Street roadway. Construction of the sidewalk will require minor roadway widening and retaining wall construction. Wall construction will take place within a steep slope critical area and it's buffer. Steep Slopes are defined by the City of Bellevue Land Use Code as: Those areas with slopes of 40 percent or more that have a rise of at least 10 feet and exceed 1,000 square feet in area.

## III. 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**

The proposed project will require the construction of a modular block wall that will be constructed within the existing SE 60<sup>th</sup> St. engineered roadway slope and has been designed to minimize alterations to the natural contour of the existing ground slope. The base of the wall will closely follow the contour of the existing ground at that location, and fill material will be used behind the wall to create an area for the sidewalk to be constructed. The wall is located as far north and west as feasibly possible in order to avoid the riparian area to the southwest. Disturbance of existing vegetation (blackberry and grass) will be minimized during construction and the area will be revegetated after construction is complete. The proposed retaining wall will allow the greatest amount of existing natural slope area to be left undisturbed as possible as compared to grading an artificial fill slope that would impact a large area of land as well as the nearby stream and riparian area. A Temporary Erosion 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.

### **B. Animals**

The project site abuts the forested riparian area of Lakehurst Creek to the north and south of the disturbance limits. The presence of birds and mammals within the riparian areas is probable. To minimize impact to the riparian area, all work will be limited to the existing improved City Right-Of-Way, which has been previously modified during the construction of the SE 60<sup>th</sup> St. Lakehurst Creek over crossing. No threatened or endangered species are expected to be present in the project vicinity and the area is fully developed with residential uses.

### **C. Plants**

Existing vegetation found within the limits of construction consists of blackberry and grasses. The area of construction is bordered to the north and south by a forested riparian corridor. No impact to the riparian corridor is proposed or expected. No vegetation removal, clearing, or grading is proposed with the riparian area as part of this application and no disturbance of this area is expected. Some areas of temporary disturbance are proposed as part of this project however all disturbance will be located outside of the riparian area and will be limited to the roadway slope which consists of blackberry and grass. All areas of temporary disturbance will be restored and monitored pursuant to an approved revegetation and monitoring plan. See Conditions of Approval in Section IX of this report.

### **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 Conditions of Approval in Section IX of this report.

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#### **IV. Consistency with Land Use Code Requirements:**

##### **A. Zoning District Dimensional Requirements:**

This is a proposal to modify the existing roadway located within the City of Bellevue Right-Of-Way. Roadway projects are not subject to the use and dimensional provisions of the Land Use Code.

##### **B. Critical Areas Requirements:**

The City of Bellevue Land Use Code (section 20.25H.120) designates areas with steep slopes of 40 percent or more that have a rise of at least 10 feet and exceed 1,000 square feet in area as a Critical Area. Under LUC 20.25H the modification of a Critical Area is prohibited unless the proposal is identified as an allowed use or a provision for modification exists. This proposed roadway expansion is an allowed activity identified by LUC 20.25H.055.B under the category of “New or expanded public rights-of-way, private roads, access easements and driveways”. As an allowed activity, the proposed development must meet the requirements identified in LUC 20.25H.055.C.2 and 20.25H.125. LUC 20.25H.055.C.2 establishes performance standards for expansions of facilities within critical areas and critical area buffers and LUC 20.25H.125 establishes performance standards specific to geological hazard areas.

#### **V. Consistency With Land Use Code Critical Areas Performance Standards:**

##### **A. Consistency With LUC 20.25H.055.C.2**

2. New and Expanded Uses or Development. As used in this section, “facilities and systems” is a general term that encompasses all structures and improvements associated with the allowed uses and development described in the table in subsection B of this section:
  - a. New or expanded facilities and systems are allowed within the critical area or critical area buffer only where no technically feasible alternative with less impact on the critical area or critical area buffer exists. A determination of technically feasible alternatives will consider:
    - i. The location of existing infrastructure;
    - ii. The function or objective of the proposed new or expanded facility or system;
    - iii. Demonstration that no alternative location or configuration outside of the critical area or critical area buffer achieves the stated function or objective, including construction of new or expanded facilities or systems outside of the critical area;
    - iv. Whether the cost of avoiding disturbance is substantially disproportionate as compared to the environmental impact of proposed disturbance; and
    - v. The ability of both permanent and temporary disturbance to be mitigated.

***The SE 60<sup>th</sup> Street Sidewalk Improvement Project includes a new sidewalk facility that will be constructed within the Geologic Hazard Area and its buffer. There is no technically feasible alternative with less impact on the slope or its buffer. The location for the new sidewalk is on the south side of the roadway and is immediately adjacent to the existing roadway. The function of this new sidewalk is to complete a missing portion of the sidewalk on the south side of the roadway that will connect existing sidewalk on the south side of the roadway at the east and west ends of the project. This new piece of sidewalk will allow pedestrians to walk on a continuous sidewalk corridor on the south side of SE 60<sup>th</sup> Street. There are currently no sidewalks on the north side of SE 60<sup>th</sup> Street through the project corridor, so moving the sidewalk to the other side of the street is not an option. The proposed project will not cause an excessive impact to the Geologic Hazard Area or its buffer, or increase an existing safety hazard proposed by the steep slope area. Both permanent and temporary disturbance will be mitigated by restoring the site to its current condition.***

- b. If the applicant demonstrates that no technically feasible alternative with less impact on the critical area or critical area buffer exists, then the applicant shall comply with the following:
    - i. Location and design shall result in the least impacts on the critical area or critical area buffer; ***The Geologic Hazard Area associated with this steep slope extends to the south of the project for roughly 430'. The wall is located such that only 30 feet of the 120 foot long wall will be located within the Geologic Hazard Area or its 50' buffer.***
    - ii. Disturbance of the critical area and critical area buffer, including disturbance of vegetation and soils, shall be minimized; ***Notes on the plans will require the Contractor to minimize disturbance and revegetate the site by seeding all disturbed areas. The existing condition of the area that will be disturbed consists mainly of blackberry bushes and grass (see site photos in file).***
    - iii. Disturbance shall not occur in habitat used for salmonid rearing or spawning or by any species of local importance unless no other technically feasible location exists; ***All work will be done within the existing roadway prism. No disturbance of habitat for any species of local importance is proposed in the plans.***
    - iv. Any crossing over of a wetland or stream shall be designed to minimize critical area and critical area buffer coverage and critical area and critical area buffer disturbance, for example by use of bridge, boring, or open cut and perpendicular crossings, and shall be the minimum width necessary to accommodate the intended function or objective; provided, that the Director may require that the facility be designed to accommodate additional facilities where the likelihood of additional facilities exists, and one consolidated corridor would result in fewer impacts to the critical area or critical area buffer
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than multiple intrusions into the critical area or critical area buffer; *There is no crossing of a wetland or an open stream proposed as part of this project.*

- v. All work shall be consistent with applicable City of Bellevue codes and standards; *The project Specifications require the contractor to comply with all City of Bellevue codes and standards.*
- vi. The facility or system shall not have a significant adverse impact on overall aquatic area flow peaks, duration or volume or flood storage capacity, or hydroperiod; *A Storm Drainage Report was completed for this project, and addresses this issue in detail. No significant adverse impact to the aquatic area flow peaks has been identified.*
- vi. Associated parking and other support functions, including, for example, mechanical equipment and maintenance sheds, must be located outside critical area or critical area buffer except where no feasible alternative exists; *Permit specifications and conditions will alert the construction contractor to this requirement. Construction staging will not be allowed within the steep slope critical area or it's buffer, unless essential to project completion.*
- viii. 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. *A Temporary Erosion Sedimentation Control Plan is included in the project plans. The goal of this plan is to restore the site to its current condition. The existing site conditions will be documented through photographic inventory and all areas of disturbance must be restored to the current condition.*

## **B. Consistency With LUC 20.25H.125**

In addition to generally applicable performance standards set forth in LUC 20.25H.055, development within a landslide hazard or 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.

- A. 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; *A modular block wall will be constructed within the geologic hazard area buffer, and has been designed to minimize alterations to the natural contour of the existing ground slope. The base of the wall will closely follow the contour of the existing ground at that location, and fill material will be used behind the wall to create an area for the sidewalk to be constructed.*
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- B. Structures and improvements shall be located to preserve the most critical portion of the site and its natural landforms and vegetation; ***The wall is located as far north and west as feasibly possible in order to avoid the geologic hazard area to the southwest. This geologic hazard area extends 400' to the south, and only the northernmost tip of the critical area and its buffer are located within the project limits. Disturbance of existing vegetation will be minimized during construction and the area will be revegetated after construction is complete.***
- C. The proposed development shall not result in greater risk or a need for increased buffers on neighboring properties; ***This project will not result in greater risk or a need for increase buffers on neighboring properties. The project will increase pedestrian safety on the adjacent right-of-way, and should not impact private property to the east or west of this project.***
- D. 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; ***This project includes a modular block retaining wall with a fill section behind the wall. The new retaining wall will allow the greatest amount of existing natural slope area to be left undisturbed as possible as compared to grading an artificial fill slope that would impact a large area of land as well as the nearby Stream.***
- E. Development shall be designed to minimize impervious surfaces within the critical area and critical area buffer; ***There is no impervious surface area added within a critical area, and only minor impervious surface area added within the critical area buffer. The impervious surface added is for a sidewalk that will increase pedestrian safety. The sidewalk is a non-pollution generating impervious surface.***
- F. 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; ***This requirement is not applicable to this project.***
- G. 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; ***This requirement is not applicable to this project.***
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- H. 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; *This project consists of constructing a modular block retaining wall with a 1/8 batter that will match into the existing topography at the east and west ends of the walls.*
  
- I. 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; *This requirement is not applicable to this project.*
  
- J. 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. *There is no new permanent disturbance proposed as part of this project as all work will be done within the existing improved roadway prism that was established during the construction of the SE 60<sup>th</sup> Street Lakehurst Creek crossing. A Temporary Erosion Sedimentation Control Plan is included in the project plans, and addresses all requirements for restoring the site to its current condition.*

## VI. Summary of Technical Reviews

### A. Clearing and Grading:

The Clearing and Grading Division of the Planning and Community Development Department has reviewed the proposed site development for compliance with Clearing and Grading codes and standards. The Clearing and Grading staff found no issues with the proposed development and concurred with the findings within the Geotechnical Report.

## VII. Public Notice and Comment

Application Date:	December 5, 2006
Public Notice (500 feet):	December 7, 2006
Minimum Comment Period:	December 21, 2006

The Notice of Application for this project was published in the King County Journal and the City of Bellevue weekly permit bulletin on December 7, 2006. It was mailed to property owners within 500 feet of the project site. One comment was received from Karen Walter of the Muckleshoot Indian Tribe Fisheries Division as a request for supplemental information on the project's vicinity to Lakehurst Creek. Information was provided regarding the proposed work and the location of Lakehurst Creek and all concerns were addressed. A record of correspondence with the Muckleshoot Indian

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Tribe Fisheries Division can be found in the project file.

### **VIII. Decision Criteria**

The proposal, as conditioned below, meets the applicable regulations and decision criteria for a Critical Areas Land Use Permit pursuant to LUC Section 20.30P.

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

**Finding:** The applicant must obtain a Clearing and Grading permit before beginning any work.

**B. 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 proposed slope modification will utilize a modular block retaining wall and does not include any grading outside of the wall footprint. **See Conditions of Approval in Section X of this report.**

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

**Finding:** As discussed in Section V of this report, the proposal meets the performance standards of LUC Section 20.25H.055.C.2 for expansion of facilities into a critical area or it's buffer and LUC Section 20.25H.125 for areas of geological hazards.

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

**Finding:** The proposed expansion will improve the existing service level due to an increased roadway travel width and the addition of a sidewalk.

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

**Finding:** There are no new areas of permanent disturbance proposed. All work will be done within the existing improved roadway prism that has been previously disturbed during the construction of the SE 60<sup>th</sup> Street Lakehurst Creek crossing. A restoration plan for all areas of temporary disturbance is required to be submitted and approved by the City of Bellevue prior to the issuance of the Clearing and Grading Permit. The plan shall include the documentation of existing site conditions and shall identify the restoration measures to restore the site to it's existing conditions including a one year monitoring plan as outlined in LUC

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20.25H.220.H. See **Conditions of Approval in Section X of this report regarding the required restoration plan.**

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

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

**IX. 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 Planning and Community Development does hereby **approve with conditions** the proposal to modify the steep slope critical area and its buffer for the construction of a modular retaining wall and sidewalk on the south side of SE 60<sup>th</sup> Street generally from 114<sup>th</sup> Place SE to 116<sup>th</sup> Ave SE .

**Note- Expiration of Approval:** In accordance with LUC 20.30P.150 a Critical Areas Land Use Permit for the modification of steep slopes 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.

**X. Conditions of Approval**

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

<u>Applicable Ordinances</u>	<u>Contact Person</u>
Clearing and Grading Code- BCC 23.76	Savina Uzunow, 425-452-7860
Land Use Code- BCC 20.25H	David Pyle, 425-452-2973
Noise Control- BCC 9.18	David Pyle, 425-452-2973

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

- 1. Modular Wall Design Requirement:** A plan showing the modular wall system that has been identified and recommended in the Geotechnical Report is required to be submitted for review and approval by the City of Bellevue Clearing and Grading Division prior to the issuance of any Clearing and Grading Permit.

Authority: Land Use Code 20.25H.125  
 Reviewer: David Pyle, Planning and Community Development Department

- 2. Restoration for Areas of Temporary Disturbance:** A restoration plan for all areas of temporary disturbance is required to be submitted for review and approval by the

City of Bellevue prior to the issuance of the Clearing and Grading Permit. The plan shall include the documentation of existing site conditions and shall identify the restoration measures to return the site to its existing conditions per LUC 20.25H.220.H.

Authority: Land Use Code 20.25H.220.H  
Reviewer: David Pyle, Planning and Community Development Department

3. **Rainy Season restrictions:** Due to the proximity to a steep slope, no clearing and grading activity may occur during the rainy season, which is defined as November 1 through April 30 without written authorization of the Department of Planning and Community Development. 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: Savina Uzunow, Planning and Community Development Department

4. **Monitoring Required:** The applicant must submit as part of the required Clearing and Grading Permit application a monitoring plan that identifies how all areas of temporary disturbance that have been restored will be monitored for a period of one year following the installation of restoration measures.

Authority: Land Use Code 20.25H.220.H  
Reviewer: David Pyle, Planning and Community Development Department

5. **Noise Control:** The proposal will be subject to normal construction 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. Upon written request to PCD, work hours may be extended to 10 pm if the criteria for extension of work hours as stated in BCC 9.18 can be met.

Authority: Bellevue City Code 9.18  
Reviewer: David Pyle, Planning and Community Development Department

## **XI. Attachments:**

1. Site context map- In File
  2. Environmental Checklist- In File
  3. Site Plan- In File
  4. Performance Standards Narrative- In File
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