



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

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: David Chang, Property Owner

LOCATION OF PROPOSAL: 10015 SE 25th Street

NAME & DESCRIPTION OF PROPOSAL: Chang Residence Slope Modification

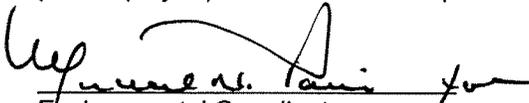
Land Use Approval of Critical Areas Land Use Permit to modify the 75 foot toe-of-slope structure setback and modify a geologic hazard area containing regulated slopes exceeding 40%. Modifications are requested in order to allow construction of a new residence, garages, and surface parking area. Required mitigation includes slope restoration with native plants on remaining slope area and the construction of an engineered retaining wall.

FILE NUMBER: 06-138645-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 08/02/2007.
- 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This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information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.


 Environmental Coordinator

07/19/2007
 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

Proposal Name: Chang Residence Slope Modification

Proposal Address: 10015 SE 25th Street

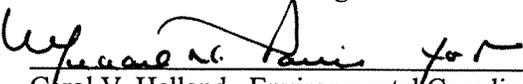
Proposal Description: This is an application for Critical Areas Land Use Permit to modify the toe of a Geologic Hazard Area and reduce the required toe of slope structure setback from 75 feet to 15 feet. The proposed work is associated with the reconstruction of an existing single family residence and the expansion of the existing driveway to add an improved vehicle turnaround and enlarge the driveway to include a guest parking area. To help stabilize the slope and to accommodate the driveway expansion, the applicant is proposing to construct a new engineered retaining wall to replace the existing rockery. Wall construction will take place within the toe of the steep slope and will require the excavation (cutting) of approximately 980 cy of material.

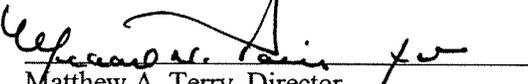
File Number: 06-138645-LO

Applicant: David Chang, Property Owner

Decisions Included: Critical Areas Land Use Permit
(Process II- LUC 20.30P)

Planner: David Pyle, Senior Land Use Planner

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

Carol V. Helland, Environmental Coordinator
Department of Planning and Community Development

Director's Decision: **Approval with Conditions**

Matthew A. Terry, Director
Department of Planning and Community Development

Application Date: 12/29/2006
Notice of Application Publication Date: 02/08/2007
Decision Publication Date: 07/19/2007
Project/SEPA Appeal Deadline: 08/02/2007

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.

I. Background

A. Site Description

The David Chang property is located at 1001 SE 25th Street and consists of two tax parcels (#9502200010 and #9502200005). The project site is located in the west central portion of Bellevue in the NW quadrant of Section 8, Township 24 North, Range 5 East. The site is zoned single-family residential and is currently built out with one single family residence and a single car garage. The site is located directly south and adjacent to the City of Bellevue Chesterfield Beach Park and is within the City of Bellevue Shoreline Overlay District. The existing single family residence is situated on a flat bench area between two slopes that constrain the useable area of the site. The slope to the west is adjacent to Lake Washington and is not regulated as a steep slope. The slope to the east (the subject slope) has been identified as a regulated steep slope (steeper than 40%) area. The regulated slope area within the property boundaries (the slope continues to the north and to the east of the site) is approximately 3,744 sq ft in area. Past topographic modifications to the site are evident and were likely done to accommodate the development of the single family residence that now occupies the site. Vehicle access to the site is provided by an existing 20 foot wide access easement and an 11 foot wide paved shared driveway the terminus of which is located at the subject property. Currently, after arriving at the site, a vehicle must turn around within the 40' x 40' pad located between the residence (to the west), the one car garage (to the north), and the guest house (to the south). If any of this space is occupied by other parked vehicles, the driver exiting the site may be required to reverse up the 400 foot long narrow driveway before arriving at 103rd Ave NE. This site is not serviced by adjacent street parking and there is no additional area where visitors or emergency vehicles may park or turn around.

B. Project Description

This is a proposal to demolish and reconstruct the existing single family residence located at 1001 SE 25th Street and widen the existing driveway to establish a vehicle turnaround / guest parking area to better serve the new residence. The applicant is proposing to modify a portion of the regulated slope by cutting approximately 980 cy of material and removing approximately 1,857 sq ft of slope area through the installation of an engineered retaining wall. The new retaining wall will be designed to enhance slope stability and provide for additional useable driveway area. To accommodate the construction of the new residence and to allow for the reconstruction of the existing detached guest house as a garage, the applicant is also proposing a reduction of the required toe of slope structure setback from 75 feet to 15 feet. To complete the project as proposed, the project will include the removal of an existing rockery retaining wall, the excavation of a portion of the slope, and the construction of a new engineered retaining wall. The applicant is also proposing to rebuild the existing guesthouse as an attached wing to the primary residence and to convert it to a new garage. Consideration of this proposal has been requested by the applicant due to topographical constraints on the property that limit available area for building footprint, driveway function, and guest parking. The new proposed residence will generally be built in the same location as the existing residence and accessory structures and will require the least amount of topographical modification to the site by being

located within an area of past modification.

C. Need For Improvement

Currently, this site is developed with a single family residence that consists of a primary structure and garage that are structurally connected by breezeway and a detached guest house directly adjacent (within 7 feet) and to the south of the primary structure. The primary residence and detached garage are considered primary structures and are exempt from the steep slope critical area structure setback requirements under LUC 20.25H.035.B. The detached guest house is not considered exempt and is located within the required 75 foot structure setback. The applicant is proposing to redevelop the site with a new single family residence that is connected to two garages (replacing the existing guest house and single car garage with two new garages) that will accommodate up to four vehicles. By providing driveway circulation for resident and visiting vehicles and establishing space for visitor parking and vehicle turnaround, the residence will be better served by the narrow driveway and the character of the 400 foot long shared driveway will be maintained without requiring the widening of the driveway pavement (within the 20 foot easement) to accommodate reversing vehicles. The expansion of this parking and turnaround area will also provide the space required for emergency aide cars to access the site and turn around in an efficient manner. The applicant is also requesting a reduction of the required 75 foot toe of slope structure setback to allow for the placement of one of the new attached garages within the approximate footprint of the existing detached guest house. Due to the property features, the site is limited in developable area by the shoreline of Lake Washington to the west and the steep slope to the east. A reduction of the required 75 foot toe of slope structure setback would also allow the applicant to expand and re-orient the footprint of the new proposed home. No habitat associated with species of local importance has been identified on this site due to the lack of vegetation and significant tree growth. The applicant has proposes restoring the regulated slope areas on the site with native vegetation.

II. Site Description and Context

A. Critical Areas:

- i. **Steep Slopes-** 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. The subject site consists of an area of regulated slope within the property boundaries (the slope continues to the north and to the east of the site) equal to approximately 3,744 sq. ft. in area. The project proposal consists of two components: 1) To excavate (cut) a portion of the regulated steep slope (toe) in the northeast corner of the property; and 2) To reduce the required 75 foot structure setback to 15 feet.

To perform the modification of the toe of slope, the applicant has proposed the use of an engineered retaining wall to improve the stability of the slope. A restoration / replanting plan is also proposed to remove invasive plant species that currently occupy the slope area adjacent to the proposed wall and replant

the area with a native plant palette. Review of the August 25, 2006 Geotechnical Report prepared by Earth Consulting Incorporated and the Critical Areas Report supplement dated December 28, 2006 indicates the use of an engineered cantilevered soldier pile retaining wall as a feasible method to support the modified slope and provide for the desired parking area. To fulfill the recommendations of the reports provided by Earth Consulting Incorporated, the applicant will be required to have the proposed wall designed by a licensed engineer. **Approval of this Critical Areas Land Use Permit does not constitute a permit for construction. A building permit is required and all plans are subject to review for compliance with applicable City of Bellevue codes and standards. The retaining wall design must be approved as part of a building permit and is subject to building permit inspections.**

Currently, the site is developed with one single family residence. The applicant is proposing a reduction of the steep slope structure setback to allow for the redevelopment of this site with a new residence that would generally be located within the same footprint and on the same building pad (or bench as described in section I.A above) as the existing residence. Review of the August 25, 2006 Geotechnical Report prepared by Earth Consulting Incorporated and the Critical Areas Report supplement dated April 6, 2007 indicates that a reduction in required structure setback is appropriate for this site due to lack of slope instability. Earth Consulting Incorporated recommends a reduction of setback for this site from the required 75 feet to a minimum of 15 feet. This reduction has been identified as sufficient to allow for the redevelopment of this site within approximately the same footprint as the existing single family residence and accessory structure.

- ii. **Lake Washington Shoreline-** The subject site is along the shores of Lake Washington and as such is subject to the requirements of the Shoreline Overlay District and the Critical Areas Overlay District. The Shoreline Overlay District (LUC 20.25E.050) allows for the construction of single family residence and appurtenances as an exemption. The Critical Areas Overlay District (LUC 20.25H.115) requires that developed sites observe a 25 foot buffer that is measured from the OHWM, and an additional structure setback that is measured from the edge of the required buffer. The applicant has identified the required buffer and structure setback on the proposed site plans. No alteration to the shoreline buffer or structure setback are proposed as part of this application.

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 driveway expansion project will require the construction of a cantilevered soldier pile retaining wall designed by a licensed civil engineer to stabilize the slope. The base of the wall will be at the same grade as the newly established guest parking area and maximum wall height will not exceed 13 feet unless approved by the City Clearing and Grading Department and the applicants Engineer of Record. No fill material aside from that required for the construction of the wall footing and drainage is proposed. No modification to the regulated top of slope buffer is proposed. Disturbance of existing vegetation (predominantly blackberry and ivy) will be minimized during construction and the remaining protected slope area will be restored once 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. A Temporary Erosion Sedimentation Control Plan will be required as part of the building permit application and must address all requirements of erosion and sedimentation bmp's.

B. Animals

The subject property is adjacent to Lake Washington and within 200 feet of the Ordinary High Water Mark. There are no significant trees located within the proposed limits of slope modification, and there are few significant trees located on the site in general. There are, however, many significant trees located within the project vicinity, many of which are located within Chesterfield Beach Park adjacent and to the north of site. Due to the degraded condition of the site (the site is landscaped and with normal residential landscaping of grass and shrubs) the potential to provide habitat is limited. The removal of invasive plants (blackberry and ivy) within the vicinity of the project (upslope), replanting with native trees and shrubs, and the completion of a five year maintenance and monitoring plan will help restore to the site and provide habitat where previously limited. No threatened or endangered species are expected to be present in the project vicinity and the area is fully developed with residential uses. See Conditions of Approval in Section X of this report.

C. Plants

Existing vegetation found within the limits of construction primarily consists of blackberry and ivy. No impact to the site's ability and potential to provide upland habitat in relation to the shoreline of Lake Washington is expected, as the area lacks significant trees and is currently vegetated with invasive colonizing plant species that provide limited habitat value to the site. To enhance the areas plant communities and potential to provide habitat, the applicant is proposing to remove the invasive species and replant the upslope portion of the critical area with native plants. A preliminary replanting plan has been submitted and has been evaluated to be sufficient. An acceptable five year maintenance

and monitoring plan will be required in conjunction with the building permit application. Prior to building permit issuance the applicant will be required to submit an assignment of savings financial security device to ensure maintenance is completed as planned. See Conditions of Approval in Section X of this report.

D. Noise

The site is adjacent to single-family residences, Lake Washington, and a City Park. Disturbance to adjacent residents from noise is most impacting during the evening, late night and weekend hours when residents are likely to be at home. Disturbance to adjacent park users is most likely during the day and commonly the weekend when park users are present. Noise impacts from the construction of the planned single family residence on the natural environment of Lake Washington are expected to be minimal and within the range expected from the construction of a single family 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 X of this report.

IV. Consistency with Land Use Code Requirements:

A. Zoning District Dimensional Requirements:

This is a proposal to redevelop this site with a new single family residence and widen the existing driveway to establish a vehicle turnaround and guest parking area for the new residence. To accomplish the desired expansion of useable driveway area, the applicant is proposing the construction of a retaining wall along the eastern edge of the existing garage to replace a failing rockery. This proposal will require the modification of the toe of a steep slope critical area and the excavation (cutting) of approximately 980 cy of material. The subject property consists of two tax parcels and is currently split zoned as R-1.8 (to the west) and R-3.5 (to the east). The site is currently occupied with one single family residence that occupies both tax lots. The existing residence will be demolished and rebuilt within a similar configuration of the existing structure footprint(s). The property owner is actively pursuing a formal lot combination through the appropriate City of Bellevue lot combination process. A building permit will not be granted to the applicant until the parcels have been declared combined. The proposed slope modification and associated wall construction is wholly located within the boundaries of the eastern lot, and as such is subject to the Land Use Code structure setbacks for the R-1.8 zoning district, which requires the wall be placed at least 30 feet back from the front property line (the eastern property boundary), and at least 5 feet from the side property line (the northern property boundary). The retaining wall, as proposed, is located over 35 feet back from the front property line, and over 8 feet from the side property line. The proposed retaining wall has been found to be in compliance with the requirements of the R-1.8 zoning district. The proposed single family construction, including the proposed slope modification and wall construction, is subject to complete site review for compliance with the Land Use Code during building permit review. See Conditions of Approval in Section X of this report.

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. Steep Slope Critical Areas are also subject to a 50 foot top of slope buffer and a 75 foot toe of slope structure setback. Due to these constraints, the applicant is requesting City approval of two modifications to the steep slope critical area requirements: 1) To excavate (cut) a portion of the regulated steep slope (toe) in the northeast corner of the property to accommodate a driveway expansion; and 2) To reduce the required 75 foot structure setback to 15 feet to allow for the redevelopment of the site with a new residence in approximately the same location as the existing residence. The proposed driveway 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. The proposed reduction of steep slope critical area structure setbacks is allowed under LUC 20.25H.120, which requires a site analysis through the Critical Areas Report process and is subject to compliance with the requirements of LUC 20.25H.230. Approval of either of these proposals requires review for consistency with the Critical Areas Land Use Permit criteria listed in LUC 20.30P. These standards and requirements are analyzed in detail below.

V. Consistency With Land Use Code Critical Areas Performance Standards – Modification of Steep Slope Critical Areas:

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.

This is a proposal to modify a steep slope critical area to expand an existing driveway in an area with difficult site topography to provide additional guest parking and sufficient vehicle turnaround. The proposed project will also stabilize the slope through the removal of an existing failing rockery and the construction of a new engineered retaining wall. The driveway may not be moved or expanded in other areas due to property ownership issues and limited buildable area on the site (the site is restricted by the steep slope structure setback and the shoreline critical area buffer and structure setback. Both permanent and temporary disturbance will be mitigated by restoring the site in accordance with the approved replanting plan.

- 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;

This proposal to modify the steep slope critical area has been designed to meet the identified goals of an expanded driveway while requiring the least amount of disturbance to the slope area. An engineered retaining wall will be used to stabilize the slope and will allow for the excavation (cutting) of a portion of the slope to provide for the expanded parking area necessary to improve driveway functionality. This option was identified and is preferred to other options that would require the creation of an artificial fill slope and would require impact to a large area of land.

- ii. Disturbance of the critical area and critical area buffer, including disturbance of vegetation and soils, shall be minimized;

Disturbance to the steep slope critical area will be limited to the area of excavation and the construction of the engineered retaining wall. To mitigate for the impact of the proposed slope modification, the applicant has proposed a complete critical area restoration through the removal of invasive plants (blackberry and ivy) within the vicinity of the project (upslope), replanting with native trees and shrubs, and the completion of a five year maintenance and monitoring plan. This proposed action will help restore to the site and provide habitat where previously limited.

- 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;
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All proposed excavation and wall construction associated with the modification of the steep slope critical area will occur landward of the existing residence. No impact to the Lake Washington Shoreline is expected. The project area has been colonized by blackberry and ivy and the proposed slope modification will not impact any habitat for species of local importance. This proposal includes a critical area restoration plan and will likely enhance the areas potential and ability to provide habitat for species of local significance.

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 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;

Approval of this Critical Areas Land Use Permit does not constitute a permit for construction. A building permit is required and all plans are subject to review for compliance with applicable 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;

No impact to aquatic area flow peaks has been identified. This proposal will require the submittal of a building permit and all development will be subject to the 50% impervious surface limitations identified in the Land Use Code for the R-1.8 and the R-3.5 zoning districts.

vii. 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;

This is a proposal to expand an existing driveway to provide additional parking area and a sufficient driveway turnaround. Approval of this permit will allow for the modification of the steep slope to provide parking in an area that was previously occupied by the toe of the steep slope, but is necessary to

provide essential driveway function. 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.

An acceptable Temporary Erosion Sedimentation Control Plan will be required as part the building permit submittal and approval. A complete site restoration and replanting plan will also be required as part of the building permit submittal and must include a maintenance and monitoring plan. The applicant shall also submit restoration / replanting / maintenance cost estimates to be used in determining the amount of the assignment of savings financial security device that will be required prior to permit issuance.

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;

The proposed driveway expansion project will require the construction of a cantilevered soldier pile retaining wall designed by a licensed civil engineer to stabilize the slope. The base of the wall will be at the same grade as the newly established guest parking area and maximum wall height is proposed at 13 feet. No fill material aside from what is required for the construction of the wall footing and drainage is proposed. No modification to the top portion of the regulated slope or the top of slope buffer is proposed. Disturbance of existing vegetation (predominantly blackberry and ivy) will be minimized during construction and the remaining protected slope area will be restored once 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.

- b. Structures and improvements shall be located to preserve the most critical portion of the site and its natural landforms and vegetation;
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The proposed slope modification is located as far north and west as feasibly possible in order to avoid the geologic hazard area to the east. Disturbance of existing vegetation will be minimized during construction and the entire critical area will be restored in accordance with the approved restoration plan 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. There are not adjacent structures (aside from that of the applicant) located within immediate proximity of the proposed slope modification that would be affected by this proposal. The property to the east is currently restricted by a 50 foot top of slope buffer.

- 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 proposal includes the use of an engineered retaining wall that will allow the excavation (cutting) of the slope to accommodate the driveway expansion. 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.

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

This proposal will require the submittal of a building permit application and all development on this site will be subject to the 50% impervious surface limitations identified in the Land Use Code for the R-1.8 and the R-3.5 zoning districts. New impervious surface will be added where additional driveway surface is created.

- 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. Stepping of retaining walls would require additional steep slope area modification.

- 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 as an expansion of the building is outside of the scope of the proposed work.

- 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 an engineered retaining wall that will match into the existing topography at the east and west ends of the walls. 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.

- 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. The proposed project will require the excavation (cutting) of the toe of a steep slope and will not require fill outside of what is required for the footing of the wall and the required drainage.

- 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.

An acceptable Temporary Erosion Sedimentation Control Plan will be required as part of the building permit submittal and approval. A complete site restoration and replanting plan will also be required as part of the building permit submittal and must include a maintenance and monitoring plan. The applicant shall also submit restoration / replanting / maintenance cost estimates to be used in determining the amount of the assignment of savings financial security device that will be required prior to permit issuance.

**VI. Compliance With Land Use Code Critical Areas Report Approval Criteria –
Modification of Steep Slope Critical Area Structure Setbacks:**

A. Consistency With LUC 20.25H.230:

The critical areas report is intended to provide flexibility for sites where the expected critical area functions and values are not present due to degraded conditions or other unique site characteristics, or for proposals providing unique design or protection of critical area functions and values not anticipated by this part. Generally, the critical areas report must demonstrate that the proposal with the requested modifications leads to equivalent or better protection of critical area functions and values than would result from the application of the standard requirements. This is a proposal to reduce the required toe of slope structure setback from 75 feet to 15 feet. The applicant has consulted the services of a qualified geotechnical engineering company to study the site and document the observed conditions. Review of the August 25, 2006 geotechnical report prepared by Earth Consulting Incorporated and the Critical Areas Report supplement dated April 6, 2007 indicates that a reduction in required structure setback is appropriate for this site due to lack of slope instability. Earth Consulting Incorporated recommends a reduction of setback for this site from the required 75 feet to a minimum of 15 feet. This reduction has been identified as sufficient to allow for the redevelopment of this site within approximately the same footprint as the existing single family residence and accessory structure.

B. Consistency With LUC 20.25H.255:

a. General.

Except for the proposals described in subsection B of this section, 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;

This is a proposal to modify the required toe of slope structure setback. The site is currently developed with a single family residence and accessory structures that are located within 15 feet of the toe of the regulated slope area. Existing and proposed site conditions have been analyzed by both a licensed engineer and a licensed geologist. The findings of this analysis is documented in the August 25, 2006 geotechnical report and the Critical Areas Report supplement dated April 6, 2007. These reports indicate that a reduction in required structure setback is appropriate for this site due to lack of slope instability. The applicant is also proposing the construction of an engineered retaining wall that will assist in further securing the slope. The wall will be designed to meet the performance standards identified in LUC 20.25H.125. A slope restoration plan is also included

as part of the proposal. The establishment of native vegetation within this slope area will also likely enhance the stability of the slope.

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

No mitigation is required as part of the requirements to reduce the toe of slope structure setback. The applicant has, however, included a slope restoration plan as part of the proposal to modify the steep slope critical to enhance the site's driveway. A five year maintenance and monitoring will be required as part of this project approval.

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

This is a proposal to reduce the toe of slope structure setback from 75 feet to 15 feet. There is no expected impact to the functions and values of the steep slope critical area or shoreline critical area. There no significant trees located within the proposed limits of slope modification, and there are few significant trees located on the site in general. Due to the degraded condition of the site (the site is landscaped and with normal residential landscaping of grass and shrubs) the potential to provide habitat is limited. The removal of invasive plants (blackberry and ivy) within the vicinity of the project (upslope), replanting with native trees and shrubs, and the completion of a five year maintenance and monitoring plan will help restore to the site and provide habitat where previously limited. No threatened or endangered species are expected to be present in the project vicinity and the area is fully developed with residential uses.

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

This is a proposal to reduce the required 75 foot toe of slope structure setback to 15 feet for the purpose of redeveloping the site with a new single family residence that will be located generally within the same location as the existing residence and accessory structures. The site is zoned single family, and the surrounding neighborhood is entirely single family. The proposal is compatible with other similar uses in the vicinity.

VII. Public Notice and Comment

Application Date:	December 29, 2006
Public Notice (500 feet):	February 8, 2007
Minimum Comment Period:	February 22, 2007

The Notice of Application for this project was published in the Seattle Times and the City of Bellevue weekly permit bulletin on February 8, 2007. 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 to better identify the limits of proposed construction in relation to Lake Washington. Information was provided regarding the proposed work and the location of Lake Washington and all concerns were addressed. A record of correspondence with the Muckleshoot Indian 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 building permit before beginning any work. See **Conditions of Approval in Section X of this report.**

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 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. 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, LUC Section 20.25H.125 for areas of geological hazards. The proposal also meets the Critical Areas Report criteria required to reduce the steep slope structure setback from 75 feet to 15 feet.

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

Finding: The proposed driveway expansion will improve the existing service level by providing improved driveway circulation for resident and visiting vehicles. By establishing space for visitor parking and a turnaround, the residence will be better

served by the narrow driveway and the character of the shared driveway will be maintained without requiring the widening of the driveway pavement (within the 20 foot easement) to accommodate reversing vehicles. The expansion of this parking and turnaround area will also provide the space required for emergency aide cars to access the site and turn around in an efficient manner without requiring the widening of the pavement within the access easement. The proposal to reduce the required 75 foot structure setback does not impact the demand on public services and facilities due to the fact that the site is already developed with one single family residence that will be redeveloped as part of this project.

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

Finding: An acceptable Temporary Erosion Sedimentation Control Plan will be required as part the building permit submittal and approval. A complete site restoration and replanting plan will also be required as part of the building permit submittal and must include a maintenance and monitoring plan. The applicant shall also submit restoration / replanting / maintenance cost estimates to be used in determining the amount of the assignment of savings financial security device that will be required prior to permit issuance. **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, & VI 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 reduce the toe of slope structure setback from 75 feet to 15 feet and modify the toe of the steep slope critical area by excavating a portion of the slope and constructing an engineered retaining wall to widen the driveway and establish a vehicle turnaround and guest parking area for the single family residence located at 10015 SE 25th Street. **Approval of this Critical Areas Land Use Permit does not constitute a permit for construction. A building permit is required and all plans are subject to review for compliance with applicable City of Bellevue codes and standards. The retaining wall design must be approved as part of a building permit and is subject to building permit inspections.**

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.

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	Tom McFarlane, 425-452-5207
Land Use Code- BCC Title 20	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. Engineered Wall Design Requirement:** A detailed plan for the engineered cantilevered soldier pile wall design that has been recommended in the geotechnical report supplement is required to be submitted for review and approval by the City of Bellevue Building Department prior to the issuance of any building permit for construction at this site. The wall must be designed and approved by an engineer licensed in Washington State.

Authority: Land Use Code 20.25H.125

Reviewer: David Pyle, Planning and Community Development Department

- 2. Critical Area Restoration and Replanting:** A complete site restoration and replanting plan that meets the requirements of LUC 20.25H.220 shall be submitted and approved prior to the issuance of any building permits for construction on this site.

Authority: Land Use Code 20.25H.220

Reviewer: David Pyle, Planning and Community Development Department

- 3. Maintenance and Monitoring Plan:** A complete maintenance and monitoring plan outlining how the restored area will be maintained and monitored for a period of five years shall be submitted and approved prior to the issuance of any building permits for construction on this site.

Authority: Land Use Code 20.25H.220

Reviewer: David Pyle, Planning and Community Development Department

- 4. Assignment of Savings Financial Security Device:** As part of the building permit application the applicant shall submit restoration / replanting / maintenance plan cost estimates to be used in determining the amount of the assignment of savings financial
-

security device that will be required prior to permit issuance. A complete assignment of savings financial security device in the amount determined by the project planner must be submitted prior to building permit issuance.

Authority: Land Use Code 20.25H.220.F
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: 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 Map- In File
 2. Environmental Checklist- In File
 3. Site Plans- In File
 4. Geotechnical Report and Site Assessment (Including Supplements)- In File
-

ENVIRONMENTAL CHECKLIST

4/18/02

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call the Permit Center (425-452-6864) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Our TTY number is 425-452-4636.

BACKGROUND INFORMATION

Property Owner: DAVID & PILIN CHANG

Proponent: JOSEPH EIFFERT / LE&A ARCHITECTS

Contact Person: JOSEPH EIFFERT

(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: PLAZA CENTER SUITE 1100
10900 NE 32ND STREET BELLEVUE WA 98005

Phone: 425 450 0900

Proposal Title: CHANG RESIDENCE

Proposal Location: 10015 SE 25TH STREET (NEAR 100TH AVE)
(Street address and nearest cross street or intersection) Provide a legal description if available.

Please attach an 8 1/2" 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: SINGLE FAMILY RESIDENCE AND ATTACHED GARAGES, AND RETAINING WALL
2. Acreage of site: .565 ACRES
3. Number of dwelling units/buildings to be demolished: 2
4. Number of dwelling units/buildings to be constructed: 1
5. Square footage of buildings to be demolished: 5000 SF ±
6. Square footage of buildings to be constructed: 8000 SF ±
7. Quantity of earth movement (in cubic yards): 980 C.Y. CUT
8. Proposed land use: SINGLE FAMILY RESIDENCE
9. Design features, including building height, number of stories and proposed exterior materials:
2 STORIES STONE & CEDAR SHINGLES
25' HT (SHORELINE) 20' (ZONING)
10. Other

RECEIVED

DEC 29 2006

Permit Processing

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

OCTOBER 2008

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

NO

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

CRITICAL AREAS REPORT BY EARTH CONSULTING
GEO TECH REPORT BY EARTH CONSULTING (12/28/06)
(8/25/06)

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.

NO

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.

BUILDING PERMIT
CRITICAL AREAS 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.

MEDIUM DENSE TO VERY DENSE SILTY SAND WITH GRAVEL, POORLY GRADED SAND, AND SANDY SILT, AND GRAVEL.

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

No

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

NO IMPORTATION OF FILL MATERIALS IS EXPECTED. A NET CUT IS ANTICIPATED. ANY FILLING WILL USE NATIVE MATERIAL FROM ON-SITE EXCAVATION

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

CUT AT THE BASE OF THE STEEP SLOPE AS HOUSE FOUNDATION COULD GENERATE EROSION. YES. THE SLOPE AS WELL

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

35% ±

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

TEMPORARY TO BE DETERMINED. BUT SHORING AT THE BASE OF THE STEEP SLOPE MAY BE REQ'D. A REVEGETATION PLAN IS BEING SUBMITTED.

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.

SOME DUST COULD BE GENERATED DURING DRY CONDITIONS. WATER SPRAYING WOULD BE UTILIZED AS NECESSARY.

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

No

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

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.

LAKE WASHINGTON BORDERS THE WEST SIDE OF THE LOT

- (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. YES. THE PROPOSED SINGLE FAMILY RESIDENCE WOULD BE LOCATED WITHIN 200' OF LAKE WASHINGTON.
- (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. NO FILLING OR DREDGING OF SURFACE WATER OR WETLANDS IS PROPOSED.
- (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. NA

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.

STORM WATER WILL BE COLLECTED FROM ROOF DOWNSPOUTS AND DRIVEWAY CATCH BASINS. IT WILL BE RELEASED INTO LAKE WASHINGTON.

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

SOME POTENTIAL FOR OIL FROM DRIVEWAY.

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

AN OIL SEPARATOR WOULD BE PROVIDED TO MINIMIZE CONTAMINATION OF WATER ENTERING LAKE WASHINGTON.

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?

ENGLISH IVY, BLACKBERRY & BRACKEN
3 DECIDUOUS TREES

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

NONE, ALTHOUGH THE CRITICAL AREAS REPORT STATES THAT THE LARGE CONIFERS CAN PROVIDE RESTING AND FEEDING FOR RAPTORS.

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

PLEASE SEE REVEGETATION PLAN BY LANE & ASSOCIATES (12/20/06)

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:

NO OBSERVATION OF ANY BIRDS OR ANIMALS HAS BEEN REPORTED TO THE APPLICANT.

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. NOT KNOWN.

d. Proposed measures to preserve or enhance wildlife, if any: THE PROPOSAL WOULD RETAIN THE LARGE EXISTING CONIFERS.

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.

ELECTRIC & NATURAL GAS.

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:

POSSIBLY HIGHER THAN MINIMAL INSULATION.

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.

NONE THAT ARE NOT TYPICAL TO CONVENTIONAL SINGLE FAMILY RESIDENTIAL CONSTRUCTION.

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

NO UNUSUAL RISKS OR NEED FOR EMERGENCY SERVICES ANTICIPATED.

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

CONVENTIONAL PRACTICES TO CONTROL DUST AND SPILLAGE OF PAINT, SEALANTS, ETC,

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.

TYPICAL CONSTRUCTION NOISE ASSOCIATED WITH CONVENTIONAL SINGLE FAMILY RESIDENTIAL CONSTRUCTION.

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

LIMITATION OF CONSTRUCTION HOURS PER CITY OF BELLEVUE REQ'S.

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties? **SINGLE FAMILY RES AND GUEST HOUSE.**

b. Has the site been used for agriculture? If so, describe. **NO**

c. Describe any structures on the site. **SINGLE FAMILY RESIDENCE WITH ATTACHED GARAGE AND DETACHED GUEST HOUSE. ALSO A SHED AND DOCK.**

d. Will any structures be demolished? If so, what? **YES. ALL EXISTING STRUCTURES EXCEPT SHED AND DOCK.**

e. What is the current zoning classification of the site? **R 1.8 AND R 3.5**

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

g. If applicable, what is the current shoreline master program designation of the site? **R 1.8 AND R 3.5**

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify. **YES. THE STEEP SLOPE AT THE EAST END.**

i. Approximately how many people would reside or work in the completed project? **A FAMILY OF FOUR WOULD RESIDE, PLUS OCCASIONAL GUESTS.**

j. Approximately how many people would the completed project displace? **NOT KNOWN. PROBABLY TWO TO SIX.**

k. Proposed measures to avoid or reduce displacement impacts, if any: **NONE PROPOSED.**

- i. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: **EXISTING SINGLE FAMILY UTILIZATION WILL NOT BE CHANGED.**

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. **1 UNIT, HIGH INCOME**
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. **2, HIGH INCOME**
- c. Proposed measures to reduce or control housing impacts, if any:
NONE PROPOSED

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? **35' (SHORELINE) 30' (ZONING)
STONE AND CEDAR SHINGLES.**
- b. What views in the immediate vicinity would be altered or obstructed? **NONE**
- c. Proposed measures to reduce or control aesthetic impacts, if any: **USE OF NATURAL MATERIALS AND COLORS TO ENHANCE NATURAL FEATURES OF SITE AND SURROUNDING AREAS.**

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
NO LIGHT OR GLARE UNUSUAL TO SINGLE FAMILY RESIDENTIAL USE WILL BE PROVIDED.
- 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**
- d. Proposed measures to reduce or control light or glare impacts, if any: **NONE**

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
**CHESTERFIELD PARK ON NORTH SIDE OF SUE
LAKE WASHINGTON ON WEST SIDE OF SUE**
- 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: **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. **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: **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. **SE 25th STREET.
WILL UTILIZE EXISTING EASEMENT ACROSS ADJ. LOT.**
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
NO. 1/4 MILE I
- c. How many parking spaces would be completed project have? How many would the project eliminate?
6 4 EXISTING.
- 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. **APPROX 6/DAY.**
- g. Proposed measures to reduce or control transportation impacts, if any: **NONE**

15. Public Services

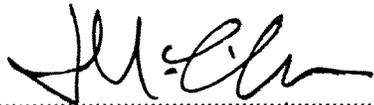
- a. Would the project result in an increased need for the public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe. **NO**
- b. Proposed measures to reduce or control direct impacts on public services, if any. **NONE**

16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other. **ALL OF THE ABOVE EXCEPT SEPTIC SYSTEM.**
- 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. **ALL OF THE ABOVE. TYPICAL TRENCH INSTALLATION.**

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..... **12/29/06**