



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

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Michael Ritter, Property Owner

LOCATION OF PROPOSAL: 695 Shoreland Drive SE

NAME & DESCRIPTION OF PROPOSAL: Ritter Residence Soil Remediation

Land Use approval of Critical Areas Land Use Permit and Shoreline Substantial Development Permit to excavate and restore contaminated soils within a Geologic Hazard Area that is located within 200 feet of the Ordinary High Water Mark of Lake Washington. The proposal includes the excavation of approximately 1,000 cy of material and the disposal of approximately 400 cy of contaminated soil. Following the removal of the contaminated soils, the hillside will be restored to closely match the current grade using clean overburden and imported fill. The proposal includes the use of geotechnically designed cells (geo-grids) to restore and stabilize the hillside. The applicant is proposing the removal of the regulated slope area from protected status to facilitate the removal of the known contaminated soils.

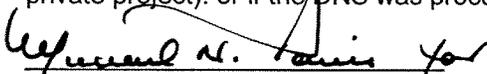
FILE NUMBER: 07-111085-LO / 07-111084-WG

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 _____, 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 21-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 August 9, 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 _____.

Appeals of the environmental determination and/or Shoreline Substantial Development Permit can be made to the Shoreline Hearings Board. The Shoreline Hearings Board must receive written appeals within twenty-one (21) days of the date of filing of the permit with the State Department of Ecology. For information on how to appeal a proposal, contact the Shoreline Hearings Board at 360-459-6327, or visit the City of Bellevue Permit Center at City Hall or call 425-452-6864.

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
- King County Wastewater Treatment Division



City of Bellevue
 Department of Planning & Community Development
 P.O. Box 90012, Bellevue, WA 98009-9012
 (425) 452-6864 Fax (425) 452-5225

**Shoreline Management Act of 1971
 Permit for Shoreline Management Substantial
 Development
 Conditional Use and/or Variance**

Application No. 07-111084-WG

Date Received 03/16/2007

Approved / Date 07/19/2007
 Denied / Date _____

Type of Action:

- Substantial Development Permit
- Conditional Use Permit
- Variance Permit

Pursuant to Chapter 90.58 RCW, a permit is hereby granted/denied to: Michael Ritter, Property Owner

to undertake the following development:

Excavate and restore contaminated soils within a Geologic Hazard Area that is located within 200 feet of the Ordinary High Water Mark of Lake Washington. The proposal includes the excavation of approximately 1,000 cy of material and the disposal of approximately 400 cy of contaminated soil. Following the removal of the contaminated soils, the hillside will be restored to closely match the current grade using clean overburden and imported fill. The proposal includes the use of geotechnically designed cells (geo-grids) to restore and stabilize the hillside.

upon the following property: 695 Shoreland Drive SE

adjacent to Lake Washington
 and/or its associated wetlands. The project will be located Adjacent to Shorelines of Statewide
 Significance (RCW 90.58.030). The project will be located within a Shoreline Overlay District
 designation. The following master program provisions are applicable to this development:

- Land Use Code(LUC) Section 20.25E.080(B)General Regulations Applicable to all Land Use Districts & Activities
- LUC Section 20.25E.080 (G) Moorage Regulations; LUC Section 20.30R.155 Shoreline Substantial Development Permit
- Bellevue Comprehensive Plan, Shoreline Management Program Element, Policy SH-1

Development pursuant to this permit shall be undertaken in accordance with the following terms and conditions:

Conditions of Approval (Land Use Division)

The following conditions are imposed under authority referenced:

1. Clearing and Grading Permit: The applicant must apply for and receive a clearing and grading permit prior to the commencement of any development activity on the site. Clearing and grading plans are subject to review by the applicable City departments.

Authority: Bellevue City Code 23.76
 Reviewer: David Pyle, Planning and Community Development Department

2. Onsite Field Engineer: During clearing and grading activity, a qualified field engineer must be on site to evaluate slope stability and shoring activity.

Authority: Bellevue City Code 23.76
 Reviewer: David Pyle, Planning and Community Development Department

3. Engineered Wall Design Requirement: A detailed plan for the engineered geogrid wall system that has been recommended in the geotechnical report is required to be submitted for review and approval by the City of Bellevue Clearing and Grading Department prior to the issuance of any clearing and grading 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

4. 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 clearing and grading permits for construction on this site.

Authority: Land Use Code 20.25H.220

Reviewer: David Pyle, Planning and Community Development Department

5. 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 clearing and grading permits for construction on this site.

Authority: Land Use Code 20.25H.220

Reviewer: David Pyle, Planning and Community Development Department

6. Assignment of Savings Financial Security Device: As part of the clearing and grading 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 clearing and grading permit issuance.

Authority: Land Use Code 20.25H.220.F

Reviewer: David Pyle, Planning and Community Development Department

7.. 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

8. 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

9. Locate Utilities: Before submittal of the Clearing and Grading permit application, field locate the existing side sewer and storm drainage systems and include their locations on the clearing and grading construction site plans. Caution should be taken during excavation, as the contaminated soils appear to surround the existing side sewer and are near the existing storm system. Please coordinate with Mike Burbridge, SS Operations & Maintenance 425-452-5236 prior to the disconnection of the temporary side sewer and prior to the connection to the new permanent side sewer.

Authority: Bellevue City Code 24

Reviewer: Kim Serwold, Utilities Department

10. Separate Deck Building Permit: A separate building permit will be required to reconstruct the deck that is currently located along the western edge of the Ritter property. This Critical Areas Land Use Permit does not grant a variance from the standards of the Land Use Code for the purpose of reconstructing the deck.

Authority: Land Use Code 20.20

Reviewer: David Pyle, Planning and Community Development Department

11. Eagle Management Plan: A copy of the approved WDFW Bald Eagle Management Plan must be

submitted prior to issuance of the clearing and grading permit and prior to the commencement of any development activity associated with this project. The approved management plan shall be implemented with the proposed development activity.

Authority: Land Use Code 20.25H.160

Reviewer: David Pyle, Planning and Community Development Department

This permit is granted pursuant to the Shoreline Management Act of 1971 and nothing in this permit shall excuse the applicant from compliance with any other federal, state or local statutes, ordinances or regulations applicable to this project, but not inconsistent with the Shoreline Management Act (Chapter 90.58 RCW).

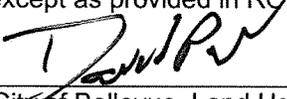
This permit may be rescinded pursuant to RCW 90.58.140(8) in the event the permittee fails to comply with the terms and conditions hereof.

Construction pursuant to this permit, or substantial progress toward construction, must be undertaken within two years of the date of final approval. This permit shall expire five years from the date of local approval.

Construction pursuant to this permit will not begin or is not authorized until twenty-one (21) days from the date of filing, as defined in RCW 90.58.140(6) and WAC 173-27-130, or until all review proceedings initiated within twenty-one (21) days from the date of such filing have terminated; except as provided in RCW 90.58.140(5) (A) (B) (C).

July 19, 2007

Date


City of Bellevue, Land Use Division

CC: Attorney General, Department of Ecology, Northwest Region
Dept. of Fish and Wildlife, c/o Dept. of Ecology, 3190 160th Ave SE, Bellevue, WA 98008-5452 attn: Stewart Rienbold
DOE, Joe Burcar, 3190 160th Avenue SE, Bellevue, WA 98008-5452



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

Proposal Name: Ritter Residence Soil Remediation

Proposal Address: 695 Shoreland Drive SE

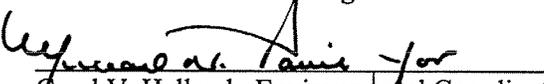
Proposal Description: This is an application for Critical Areas Land Use Permit and Shoreline Substantial Development Permit to excavate and restore contaminated soils within a Geologic Hazard Area that is located within 200 feet of the Ordinary High Water Mark of Lake Washington. The proposal includes the excavation of approximately 1,000 cy of material and the disposal of approximately 400 cy of contaminated soil. Following the removal of the contaminated soils, the hillside will be restored to closely match the current grade using clean overburden and imported fill. The proposal includes the use of geotechnically designed cells (geo-grids) to restore and stabilize the hillside. The applicant is proposing the removal of the regulated slope area from protected status to facilitate the removal of the known contaminated soils.

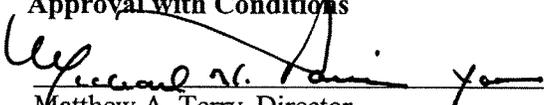
File Number(s): 07-111084-WG & 07-111085-LO

Applicant: Michael Ritter, Property Owner

Decisions Included: Critical Areas Land Use Permit (LUC 20.30P)
Shoreline Substantial Development Permit (LUC 20.30R)

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: 03/16/2007
Notice of Application Publication Date: 04/12/2007
Decision Publication Date: 07/19/2007
Project/SEPA Appeal Deadline: 08/09/2007

For information on how to appeal a proposal, visit the Permit Center at City Hall or call 425-452-6800. Comments on State Environmental Policy Act (SEPA) Determinations can be made with or without appealing the proposal within the noted comment period for a SEPA Determination. Appeal of the decision must be made by 5 p.m. on the date noted for appeal of the decision. Appeals must be made to the Washington State Shoreline Hearings Board.

I. Background

A. Site Description

This is a proposal to excavate approximately 1,000 cy of soil, remove and dispose of approximately 400 cy of contaminated materials that have been polluted by a leaking heating oil tank and is located across two properties on Lake Washington. The proposed work will take place on the Ritter and Wahl residential properties, addressed as 695 and 700 Shoreland Drive SE, respectively. The project site is generally located within the north west portion of Bellevue in the SE quadrant of Section 31, Township 25 North, Range 5 East. The site is zoned single-family residential and is currently built out with single family residences and normal appurtenances (driveways, walls, stairs, decks, etc.). The Wahl property fronts on Lake Washington. The Ritter property is separated from Lake Washington by the Wahl property and lies at elevations ranging from 50 to 70 feet above sea level (30 to 50 feet higher than lake level). The steep hillside between the Ritter and Wahl residences has been stabilized with two north-south concrete retaining walls that has created a terraced hillside environment and includes a set of stairs that provide a connection between the Ritter residence above and the Wahl residence driveway below. An east west rockery retains the hillside to the north and east of the driveway that serve the Wahl property. Although under separate ownership, the north portion of the Wahl property is occupied by a lake access easement that allows owners and guests of the Ritter property access to Lake Washington.

B. Project Description

The Ritter residence soil remediation project is a proposal to remove soils that have been contaminated by the failure of a 300 gallon underground heating oil tank in 1999. To remove the contaminated soils, project engineers have proposed the excavation of approximately 1,000 cy of soil and the removal and disposal of the contaminated materials. Site analysis indicates that approximately 400 cy of contaminated material will be removed and properly disposed. The excavation will take place along the property boundary of two adjacent residential parcels and within an approximately 50 foot diameter area. The work will be done within a regulated steep hillside that lies adjacent and downslope of the Ritter residence and directly upslope of the Wahl residence. Excavation will occur at depths of 8 to 15 feet below the existing land surface and will vary based on field evaluation. The root structure of the tree canopy along the northern property line that abuts the Wahl and Ritter properties may also be effected due to the extent of required subsurface excavation. Before excavation, the hillside will be stabilized through the use of an engineered soil nail wall. During excavation clean overburden will be removed and stockpiled nearby. Excavation will be done using a customized limited access rig that is designed to minimize surface disturbance and is capable of subterranean excavation. When identified, effected soil will be excavated to transport trucks and hauled to a permitted disposal site. A qualified geotechnical engineer will be onsite to supervise all excavation activities. Following the excavation work, the site will be restored through the use of clean overburden, imported fill, and approved geotechnically designed geogrid cells to stabilize the hillside. The exterior of the geogrid cells will be finished with either shotcrete or modular block wall construction and any exposed areas of slope will be

revegetated according to an approved replanting plan.

C. Need For Improvement

In January 2000, PCSI Tank Services decommissioned a 300 gallon underground heating-oil tank (UST) on the Ritter property. Soils surrounding and below the UST were determined to be contaminated with heating oil that had leaked from the tank. Oil seeps were reported in at least one area on the down gradient Wahl property, and oil sheen was noted on Lake Washington along the Wahl property shoreline. From December 15, 1999 through February 7, 2000, the environmental firm TerraSolve collected and analyzed soil and groundwater samples from various locations on both the Ritter and Wahl properties. TerraSolve recommended a plan for site remediation which involved active bio-remediation of fuel-oil contaminated soil in the vicinity of the former tank on the Ritter property, as well as soil excavation and removal of fuel-oil contaminated soil from the Wahl property. The remediation plan was implemented but was determined to be ineffective by the Washington State Department of Ecology (Ecology) in reducing contamination in soil and groundwater to levels suitable for an unrestricted site closure (no deed restrictions). In March of 2004 Sound Environmental Stratified (SES) was contracted to evaluate the site and prepare a new remediation plan. Field investigations performed by SES indicated that soils on the Ritter property were in excess of allowed levels of contamination (diesel range petroleum hydrocarbons – DRPH). Affected areas were identified at depths of 16 to 20 feet below ground surface on the Ritter property, and at depths of approximately 15 feet below ground surface on the Wahl property. Using this information, SES prepared a remediation plan with the objective of an unrestricted title, achievable by reducing DRPH contaminant levels to a level that is below Ecology's threshold DRPH level. To achieve this, SES proposes the removal of contaminated soil through excavation using a customized limited access rig that is capable of subterranean excavation to follow a subsurface contaminated zone and thereby minimizing impacts to the surrounding landscape while effectively removing the contaminated soils.

II. Site Description and Context

A. Steep Slopes Critical Areas

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 several areas of regulated slope all in excess of 1,000 sq ft in area (the slope areas continue to the north, south, and east of the site and are interrupted by residential building pads and driveways). Only one of the site's slopes will be affected by this proposal and the applicant is proposing the removal of this regulated slope from protected status. The project proposal consists of six components that have been designed to help minimize the impact to the protected slope areas and ensure continued slope stability: 1) Steep slope areas will be stabilized through the use of an approved soil nail system for each level of excavation to occur. 2) Soils within an approximately 6,000 sf surface area will be excavated. 3) Clean overburden will be stockpiled onsite, contaminated soils will be loaded into transport trucks and disposed of at a permitted disposal site. 4) The site will be restored through the use of clean overburden, imported fill, and approved geotechnically designed geogrid cells to stabilize

the hillside. 5) The geogrid surfaces will be finished with sculpted shotcrete or a modular block wall system. 6) Site vegetation will be restored pursuant to an approved replanting plan.

As part of the background studies that were completed by SES, the services of the Geotechnical Consultants Milbor-Pita were obtained and a geotechnical engineering report was completed, dated March, 2007. Review of the geotechnical report indicates that the site is primarily underlain by medium stiff to very stiff clayey silt interbedded with medium dense to dense silty fine sand / fine sandy silt. Site explorations were completed to a maximum depth of 40 feet. Milbor-Pita recommends the use of several specific techniques to reduce the potential for hazard and slope failure. To fulfill the recommendations of the report completed by Milbor-Pita, the applicant will be required to have all proposed excavation, stabilization, and wall construction designed by a licensed engineer in accordance with the findings of the geotechnical report, and the applicant will be required to retain the services of a qualified geotechnical engineer as a field inspector throughout the duration of the proposed activity. Compliance with the step slope critical areas requirements is discussed in detail in section IV and V below.

B. 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 City of Bellevue Land Use Code identifies shorelines as environmentally critical areas). The Shoreline Overlay District requirements identify clearing and grading activities within 200 feet of the OHWM as allowed activities subject to the performance standards listed in LUC 20.25E.080.G. 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 25 foot 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 clearing and grading or development activity within the shoreline critical area buffer or structure setback are proposed as part of this application. To limit the potential of impact to the Lake Washington aquatic environment, an acceptable erosion control plan will be required as part of the construction permit application and must address all requirements of erosion and sedimentation bmp's. Compliance with the Shoreline Performance Standards (LUC 20.25E.080.G) for clearing and grading activity is discussed in detail in section IV and VI below.

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

This proposed soil remediation project will require the excavation of approximately 1,000 cy of material and the disposal of approximately 400 cy of contaminated soil. The proposed excavation is located within a regulated steep slope critical area and will require the removal of two concrete retaining walls to allow access to the contaminated soils at depths of up to 15 feet below ground level. Excavation of the hillside will be done using a customized limited access rig capable of subterranean excavation to follow a subsurface contaminated zone, thereby minimizing impacts to the landscape. Following the removal of contaminated soils, all areas of disturbance will be restored. Restoration includes the use of clean overburden, imported fill, and approved geotechnically designed geogrid cells to reconstruct and stabilize the hillside. The exterior of the geogrid cells will be finished with either shotcrete or block wall construction and any exposed areas of slope will be revegetated according to an approved replanting plan. The proposed retaining walls 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 clearing and grading permit application and must address all requirements of erosion and sedimentation bmp's.

B. Animals

A habitat assessment of the subject property was completed by SES to evaluate the potential presence or absence of City of Bellevue designated species of local importance on or near the project site. The analysis included site visits to analyze the site's landscape features and vegetation, as well as the review of fish and wildlife vicinity maps from the Washington State Department of Fish and Wildlife (WDFW). Review of site conditions and WDFW maps indicates that although this site is located adjacent to Lake Washington, the site's ability to provide habitat for species of local importance is limited due to urbanization of the surrounding landscape, non-native landscaping that provides little structure as habitat, and the lack of significant trees on the site. The site's vegetation primarily consists of English ivy, a known noxious weed, and isolated plantings of non-native hawthorne, cherry laurel, juniper shrubs, and other low-value individual landscape varieties. Because of the site's proximity to Lake Washington, several animal species that are identified as species of local importance in LUC 20.25H.150 were identified as potentially located within the general vicinity of the subject property. Specifically, the habitat report submitted identifies Bald eagle, Peregrine falcon, Great blue heron, Osprey, Chinook salmon, Bull trout, and Coho salmon as possibly being located within the vicinity of the subject site. The project is not anticipated to impact water quality or fish habitat as the project is onshore, no activity is proposed waterward of the OHWM or within the 25 foot shoreline regulatory buffer, and the soil excavation activities are scheduled to take place during the lowest precipitation months to avoid runoff and sedimentation. The project area is located within .5 miles of a Bald eagle nest, and a Standard Bald Eagle Management Plan is required by WDFW. See conditions of approval in section XI of this report.

No impact to the site's ability and potential to provide upland habitat in relation to the shoreline of Lake Washington is expected in conjunction with the proposed activity. 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 wildlife habitat, the applicant is proposing to remove the invasive species (ivy) and replant the upslope portion of the critical area with native plants. A preliminary replanting plan has been submitted and a complete site restoration plan will be required as part of the clearing and grading permit application (underlying action). Additionally, an acceptable five year maintenance and monitoring plan will be required in conjunction with the restoration plan. Prior to clearing and grading 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 XI of this report.

C. Plants

Existing vegetation found within the limits of construction primarily consists of English ivy and other isolated plantings of common landscape varieties of plants such as hawthorne, cherry laurel, and juniper shrubs. There is one significant Western red cedar tree located within the proposed limits of slope modification and within the property boundaries of the Ritter residence. This tree has been historically topped and pruned in an effort to maintain views. Due to the scope of work to be performed, the Western red cedar has been identified for removal and will be replanted with two new cedars. Additionally, all areas impacted by grading activities will be replanted with native vegetation in accordance with an approved replanting plan. See Conditions of Approval in Section XI of this report.

To the north of the project area, and along the Ritter and Wahl residence north property line, there are 9 additional trees that have been documented as within the project's area of influence. All 9 of these trees have been evaluated by Tree Solutions, a consulting arborist company. Within the arborists report, tree protection measures are recommended to lower the potential that the rootzones of these trees may be effected due to the extent of required excavation. To further limit the possibility of impact to the adjacent trees, excavation of the hillside will be done using a customized limited access rig capable of subterranean excavation, minimizing required modifications to the adjacent hillside. As a condition of approvals, the tree protection measures identified in the Tree Solutions report must be installed and inspected by a qualified arborist. Any trees damaged by the excavation activities must be replaced at a two to one ratio. See Conditions of Approval in Section XI of this report.

D. Noise

The site is adjacent to single-family residences and Lake Washington. 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. 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 XI of this report.

IV. Consistency with Land Use Code Requirements:

A. Zoning District Dimensional Requirements:

This is a proposal to remove contaminated soil located within a protected slope on two residential properties in the R-1.8 district. Both properties are developed with single family residences – the Wahl residence (below and along the shoreline of Lake Washington) and the Ritter residence (upslope from the Wahl residence). Due to the grade separation between the Ritter and Wahl residences, two concrete retaining walls, a toed in driveway, and graded slopes provide a transition between the two (Wahl and Ritter) building sites. These features are generally located along the north-south Ritter-Wahl property line, however the bulk of the transition is located along the western (Wahl) side of the property line. Although under separate ownership, the Ritter residence has retained an access easement across the northern extreme of the Wahl property for the purpose of lake access (Recorded in 1978 under King County Records File No. 7811151011).

Currently, the Ritter property is characterized by a wood deck and brick patio that provide views of Lake Washington, and a section of concrete stairs and walkway that descend down from the residence crossing the property line, transecting immediately to the south of the two existing retaining walls, running along the west (bottom) of the lower retaining wall and providing access from the Ritter residence to the Wahl property driveway and ultimately the shoreline of Lake Washington. To accommodate the required excavation activities, the applicant is proposing the removal of the deck, the patio, the two existing concrete retaining walls, and the concrete stairs / walkway.

Following the removal of the contaminated soil, the slope will be restored using clean native material (overburden), imported fill, and an approved geogrid cell system to stabilize the hillside. The new geogrid wall system will be located in generally the same location as the existing walls. The exterior of the geogrid cells will be finished with either shotcrete or block wall construction and any exposed areas of slope will be revegetated according to an approved replanting plan. The existing stair and walkway will be reconstructed within the vicinity of the new retaining walls, and will provide the same access as identified and granted through the site access easement described above. The patio and deck will be replaced and will follow the same general footprint of the existing deck and patio to provide the Ritter residence with the same views it is currently afforded. No changes to the language of the existing access easement are proposed. Reconstruction of the deck will be processed under a separate clearing and grading permit. See conditions of approval in section XI of this report.

Both the Ritter and Wahl properties are developed with single family residences. No expansions to the existing residences or their appurtenances are proposed as part of this project. No changes to the required structure setbacks, structural lot coverage, or site impervious surface will be granted as part of this proposal (See conditions of approval in section XI of this report). Although located within the required setbacks of either the Ritter or Wahl properties, retaining walls are allowed within the required structure setbacks on single family lots when the existing grade change is such that no feasible alternative to location or height exists in accordance with LUC 20.20.025.D. In this case due to the existing conditions, the scope of the project, and grade separation that must be accommodated, there is no feasible alternative to the use of a retaining wall system to secure the hillside.

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. Steep Slope Critical Areas are also subject to a 50 foot top of slope buffer and a 75 foot toe of slope structure setback. Under LUC 20.25H, the modification of a Critical Area or it's buffer is prohibited unless the proposal is identified as an allowed use or a provision for modification exists. Due to these constraints and the scope of the project, the applicant is requesting the removal of this steep slope area from protected status for the purpose of soil remediation. The removal of a regulated steep slope critical area from protected status is allowed under the provisions of LUC 20.25H.140.A.2, which requires a site analysis through the Critical Areas Report process and is subject to compliance with the requirements of LUC 20.25H.145. Approval of a proposal to remove a regulated slope area from protected status also 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 in section V below.

C. Shoreline Permitting Requirements:

All areas within 200 feet landward of the OHWM of Lake Washington are regulated under the requirements of the City of Bellevue Shoreline Master Program and Shoreline Overlay District. The City of Bellevue Shoreline Master Program and Shoreline Overlay District identify clearing and grading as an allowed activity within the shoreline regulatory zone, subject to compliance with the performance standards listed in LUC 20.25E. Substantial development proposals within the shoreline regulatory zone require review for consistency with the Shoreline Substantial Development Permit criteria listed in LUC 20.30R. The proposal's consistency with the required shoreline performance standards and approval criteria is discussed in section VI below.

D. Comprehensive Plan Policies:

LUC 20.40.401 requires that each decision or action of the City or its officials pursuant to the Land Use Code shall be made in compliance with the Comprehensive Plan. This application for Critical Areas Land Use Permit and Shoreline Substantial Development Permit is subject to compliance with the Comprehensive Plan. As a soil remediation project, this proposed action has merit under the Shoreline Management Program Element

and is compliant with policies SH-3, SH-13, and SH-14. Additionally, this proposal has been designed to cause the least amount of impact to the surrounding properties and natural environment. The project is also compliant with the Environmental Element of the Comprehensive Plan and is consistent with policies EN-3, EN-21, EN-26, EN-33, EN-34, EN-65, EN-68, and EN-76. This is a proposal to excavate and remove contaminated soils from a steep slope area and restore the slope after all of the contaminated material has been removed. No new development is proposed and the site will be restored following the proposed activity. The project as identified is consistent with the Comprehensive Plan.

V. Consistency With Land Use Code Critical Areas Requirements – Removal of Steep Slope Critical Area From Protected Status:

A. Consistency with LUC 20.25H.140

In addition to the provisions of LUC 20.25H.230, any proposal to modify a landslide hazard or steep slope or associated critical area buffer through a critical areas report shall comply with the requirements of this section.

1. Limitation on Modification. The provisions for coal mine hazard areas in LUC 20.25H.130 may not be modified through a critical areas report.

Not applicable. This is a proposal to remove contaminated soils as part of soil remediation project that is required under RCW 70.105D. No modification of coal mine hazard areas is proposed.

2. Removal from Critical Area Status. An area otherwise designated as a landslide hazard area or a steep slope or geologic hazard critical area buffer may be removed from critical area status and from regulation under this part only if all the following apply (LUC 20.25H.145):

See section V.B below for a discussion of the requirements of LUC 20.25H.145 and section V.C for a discussion of the requirements listed in LUC 20.25H.230 (LUC 20.25H.255).

B. Consistency with LUC 20.25H.145

Modifications to geologic hazard critical areas and critical area buffers shall only be approved if the Director determines that the modification:

1. Will not increase the threat of the geological hazard to adjacent properties over conditions that would exist if the provisions of this part were not modified;

To accommodate the required excavation activities, the applicant is proposing the removal of the deck, the patio, the two existing concrete retaining walls, and the concrete stairs / walkway. Following the removal of the contaminated soil, the slope will be restored using clean native material, imported fill, and an

approved engineered geogrid cell system to stabilize the hillside. The new geogrid wall system will be designed by a licensed engineer and located in generally the same location as the existing concrete retaining walls and will employ modern slope stabilization techniques to better secure the hillside when compared to the site's existing conditions. See project geotechnical report dated March 15, 2007.

2. Will not adversely impact other critical areas;

The only other mapped critical area within the project vicinity is the Lake Washington shoreline critical area. No clearing and grading or development activity within the Lake Washington shoreline critical area buffer or structure setback are proposed as part of this application. No impacts to other critical areas are expected as a result of this proposal. The removal of this steep slope critical area from protected status will not detrimentally affect the shoreline critical area as the site and surrounding landscape is already developed with single family developments. No changes to the shoreline critical areas regulations are proposed as part of this application.

3. Is designed so that the hazard to the project is eliminated or mitigated to a level equal to or less than would exist if the provisions of this part were not modified;

Restoration of the site following excavation includes the use of clean overburden, imported fill, an approved geotechnically designed geogrid cell system to reconstruct and stabilize the hillside, and replanting plan to restore native vegetation. The exterior of the geogrid cells will be finished with either shotcrete or block wall construction and any exposed areas of slope will be revegetated with native vegetation according to the approved replanting plan. The proposed retaining walls 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. The new geogrid wall system will be designed by a licensed engineer and located in generally the same location as the existing concrete retaining walls and will employ modern slope stabilization techniques to better secure the hillside when compared to the site's existing conditions. See project geotechnical report dated March 15, 2007.

4. Is certified as safe as designed and under anticipated conditions by a qualified engineer or geologist, licensed in the state of Washington;

The applicant has submitted a geotechnical report that includes an analysis of the site's stability as a supplement to the background studies that were completed in support of this project proposal. The City's clearing and grading engineering staff have reviewed the geotechnical report and have determined that the analysis is complete and that under the anticipated (static) conditions and considering the proposed shoring and slope restoration by SES, that the site is safe for the duration of the proposed activity under static conditions. City

clearing and grading engineering staff have also determined that the safety level following slope restoration as designed and approved by project engineers for the slope area to be altered will be enhanced (under static conditions) due to the use of modern shoring techniques (geogrid cells). To fulfill the recommendations of the geotechnical report, the applicant will be required to have all proposed excavation, stabilization, and wall construction designed by a licensed engineer and the applicant will be required to retain the services of a qualified geotechnical engineer as a field inspector throughout the duration of the proposed activity. Clearing and Grading activity, and retaining wall construction will be reviewed and inspected through the Clearing and Grading Permit process. See conditions of approval in section XI of this report.

5. The applicant provides a geotechnical report prepared by a qualified professional demonstrating that modification of the critical area or critical area buffer will have no adverse impacts on stability of any adjacent slopes, and will not impact stability of any existing structures. Geotechnical reporting standards shall comply with requirements developed by the Director in City of Bellevue Submittal Requirements Sheet 25, Geotechnical Report and Stability Analysis Requirements, now or as hereafter amended;

The applicant has submitted a geotechnical study of the subject site prepared by Milbor-Pita, dated March 15, 2007. Milbor-Pita recommends the use of several specific techniques to reduce the potential for hazard and slope failure. To fulfill the recommendations of the report completed by Milbor-Pita, the applicant will be required to have all proposed excavation, stabilization, and wall construction designed by a licensed engineer in accordance with the findings of the geotechnical report, and the applicant will be required to retain the services of a qualified geotechnical engineer as a field inspector throughout the duration of the proposed activity. Clearing and Grading activity, and retaining wall construction will be reviewed and inspected through the Clearing and Grading Permit process. See conditions of approval in section XI of this report.

6. Any modification complies with recommendations of the geotechnical support with respect to best management practices, construction techniques or other recommendations; and

As part of the background studies that were completed by SES, the services of the Geotechnical Consultants Milbor-Pita were obtained and a geotechnical engineering report was completed, dated March 15, 2007. Milbor-Pita recommends the use of several specific techniques to reduce the potential for hazard and slope failure. To fulfill the recommendations of the report completed by Milbor-Pita, the applicant will be required to have all proposed excavation, stabilization, and wall construction designed by a licensed engineer in accordance with the findings of the geotechnical report, and the applicant will be required to retain the services of a qualified geotechnical engineer as a field

inspector throughout the duration of the proposed activity. Clearing and Grading activity, and retaining wall construction will be reviewed and inspected through the Clearing and Grading Permit process. See conditions of approval in section XI of this report.

7. The proposed modification to the critical area or critical area buffer with any associated mitigation does not significantly impact habitat associated with species of local importance, or such habitat that could reasonably be expected to exist during the anticipated life of the development proposal if the area were regulated under this part.

A habitat assessment of the subject property was completed by SES to evaluate the potential presence or absence of City of Bellevue designated species of local importance on or near the project site. The analysis included site visits to analyze the site's landscape features and vegetation, as well as the review of fish and wildlife vicinity maps from the Washington State Department of Fish and Wildlife (WDFW). Review of site conditions and WDFW maps indicates that although this site is located adjacent to Lake Washington, the site's ability to provide habitat for species of local importance is limited due to urbanization of the surrounding landscape, non-native landscaping that provides little structure as habitat, and the lack of significant trees on the site. The site's vegetation primarily consists of English ivy, a known noxious weed, and isolated plantings of non-native hawthorne, cherry laurel, juniper shrubs, and other individual landscape varieties.

No impact to the site's ability and potential to provide upland habitat in relation to the shoreline of Lake Washington is expected in conjunction with the proposed activity. 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 wildlife habitat, the applicant is proposing to remove the invasive species (ivy) and replant the upslope portion of the critical area with native plants. A preliminary replanting plan has been submitted and a complete site restoration plan will be required as part of the clearing and grading permit application (underlying action). Additionally, an acceptable five year maintenance and monitoring plan will be required in conjunction with the restoration plan. Prior to clearing and grading 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 XI of this report.

C. Consistency With LUC 20.25H.255

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

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

This is a proposal to remove contaminated soils as part of a soil remediation project that is required under RCW 70.105D. The site is currently developed with two single family residences and normal appurtenances. As part of the required documentation submitted in support of this proposal both existing and proposed site conditions have been analyzed by a licensed engineer. The findings of this analysis are documented in the March 15, 2007 geotechnical report and the Critical Areas Report dated March 16, 2007. These reports indicate that the removal of the slope from critical areas status is appropriate when considering the proposed scope of work and associated site restoration. The geotechnical report concludes that through the use of reinforced soil structures the project scope is feasible with onsite geotechnical engineering guidance. In addition to restoring the site to it's current condition after the contaminated soils have been removed, the applicant has identified that the construction of an engineered retaining wall will assist in further securing the slope beyond the current condition. 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. See conditions of approval in section XI of this report.

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

The applicant has included a slope restoration plan as part of the proposal to remove the steep slope critical area from protected status. The restoration plan includes the construction of new retaining walls and the planting of native vegetation in all areas impacted by clearing and grading activity. A five year maintenance and monitoring will be required as part of this project approval. See conditions of approval in section XI of this report.

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 remove the steep slope critical area located between the Wahl and Ritter residences from protected status. There is no expected impact to the functions and values of the steep slope critical area or shoreline critical area. There is one significant Western red cedar tree that will be removed within the proposed limits of slope modification. Other trees adjacent to the project area will be protected through the installation of tree protection measures as identified by a qualified arborist. Due to the degraded condition of the site (the site is landscaped and with normal residential landscaping and largely consists of English ivy) the potential to provide habitat is limited. The removal of invasive plants (ivy) within the vicinity of the project, 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.

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

This is a proposal to remove contaminated soil from a steep slope critical area. No change in use for the either of the single family properties effected by this proposal is proposed. The resulting development is consistent with what is currently built on the site. 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.

VI. Consistency With Land Use Code Shoreline Overlay District Performance Standards – Clearing and Grading Activities:

A. Consistency with LUC 20.25E.080.G

The Shoreline Master Program Performance Standards, as adopted by the City of Bellevue by Resolution 2441, as amended by this Code, and as required by Chapter 98.58 RCW, regulate development in the Shoreline Overlay District. The following performance standards apply to Clearing and Grading activities:

1. All clearing, grading, excavating, and fill in the Shoreline Overlay District shall comply with the provisions of Chapter 23.76 BCC, now or as hereafter amended.

As a condition of approval, the applicant will be required to apply for and obtain a Clearing and Grading Permit to perform the proposed excavation activities. Review of the Clearing and Grading Permit will ensure compliance with the provisions of Chapter 23.76 of the Bellevue City Code. See conditions of approval in section XI of this report.

2. No clearing, grading, excavating, or fill shall be allowed within the shoreline critical area or shoreline critical area buffer except as permitted by this Part 20.25E, or in association with activities allowed under Part 20.25H LUC.

No clearing, grading, excavating, or fill is proposed within the shoreline critical area or shoreline critical area buffer as part of this project proposal.

3. Wherever the City determines that the act or intended act of clearing, grading, excavation or fill has become or will constitute a hazard to life or limb, or endangers property, or adversely affects the safety, use of, or stability of a public way, drainage channel or natural stream corridor, including siltation and sedimentation therein, the owner of the property upon which the clearing, excavation or fill is located or other person or agent in the City shall, within the period specified therein, terminate such clearing, grading, excavation, embankment or fill, or eliminate the same from the

development plan, or modify the plans, as may be required so as to eliminate the hazard and be in conformance with the requirements of this Code.

As a condition of approval, the applicant will be required to apply for and obtain a Clearing and Grading Permit to perform the proposed excavation activities. After issuance of the Clearing and Grading Permit, construction inspections by the City's Clearing and Grading Inspector will ensure compliance with the provisions of Chapter 23.76 of the Bellevue City Code. Failure to comply with the conditions of permit approval will result in a code violation. See conditions of approval in section XI of this report.

VII. Public Notice and Comment

Application Date:	March 16, 2007
Public Notice (500 feet):	April 12, 2007
Minimum Comment Period:	May 14, 2007

The Notice of Application for this project was published in the Seattle Times and the City of Bellevue weekly permit bulletin on April 12, 2007. It was mailed to property owners within 500 feet of the project site. One comment was received from William Wahl, the adjacent property owner who is directly effected by this proposal. Mr. Wahl's primary concern was regarding the reconstruction of the deck that is currently contested as being built over the Ritter / Wahl property line and encroaching (whether legally or illegally) onto the Wahl property. Mr. Wahl was assured that the deck, if meeting the definition of a structure, will require a separate building permit and must be constructed under the requirements of the Land Use Code and the International Residential Building Code. Mr. Wahl was informed that in no way does this permit grant a variance from the standards of the Land Use Code for the purpose of reconstructing the deck. A record of correspondence with Mr. William Wahl can be found in the project file.

VIII. Decision Criteria – Critical Areas Land Use Permit

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. See **Conditions of Approval in Section XI 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. The proposal is discussed in greater detail in the project geotechnical report dated March 15, 2007 and the Critical Areas Report dated March 16, 2007. See **Conditions of Approval in Section XI 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 standards required for the removal of a regulated steep slope critical area from protected status as allowed under LUC 20.25H.140.A.2. Furthermore, the proposal meets the standards required under the Critical Areas Report process identified in LUC 20.25H.145. The proposal also meets the Critical Areas Report criteria required to remove the regulated steep slope area from protected status.

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

Finding: This proposal to remove a regulated slope area from protected status does not impact the demand on public services and facilities due to the fact that the site is already developed with two single family residences that will remain unaltered throughout this project. No change in demand on public facilities is expected as a result 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 clearing and grading permit submittal and approval. A complete site restoration and replanting plan will also be required as part of the clearing and grading 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 XI 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. Decision Criteria – Shoreline Substantial Development Permit

The Director of Planning and Community Development may approve or approve with modifications an application for Shoreline Substantial Development Permit pursuant to LUC Section 20.30.R if:

- 1. The applicant has carried the burden of proof and produced evidence sufficient to support the conclusion that the application merits approval or approval with modifications; and**

Finding: The applicant has provided evidence that the proposed clearing and grading activities will be performed as a soil remediation action that requires action to prevent any further environmental impact and merits approval. All performance standards for clearing and grading activities within the shoreline regulatory zone (LUC 20.25E.080.G) will be met as identified in section VI of this report. **See Conditions of Approval in Section XI of this report for a list of conditions that ensure compliance with City standards.**

- 2. The applicant has demonstrated that the proposal complies with the applicable decision criteria of the Bellevue City Code; and**

Finding: As discussed in section VIII of this report, the proposal complies the decision criteria for a Critical Areas Land Use Permit outlined in LUC 20.30P.

- 3. The applicant has demonstrated that the proposal is consistent with the policies and procedures of the Shoreline Management Act, the provisions of Chapter 173-14 WAC, and the Master Program.**

Finding: As discussed in section IV above, this proposal is consistent with the policies and procedures required for shoreline permitting. All performance standards for clearing and grading activities within the shoreline regulatory zone (LUC 20.25E.080.G) will be met as identified in section VI of this report.

X. 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 removal of a regulated slope area from protected status and completion of clearing and grading activities within the shoreline regulatory zone to excavate and remove contaminated soil material for the single family residences located at 695 and 700 Shoreland Drive. **Approval of this Critical Areas Land Use Permit / Shoreline Substantial Development Permit does not constitute a permit for construction. A clearing and grading 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 clearing and grading permit and is subject to clearing and grading 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.

XI. 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 Title 20	David Pyle, 425-452-2973
Noise Control- BCC 9.18	David Pyle, 425-452-2973
Utilities Code- BCC 24	Kim Serwold, 425-452-4119

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

- 1. Clearing and Grading Permit:** The applicant must apply for and receive a clearing and grading permit prior to the commencement of any development activity on the site. Clearing and grading plans are subject to review by the applicable City departments.

Authority: Bellevue City Code 23.76
Reviewer: David Pyle, Planning and Community Development Department

- 2. Onsite Field Engineer:** During clearing and grading activity, a qualified field engineer must be on site to evaluate slope stability and shoring activity.

Authority: Bellevue City Code 23.76
Reviewer: David Pyle, Planning and Community Development Department

- 3. Engineered Wall Design Requirement:** A detailed plan for the engineered geogrid wall system that has been recommended in the geotechnical report is required to be submitted for review and approval by the City of Bellevue Clearing and Grading Department prior to the issuance of any clearing and grading 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

4. **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 clearing and grading permits for construction on this site.

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

5. **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 clearing and grading permits for construction on this site.

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

6. **Assignment of Savings Financial Security Device:** As part of the clearing and grading 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 clearing and grading permit issuance.

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

- 7.. **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

8. **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

9. **Locate Utilities:** Before submittal of the Clearing and Grading permit application, field locate the existing side sewer and storm drainage systems and include their locations on the clearing and grading construction site plans. Caution should be taken during excavation, as the contaminated soils appear to surround the existing side sewer and are near the existing storm system. Please coordinate with Mike Burbridge, SS Operations & Maintenance 425-452-5236 prior to the disconnection of the temporary side sewer and prior to the connection to the new permanent side sewer.

Authority: Bellevue City Code 24

Reviewer: Kim Serwold, Utilities Department

10. **Separate Deck Building Permit:** A separate building permit will be required to reconstruct the deck that is currently located along the western edge of the Ritter property. This Critical Areas Land Use Permit does not grant a variance from the standards of the Land Use Code for the purpose of reconstructing the deck.

Authority: Land Use Code 20.20

Reviewer: David Pyle, Planning and Community Development Department

11. **Eagle Management Plan:** A copy of the approved WDFW Bald Eagle Management Plan must be submitted prior to issuance of the clearing and grading permit and prior to the commencement of any development activity associated with this project. The approved management plan shall be implemented with the proposed development activity.

Authority: Land Use Code 20.25H.160

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 Critical Areas Report - In File
-

RITTER RESIDENCE
695 and 700 Shoreline Dr. SE
Bellevue, Washington

WAC 197-11-960 ENVIRONMENTAL CHECKLIST

ENVIRONMENTAL CHECKLIST

Purpose of checklist:

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

Instructions for applicants:

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

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

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

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

Use of checklist for nonproject proposals:

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

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

City of Bellevue File Numbers
07-111084-WG & 07-111085-LO

Ritter Residence Soil Remediation
695 Shoreland Drive SE

SEPA Checklist Reviewed By:
David Pyle, Associate Planner
425-452-2973 - dpyle@bellevuewa.gov

RITTER RESIDENCE
695 and 700 Shoreline Dr. SE
Bellevue, Washington

WAC 197-11-960 ENVIRONMENTAL CHECKLIST

A. BACKGROUND

1. Name of proposed project, if applicable:

Ritter Residence Soil Remediation

2. Name of applicant:

Mr. Michael Ritter

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

Applicant: *Mr. Ritter – 425-451-2870*

Contact Persons: *Mr. John Lambie (SES) and Ms. Anastasia Speransky (SES) – 206-306-1900*

4. Date checklist prepared:

March 8, 2007

5. Agency requesting checklist:

City of Bellevue

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

Intended construction period: September 1st – October 31st

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

No

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

Prepared:

- *Terra Solve. 2000. Investigative Report. March 20.*
- *Terra Solve. 2002. Remedial Action Final Report. December 19.*

WAC 197-11-960 ENVIRONMENTAL CHECKLIST

- *SES. 2004a. Letter to Ecology. February 18.*
- *SES. 2004b. Scope of Work – Soil and Groundwater Investigation, Ritter Residence, 695 Shoreland Drive SE, Bellevue, Washington. March 2.*
- *SES. 2004c. Soil and Groundwater Investigation Report, Ritter Residence, 695 Shoreland Drive SE, Bellevue, Washington. July 1.*
- *SES. 2005. Soil and Groundwater Quality Investigation, Ritter Residence, 695 Shoreland Drive SE, Bellevue, Washington. January 10.*
- *SES. 2006. Limited Groundwater Extraction, Additional Soil And Groundwater Investigation 695 Shoreland Drive SE, Bellevue, Washington. March 8.*

Submitted to:

Michael Kuntz
 Toxics Cleanup Program
 Washington State Department of Ecology
 P.O. Box 47600
 Olympia, WA 98504

Will be Prepared:

- Geotechnical report- City of Bellevue
- Ritter Residence Soil Remediation Plans and Specifications- City of Bellevue
- Project Health & Safety Plan- City of Bellevue and Dept. of Ecology

Geotechnical Report and Soil Remediation Plans and Specs are in file.

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

No

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

For the City of Bellevue:

- Critical Area Land Use Permit
- Shoreline Substantial Development Permit
- Clearing & Grading Permit
- City of Bellevue Right of Way Permit

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

The project objective is reducing diesel range petroleum hydrocarbon (DRPH) contamination levels on the Ritter and Wahl properties to levels below the threshold DRPH concentration levels for soil and groundwater. After careful consideration of several alternative approaches the proposed project is to excavate the contaminated soil and groundwater on the Ritter and Wahl properties and replace the removed soil with clean backfill to achieve the project's objective.

The major project steps are listed below in approximate chronological order:

Demolish the existing deck on the west side of the Ritter house to facilitate excavation access to the area where the former UST was located.

Excavate a small amount of soil to allow the underpinning of the house at the foundation level. The underpinning would consist of driving micropiles and placing "L"-shaped brackets under the concrete footing and jacking to ensure positive pressure between the footing and jacks.

After the underpinning, the excavation would continue down in increments so that soil nails/anchors could be installed in a near horizontal fashion and rough shotcrete placed over the exposed soil. The excavation would proceed in this manner to the total expected depth of 20 feet bgs (from the top bench level). The other slopes would be cut at 1:1 horizontal to vertical, and/or a trench box used to access the narrow bottom.

Excavate soil that is under the deck and behind the upper rockery wall. Clean overburden would be stockpiled on the eastern side of the Wahl property. Contaminated soil would be loaded into dump trucks and hauled offsite for land disposal at an Ecology-approved disposal site. The excavation would proceed down along the basement wall to the foundation depth.

The excavation would extend about 60 feet west from the house face. The excavation would exit the slope below the middle rockery wall. Rockery stones would be saved for final restoration. After the contaminated soil is removed, the open area would be backfilled using geogrid or geocells at the front and edges using the clean onsite material over top of an engineered drainage layer. This would result in a temporary vertical face below grade. At the point where the former rockery walls were located, the construction would change to blocks (Keystone type) or shotcrete carved to look like blocks or rockery stone and continued up to grade. This partially completed backfill would stabilize the house. Permanent drainage would be required in this area beneath and in back of this fill.

After the lower area contamination is removed another geogrid or geocell vertical face would be constructed. The retained rockery stones would be placed in front and the block walls completed. Additional fill (estimated at 375 bank cubic yards) would be imported to replace the removed

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contaminated soil. Drainage rock or geodrainage material would be placed to ensure proper drainage

Finishing grading and landscaping.

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

The general site location is on the eastern shore of Lake Washington in the City of Bellevue on the hillslope north of Chism Park in Southeast quarter of Section 31, Township 25 N, Range 5 East.

The project address is 695 Shoreland Drive SE (Mr. Ritter's residence). The project will also affect the neighboring property located at 700 Shoreland Drive SE (Mr. What's residence).

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B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other.

Two Residential Properties totaling 0.60 acres in size. Both properties are situated on steep slopes.

b. What is the steepest slope on the site (approximate percent slope)?

+/- 60%

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

Mixture of silt, sand, and gravel (Till)

Kitsap silt loam

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

Yes – the project is situated within the erosion hazard area according to the Surface Geology and Soil with Severe Erosion Potential Map, Bellevue CAO Update, City of Bellevue, Washington (City of Bellevue GIS 2001, King County GIS 2001, and Booth, D. B. et al),

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

Indicate source of fill.

Approximately 400 cubic yards of diesel-contaminated soil will be excavated and removed off-property.

The excavated area will be backfilled with clean imported soil.

Proposal includes a slope restoration plan and a portion of the disturbed area will be replanted with native vegetation.

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

Yes, but will be mitigated using a Temporary Erosion and Sedimentation Control Plan (TESC). Critical areas (i. e. 40% slope) will be monitored up to 5 years after the project completion.

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

Same percentage as before the cleanup action or roughly 45%.

Single Family Residential properties are allowed up to 50% impervious surface under the requirements of the Land Use Code.

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

Staged excavation with temporary soil walls, cover for stormwater events, upgrade water control, and downgrade water and silt retention measures(e.g. silt fencing), soil nailing, etc.

2. Air

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

Dust during excavation, Equipment exhaust emissions.

None after the project is done

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

NA

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

Spray water to keep the dust down

Follow construction BMP's for emissions.

3. Water

a. Surface:

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

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No streams were observed during the site visit and none were shown on City of Bellevue Surface Water Map dated 12/21/2005.

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 project is located approximately 40 to 120 feet east from lake Washington. A Shoreline Development Permit is in process with City of Bellevue to address this fact.

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.

NA

All work will be done landward of the OHWM. No work will be done in water.

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

No permanent ones. Temporary stormwater retention and diversion will be developed in TESC for construction permits.

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

NA

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, purpose, and approximate quantities if known.

NA

No. the project proposes the removal of contaminated soils. No groundwater removal is proposed.

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

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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 stormwater):

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

Usual amount of storm water runoff will occur during construction period. If watering the excavation is necessary to keep the dust down, additional amounts of runoff might be expected. The runoff at the property flows to the west, towards Lake Washington. Any contact water will be controlled, monitored, and then discharged to Lake Washington.

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

No, if the Best Management Practices (BMPs) are employed properly. To prevent the excessive amount of runoff, BMPs such as Silt Fencing, Hay Bales, and lake Washington turbidity monitoring will be employed during the remedial action.

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

- Upgrade Stormwater Mgt. Berms
- Perimeter Silt Fencing and Hay Bales
- Turbidity Monitoring of Runoff
- Temporary Detention Tanks for Runoff
- Downgrade Filter Fabrics on Catch Basin Entry Points

4. Plants

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

X _____ deciduous tree: alder, maple, aspen, other

X _____ evergreen tree: fir, cedar, pine, other

X _____ shrubs

_____ grass

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- _____ pasture
- _____ crop or grain
- X_____ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- _____ water plants: water lily, eelgrass, milfoil, other
- X_____ other types of vegetation – See Critical Area Report.

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

Primarily limited amounts of non-native shrubs such as English ivy, Himalayan blackberry, and juniper. One heavily pruned Western Red Cedar lies within the project area and will be removed with appropriate replacement mitigation.

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

NA

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

A reasonable effort will be made to restore the property's vegetation to native plant species.

Proposal includes a slope restoration plan and a portion of the disturbed area will be replanted with native vegetation.

5. Animals

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

- birds: *hawk, heron, eagle, songbirds*
- mammals: *NA*
- fish: *salmon, trout*

The species listed above were reported by WDFW as known to be near the project site. None of the species listed above were observed during the site visit.

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

WDFW report shows a bald eagle nest to be 0.5 miles from the project site. See Critical Area Report.

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

No

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

See Critical Area Report, and BMP's.

The proposal includes a Bald Eagle Management Plan. This is included on page 16 of the Critical Areas Report dated March 16, 2007.

6. Energy and natural resources

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

NA

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

NA

c. What kinds of energy conservation features are included in the plans of this proposal?

List other proposed measures to reduce or control energy impacts, if any:

NA

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.

Diesel-range petroleum hydrocarbons above the Washington State Department of Ecology Model Toxics Control Act (MTCA) Method A cleanup level is present in the property's subsurface soils. The project's objective is to remediate the subsurface soils at the property to eliminate this risk. Project specific construction Health and Safety Plan (HASP) will be used for construction phase work and site monitoring.

1) Describe special emergency services that might be required.

Described in Project Health & Safety Plan (HASP) to be created.

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

- *HASP;*
- *Erosion and Storm Water control; and*
- *Equipment Decontamination procedures.*

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 a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Short-term: *earthmoving operations*

Long-term: *none*

Hours of operation governed by the City of Bellevue ordinance.

Short term noise associated with the operation of construction equipment is probable. To minimize impacts from construction noise, all construction will comply with the requirements of City of Bellevue Municipal Code Chapter 9.18.

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

None other than hours of operation governed by the City of Bellevue ordinance.

8. Land and shoreline use

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

Single-Family Residential(R-1.8)

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

No

c. Describe any structures on the site.

Residential houses and carports

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

No

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

R-1.8 (Single Family Residential)

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

SF-H: Single Family -Low Density (up to 1.8 units per acre) corresponding to R-1.8 zoning district

The Comprehensive Plan Land Use Designation of the property is SF-L (Single Family Low Density).

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

Shoreline overlay district

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

King County Parcel Report District and Development Conditions indicate that the project is situated within "Steep slope environmental area".

Portions of the project site are designated by the City of Bellevue Land Use Code as Critical Areas under LUC 20.25H. These include Steep Slope Critical Areas as well as a Shoreline Critical Area.

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

Two families

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

None

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

Hours of operation, single haul vehicle access to prevent road obstruction for fire and for residents. Restore the property to its current configuration when the project is completed.

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

Slope stabilization measures inherent to the safe execution of the project. Temporary and permanent soil nail walls, and geogrid cells for downslope protection buttressed by finish masonry for surface soil erosion control

9. Housing

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

NA

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

NA

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

NA

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?

NA

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

NA

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

NA

11. Light and glare

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

NA

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

NA

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

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NA

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

NA

12. Recreation

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

Recreational boating, swimming and fishing on Lake Washington

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:

NA

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, archaeological, scientific, or cultural importance known to be on or next to the site.

NA

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

NA

14. Transportation

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

The project site is located at the end of Shoreland Drive SE. There are no other public streets near the site.

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

No

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

NA

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).

NA

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.

None

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

NA

15. Public services

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

No

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

NA

16. Utilities

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

Electricity, water, refuse service, telephone, sanitary sewer.

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.

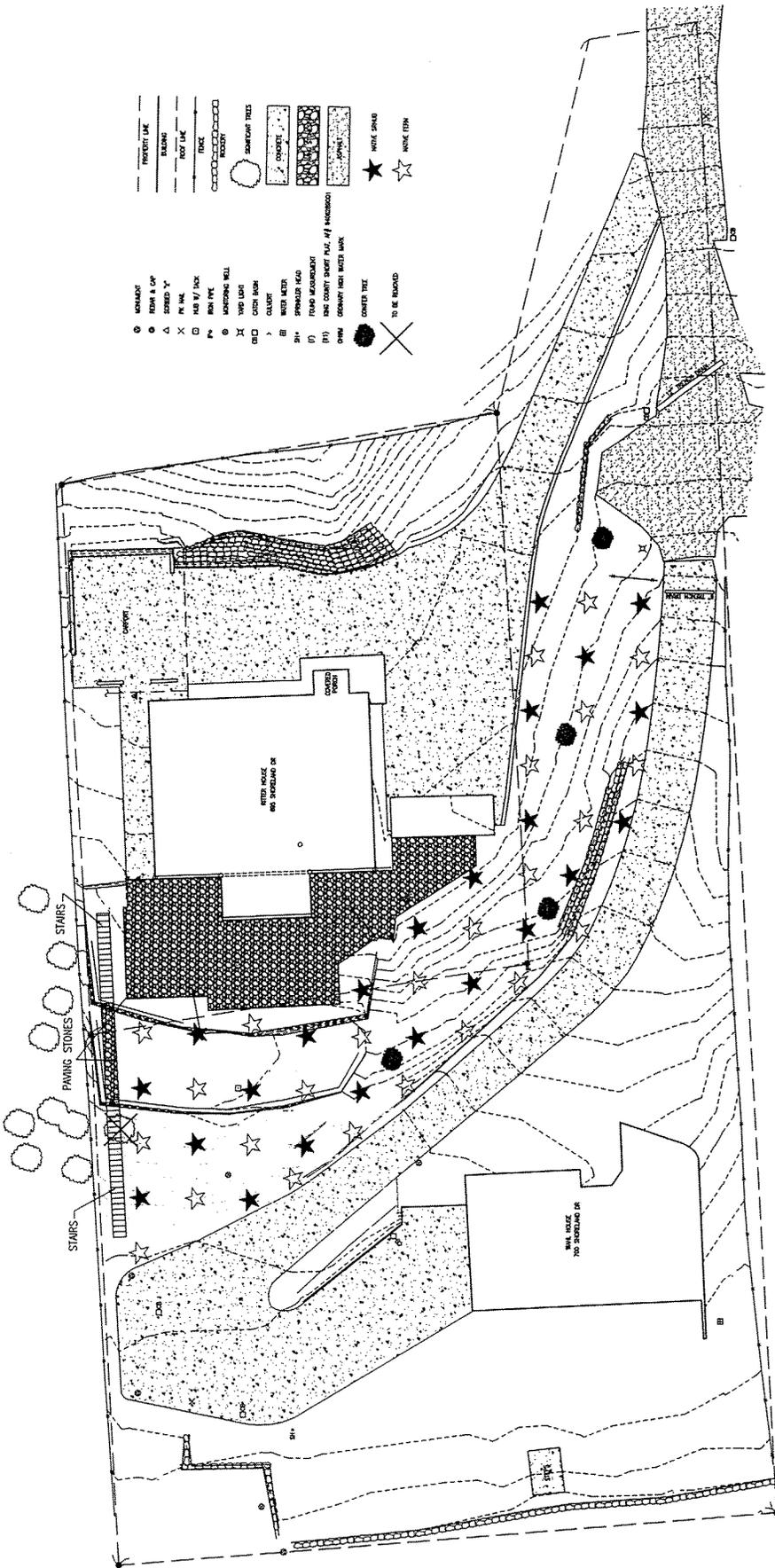
None

C. SIGNATURE

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

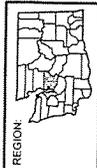
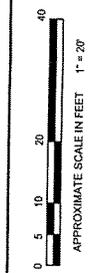
Signature: *D. G. - (Spid) - A. Speckarsky, SES*

Date Submitted: *3/16/07*



- MONUMENT
- FISH & CRAP
- △ SLOPED 1'
- × IN HOLE
- HUB BY LOCK
- RICH PINE
- WOODING WELL
- ⊕ VIB LIGHT
- CATCH BASIN
- > CULTURE
- ⊖ WATER METER
- ⊕ SPRINKLER HEAD
- FISH MEASUREMENT
- (P) ONE QUART SHORT PILE #1 HARBORWOOD
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FIGURE 7
MITIGATION AND RESTORATION PLAN



PROJECT NAME: RITTER SITE
 SES PROJECT NUMBER: 0412-001-03
 STREET ADDRESS: 685700 SHORELAND DRIVE SE
 CITY, STATE: BELLEVUE, WASHINGTON

DATE: 03/12/07
 DRAWN BY: BAD
 CHECKED BY: AIS
 CAD FILE: 0412-FIG-7 MIT AND REST.



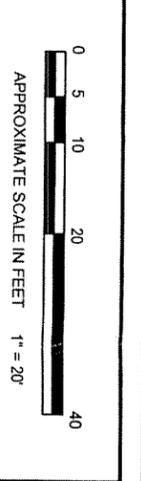
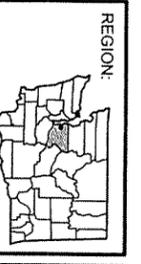
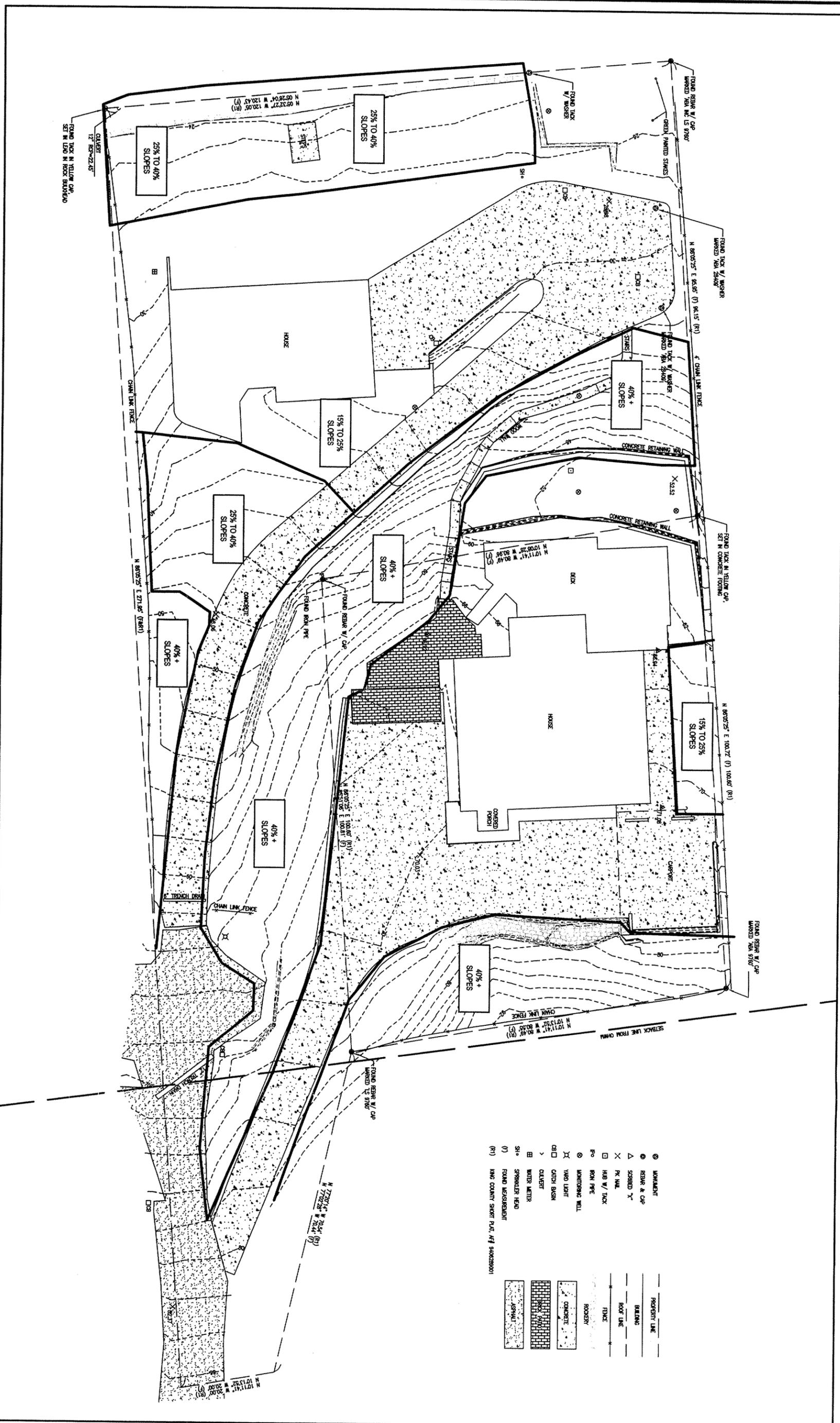
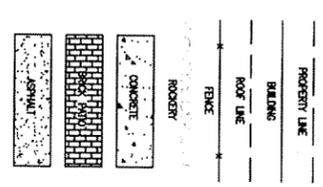


FIGURE 6
 SLOPE CATEGORIES MAP



- MARKMENT
- REBAR & CAP
- △ SCREED "X"
- × FR. WALL
- HUB W/ TACK
- RGN. PFE
- W/RTINGNG WELL
- VARD LIGHT
- OODN BUSH
- CULVERT
- W/TER METER
- SPRINKLER HEAD
- ROAD MESSUREMENT
- (R1) KING COUNTY SHERIFF PLAZA, #74000280001



DATE: 03/12/07
 DRAWN BY: BAD
 CHECKED BY: AIS
 CAD FILE: 0412-FIG-7 MIT AND REST.

PROJECT NAME: RITTER SITE
 SES PROJECT NUMBER: 0412-001-03
 STREET ADDRESS: 699/700 SHORELAND DRIVE SE
 CITY, STATE: BELLEVUE, WASHINGTON

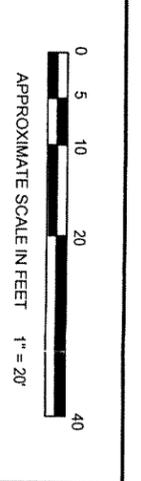
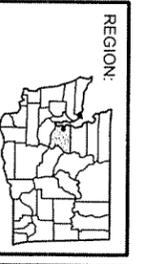


FIGURE 7
 MITIGATION AND RESTORATION PLAN

