



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
 ENVIRONMENTAL COORDINATOR
 450 100th Ave NE., P.O. BOX 90012
 BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Guy and Regine Edjlali

LOCATION OF PROPOSAL: 118 West Lake Sammamish Parkway SE

NAME & DESCRIPTION OF PROPOSAL:

The project proposes to demolish an existing 750 square foot single-family residence and construct an approximately 5,000 square foot single-family residence. The property contains critical areas and critical area buffers associated with a Type N stream, a geologic hazard area-steep slope, a shoreline, and habitat associated with species of local concern.

FILE NUMBER: 07-133088-LO

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

- There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on March 16, 2006.
- This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on April 24, 2008.
- This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on _____. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5 p.m. on _____.

This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information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

[Signature]
 Environmental Coordinator

4/10/08
 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



**Exemption from Shoreline Management
Substantial Development Permit Requirement**

To: Bob Sorenson, MacPherson Construction

Re: Edjlali Single-Family Residence Critical Areas Land Use Permit
118 West Lake Sammamish Parkway SE

File Number: 07-133088-LO

SEPA Determination:

- This proposal is exempt under WAC 197-11-800 3 *Repair, remodeling and maintenance activities*
- A DNS was issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. Appeal period ends on April 24, 2008.
- A DNS was issued under WAC 197-11-340(2) and is subject to a 14-day comment from _____

The proposal to undertake the following activities:

The project proposes to demolish an existing 750 square foot single-family residence and construct an approximately 5,000 square foot single-family residence. The property contains critical areas and critical area buffers associated with a Type N stream, a geologic hazard area-steep slope, a shoreline, and habitat associated with species of local concern. Impacts to site critical areas and critical area buffers will be mitigated and restored.

Within the Shoreline Jurisdiction of **Lake Sammamish**, but not in the Shoreline Critical Area buffer or structure setback;

Is exempt from the requirement of a substantial development permit because:

The proposal described above is consistent with the terms referring to construction of a "single-family residence" described in LUC 20.25E.050.G and shall not cause substantial adverse effects to the Shoreline Overlay District resource or environment.

Inconsistent	Consistent	
	X	Policies of the State Shoreline Management Act (RCW 90.58)
	X	The Bellevue Shoreline Master Program and Comprehensive Plan

Date: 4/10/2008

Signed:

Note: This exemption does not authorize construction to begin. All other required local, state or federal permits must be obtained before construction can begin. All land use code, building code, City shoreline code and other City regulations must be complied with.

CC: Dept. of Ecology, Attn: Joe Burcar, 160th Ave SE, Bellevue, WA 98008-5452
Dept. of Fish and Wildlife, Attn: Alisa Bieber, 1775 12th Ave. NW Suite 201, Issaquah, WA 98027



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

Proposal Name: 118 West Lake Sammamish Parkway SE –
Critical Areas Land Use Permit

Proposal Address: 118 West Lake Sammamish Parkway, Bellevue
98008

Proposal Description: The project proposes to demolish an existing 750 square foot single-family residence and construct an approximately 5,000 square foot single-family residence. The property contains critical areas and critical area buffers associated with a Type N stream, a geologic hazard area-steep slope, a shoreline, and habitat associated with species of local concern.

File Number: 07-133088-LO

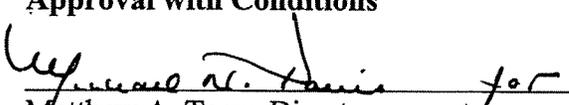
Applicant: Guy and Regine Edjlali

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

Planner: Kevin LeClair, 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: 9/27/2007
Notice of Application Publication Date: 10/18/2007
Decision Publication Date: 4/10/2008
Project/SEPA Appeal Deadline: 4/24/2008

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

I. Background

A. Project Description

The applicant proposes to demolish an existing, 750 square foot single-family residence built in 1930 and construct a new single-family residence of approximately 5,000 square feet in size and a new driveway access with a bridge spanning a Type N stream. The proposal includes mitigation and restoration of both permanent and temporary impacts to the critical areas and critical area buffers on the site.

An existing garage on the west end of the property will remain and be repaired. An existing path from the house down the steep slope to the lakeshore will be repaired and handrails installed to improve to safety. The improved pathway will keep foot traffic confined to that area of the slope. The stream critical area buffer, geologic hazard area steep slope area, and shoreline will be restored as described in the mitigation and restoration described below.

B. Site Description

The property, shown below, is located at 118 West Lake Sammamish Parkway SE (King County Parcel # 3625059019). The property is in the north $\frac{1}{4}$ of the southeast $\frac{1}{4}$ of Section 36, Township 25 North, Range 5 East of the Willamette Meridian, King County Washington. The property is in the Southeast Bellevue Comprehensive Plan Subarea and the Sammamish/East Lake Hills Neighborhood Enhancement Program area. The site is in the R-2.5 land use zoning district and is designated as Single-family-Medium density in the Comprehensive Plan.

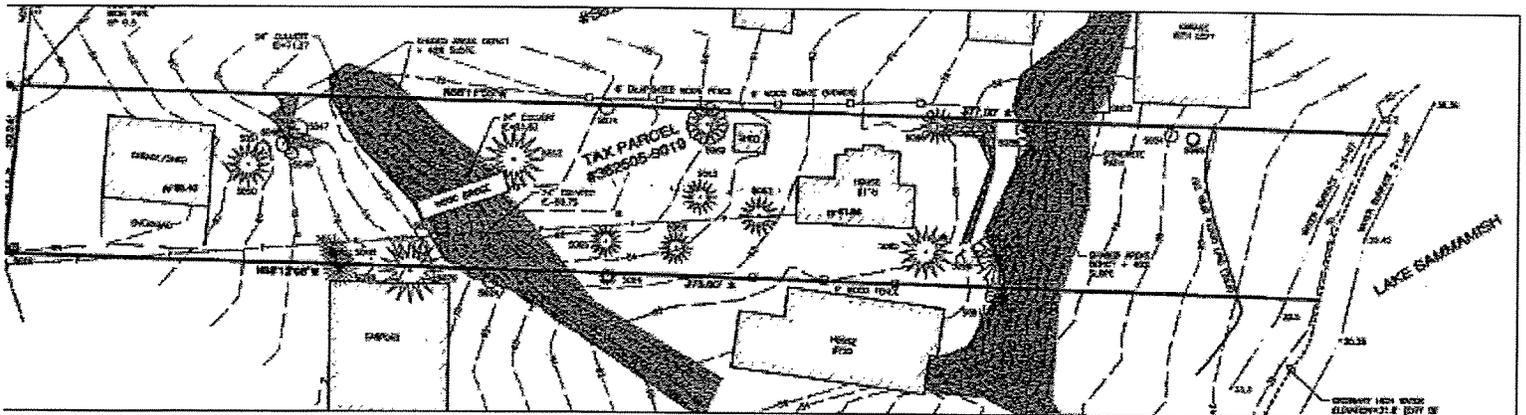


Figure 1

Access to the property is from West Lake Sammamish Parkway SE. A short driveway terminates at an unattached garage and carport approximately 30 feet from the west property boundary. One single-family residence and detached accessory structure (garage/carport) are on the parcel, which extends east-west for approximately 300 feet and

is 48 feet wide. Properties to the north and south are single-family residential. Several properties to the west, across West Lake Sammamish Parkway SE, are vacant single-family residential. The property is bounded on the east by the shoreline of Lake Sammamish.

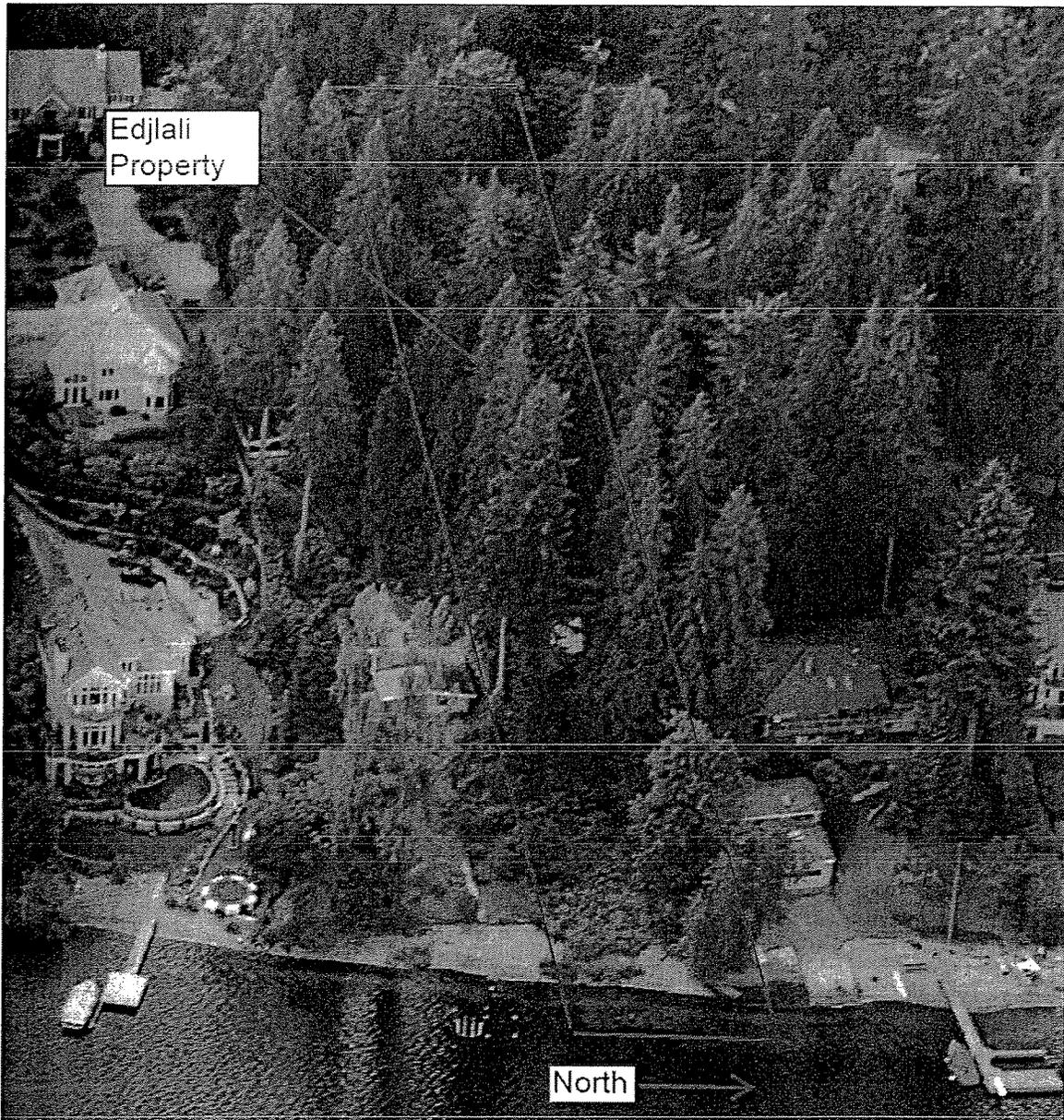


Figure 2

The existing house is approximately 20 feet west of the top-of-slope of the geologic hazard area steep slope and 73 feet east of the top-of-bank of the Type N stream. A natural surface footpath extends from the garage/carport to the existing home. It crosses a Type N stream via a wooden footbridge. The east end of the property abuts Lake Sammamish. A concrete footpath leads from the house down and across the steep slope to the lakeshore.

The toe-of-slope is approximately 75 feet from the ordinary high water mark (OHWM) of Lake Sammamish.

The vegetation on the site is diverse mixture of significant conifer and deciduous trees, native and ornamental shrubs and large patches of invasive, exotic ground covers and grasses.

II. Critical Areas and Critical Area Buffers:

A. **Type N Stream:** The stream emerges on the west side of West Lake Sammamish Parkway via a culvert on the property north (114 West Lake Sammamish Pkwy NE) of the subject property. It proceeds east-southeast to a culvert under the driveway of that property. At the outlet of that culvert is an 8-foot high cascade constructed of rip-rap. From the base of the cascade, the stream proceeds south-southwest across the subject property to a 30-inch concrete culvert, approximately 14-foot long, placed in a nearly north-south orientation, and noticeably sloped. From the outlet of that culvert, the stream continues to flow southeast across the subject property and then across most of the neighboring property to the south (120 West Lake Sammamish Pkwy NE). Near the boundary of that property and its neighbor to the south (130 West Lake Sammamish Pkwy NE), the stream gradient increases as the land slopes sharply downward towards the lake. Included in this steeper segment of channel is an approximately 2-foot plunge onto a rocky substrate with no pool. The stream continues in a relatively wide, shallow channel to the east, at one point separating into multiple channels over an area approximately 8 feet wide, to its outlet at Lake Sammamish.

A stream report, dated December 13, 2006, was prepared for the applicant by a fluvial geomorphologist with the Watershed Company (copy in project file). Given the lack of observed or reported fish usage, drainage basin size and stream gradient and morphology, the Watershed Company stated that it is, "very unlikely that this section of stream is habitat for any resident or anadromous fish."

The stream is properly designated as a Type N stream. The property is considered "undeveloped" per LUC 20.25H.075. The stream is afforded a 25-foot critical area buffer and an addition 25-foot structure setback. The applicant is proposing to construct a driveway access, including a bridge spanning the stream within the critical area buffer. The applicant is also proposing to partially intrude into the structure setback with the single-family structure.

B. **Geologic Hazard Area - Steep Slopes:** A submitted topographic survey showed a regulatory geologic hazard area –steep slope on the property. The total elevation difference is 12-14 feet in grade change, with an average elevation at the top-of-slope is 54 feet above sea level and the toe-of-slope at 42 feet above sea level (NAVD 88). The steep slope area continues off of the property to the neighboring properties to the north and south, exceeding 1,000 square feet in area. Geologic hazard – steep slope critical areas are

afforded a 50-foot critical-area buffer, measured from the top-of-slope, and a 75-foot structure, measured from the toe-of-slope.

The applicant is proposing to place a single-family structure partially in the 50-foot critical area buffer. No development is proposed in the 75-foot structure setback.

A geotechnical evaluation was prepared for the applicant by Yonemitsu Geological Services. Observations by the geotechnical engineer and engineering geologist indicate the presence of fill soils placed on the property, both adjacent to the top-of-bank of the stream and in the area of the existing single-family structure.

Test borings were completed to investigate the subsurface conditions in the area of the proposed bridge crossing of the stream and the foundation of the proposed, new single-family structure. The borings indicated 2 feet of fill on top of 2 feet of topsoil on top of highly compacted glacial outwash near the stream. To the east of the existing house, the borings showed eight feet of loose fill over the compacted glacial outwash substrate.

The geotechnical report found that the presence of dense/hard, glacially consolidated sediments at shallow depth and the lack of emergent water on the slope, minimized the potential risk of damage to the proposed structures by seismically induced landsliding. It was also stated that the potential for liquefaction or lateral ground spreading was low. It was their opinion that, "no mitigation for liquefaction hazards is warranted."

C. Shorelines Overlay District: The submitted boundary and topographic survey illustrates that the eastern boundary of the property is adjacent to Lake Sammamish. Lake Sammamish is within the regulatory jurisdiction of the Shoreline Overlay District in LUC 20.25E. The Shoreline Overlay District applies to all lands extending landward for 200 feet in all directions as measured on the horizontal plane from the OHWM. OHWM of Lake Sammamish is set at 31.76' NAVD 88 per LUC 20.25H.115.B. The property is considered developed, and therefore the first 25 feet landward of the OHWM is afforded a critical area buffer and an additional 25-foot structure setback.

D. Habitat Associated with Species of Local Importance: The site has been described generally as upland forest with small patches of scrub-shrub and gravel beach. The vegetation, topography and site context constitute habitat associated with species of local importance. The City of Bellevue designates habitat associated with species of local importance as a critical area (LUC 20.25H.150.B). Species of local importance (LUC 20.25H.150.A) for which suitable habitat exists on the study property are bald eagle, pileated woodpecker, Vaux's swift, merlin, purple martin, great blue heron, osprey, red-tailed hawk, and common loon. Potential fish use of Lake Sammamish includes chinook and coho salmon, bull trout, and river lamprey. There is no specific critical area buffer or structure setbacks associated with habitat associated with species of local importance. Rather, the proposal shall implement the wildlife management plan developed by the Department of Fish and Wildlife for such species or propose alternative actions through a

critical areas report.

III. State Environmental Policy Act (SEPA)

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

A. Earth and Water:

The property contains slopes from 5% in grade to slopes in excess of 40% in grade. The soils underlying soils are generally highly compacted glacial till, overlain by unconsolidated fill soils ranging in depth 2 to 8 feet. The site has a Type N stream that flows across it generally from north to south that flows across the neighboring property before connecting with Lake Sammamish. The property is adjacent to Lake Sammamish with approximately 50 feet of low-bank, gravel shoreline.

The project is proposing to build a single-family residence in the area of the property between the Type N stream and the top of slope of a 40% slope above the shoreline of Lake Sammamish. The proposal includes a driveway access and bridge that will span the Type N stream. The proposed project has been modified to minimize the removal of significant vegetation on the site. In addition, much of the non-native invasive plants will be removed and replaced by native plantings to mitigate and restore for permanent and temporary disturbance.

A geotechnical analysis and critical areas report have been prepared to address the potential impacts to the functions and values of the critical areas and critical area buffers.

B. Animals:

The property contains a variety of habitat types. The property has two landscape-scale features of importance: it is adjacent to Lake Sammamish and it is along the edge of a large forest tract. Despite being separated from the large tract by West Lake Sammamish Parkway, the property offers wildlife, and birds in particular, nesting and foraging area, as well as edge habitat, as it is the transition between the forest tract and the Lake and its surrounding developed area. As such, it is likely to be highly useful to species utilizing suburban areas for associated features, such as feeders, utility line perches, and structures. Birds using the large forest tract can easily access the study site, as the road presents only a minor deterrence to these species.

Impacts from the proposed development will be minimized through the removal of as few

significant trees as possible and the preservation of the most important significant trees on the site for the species most likely to utilize them. Furthermore, those portion of the site that provide poor habitat will be enhanced through the removal invasive, non-native species and the installation of desirable native plantings.

C. Plants:

Vegetation in the lakeshore area of the property consists of willow and reed canarygrass along a gravelly beach overgrown with weeds. Landward of the gravel beach is a flat area of recently cut ivy and Himalayan blackberry. The steep slope is dominated by English ivy and several significant conifer trees. Vegetation on the north and south sides of this cleared area consists of a mix of native and non-native shrubs and trees, including black cottonwood, beaked hazelnut, one small Douglas-fir, one madrone, Himalayan blackberry, and Scotch broom. St. John's wort and various weedy herbaceous species are common. A complete list of plant species identified on the site is provided below as Table 1.

Table 1. Vegetative species identified on the study site.

Common name	Scientific name	Native	Non-native
Western red cedar	<i>Thuja plicata</i>	X	
Douglas-fir	<i>Pseudotsuga menziesii</i>	X	
Black cottonwood	<i>Populus balsamifera</i>	X	
Bigleaf maple	<i>Acer macrophyllum</i>	X	
Rhododendron	<i>Rhododendron spp.</i>	X	X
Mountain ash	<i>Sorbus aucuparia</i>	X	
Vine maple	<i>Acer circinatum</i>	X	
Osobery	<i>Oemleria cerasiformis</i>	X	
Oregon grape	<i>Mahonia nervosa</i>	X	
Beaked hazelnut	<i>Corylus cornuta</i>	X	
Willow	<i>Salix sp.</i>	X	
English ivy	<i>Hedera helix</i>		X
Rose	<i>Rosa sp.</i>	X	
Bamboo	<i>Bambusa sp.</i>		X
Reed canarygrass	<i>Phalaris arundinacea</i>		X
Sword fern	<i>Polystichum munitum</i>	X	
Bracken fern	<i>Pteridium aquilinum</i>	X	
St. John's wort	<i>Hypericum perforatum</i>	X	
Ornamental plants			X
Grass/weeds		X	X

Impacts from the proposed development will be minimized through the removal of as few significant trees as possible and the preservation of the most significant trees on the site. Furthermore, the site will be enhanced through the removal invasive, non-native species and the installation of desirable native plantings.

D. Noise:

The site is adjacent to single-family residences whose residents are most sensitive to noise impacts in the evening and on the weekends. Noise impacts will be minimized by limiting work hours as specified in the City of Bellevue Noise Control code, BCC 9.18.

IV. Consistency with Land Use Code Requirements:

A. Zoning District Dimensional Requirements:

The property is located in the R-25 Land Use Zoning district. The general dimensional requirements for the property are as follows:

DIMENSIONAL STANDARD	Minimum Required	Proposed Approx.
Front Yard Setback	20'	> 20'
Rear Yard Setback	25'	> 25'
Side Yard (2 Side Yards)	5' (15')	5' (15')
Lot Coverage*	35%	22%
Impervious Surface	50%	27%

* Lot coverage is calculated after subtracting all critical areas and critical area stream buffers. Habitat associated with species of local concern are not subtracted (LUC 20.20.010, footnote (13)).

B. Critical Areas Requirements:

The City of Bellevue Land Use Code Critical Areas Overlay District (LUC 20.25H) establishes standards and procedures that apply to development on any site which contains in whole or in part any portion designated as critical area or critical area buffer. The Critical Areas Overlay District is a mechanism by which the City recognizes the existence of natural conditions which affect the use and development of a property. Through this section of the Land Use Code, the city imposes regulations on the use and development of affected property to protect the functions and values of these areas and the public health, safety and welfare, and to allow reasonable use of private property.

The property under proposal contains several areas designated as critical areas and critical area buffers. Based on the proposed project elements and their intersection with the critical areas on the site, there are a set of specific performance standards. These performance standards are identified in the table below:

Critical Area	Stream	Geologic Hazard - Steep Slope	Shoreline	Habitat Associated with Species of Local Importance
Performance Standards	20.25H.055.C.2 20.25H.055.C.3.e	20.25H.125	20.25E.080.B 20.25E.080.Q	20.25H.160

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

A. Consistency with LUC 20.25H.055.C.2

Allowed Uses – New or Expanded Uses or Development:

The project includes the development of a driveway access, including a bridged crossing of the Type N stream on the property. The bridge is considered a new and expanded use in the stream critical area and critical area buffer. New and expanded facilities are allowed within the critical area or critical area buffer only where not technically feasible alternative exists. The applicant thoroughly explored the option of placing their driveway access on the neighboring property to the north. For the following reasons, the idea of a shared driveway was determined not to be feasible. The alignment of the existing crossing of the stream channel on the property to the north is situation in a way that would require an abrupt, sharp turn in order to get back to the applicant's property. This would be difficult to navigate safely for the property owners and for emergency vehicles. It was felt that privacy would be lost for the neighbors to north. Finally, the northern neighbor was/is contemplating improvements to their property and the timing of the various projects was inconsistent for both parties.

The applicant demonstrated no technically feasible alternative exists with less impact to the critical area or critical area buffer. The applicant then must show compliance with the performance standards listed in LUC 20.25H.055.C.2.b. The location and design of the driveway and bridge crossing is proposed to be supported on four 3-foot round concrete caissons minimize impacts to the critical area and significant trees. The freeboard height of the bridge will be several feet above the OHWM of the stream which it is crossing. The footprint of the driveway will be impervious concrete set on a well-drained base material. The area directly adjacent to the driveway will be reinforced soil-grass matrix (Grasscrete or Grasspave product). The alignment of the driveway and bridge is proposed in a manner to avoid the removal or damage to any significant trees.

The bridge will meet applicable building and transportation standards for safe expected loads and required vehicle access. All areas of permanent and temporary disturbance will be mitigated and/or restored pursuant to a mitigation and restoration plan meeting the requirements of LUC 20.25H.210.

B. Consistency with LUC 20.25H.055.C.3.e

Allowed Uses – New or Expanded Bridges and Culverts:

The proposed driveway access and bridge crossing of the stream will replace an existing footbridge spanning the stream. The new facility will be designed in accordance with the Washington Department of Fish and Wildlife "Design of Road Culverts for Fish Passage".

The new bridge will be further from the OHWM than the current footbridge spanning the stream. The capacity of the channel to convey water will be increased as the freeboard elevation of the bridge will increase.

C. Consistency With LUC 20.25H.125

Landslide Hazards and Steep Slopes – Performance Standards:

The proposed improvements to the property include the demolition and construction of a single-family residence with an associated driveway access with a bridged crossing of the Type N stream. The structures and improvements are designed and sited to minimize any disturbance to the natural contours of the slopes. The foundation of the residence will be on the flattest portion of the site, avoiding the steep slope area. The structures and improvements are being sited to minimize the removal of significant desirable vegetation to the greatest extent possible. The submitted geotechnical analysis of the proposed development finds that there shall be no greater risk or need for increased buffers on neighboring properties. All of the natural and artificial slopes on the property will be maintained in their current configuration. The design of the structure and appurtenances minimizes the amount of impervious surface within the critical area and critical area buffer, to the greatest extent possible given the proposed footprint of the single-family residence. No grade changes outside of the building footprint are proposed. No rockeries or retaining structures are proposed in order to adjust grades for the building foundation. The building will be founded on the bearing substrate beneath the artificially placed fill soils on the site.

D. Consistency with LUC 20.25E.080.B

Shorelines – General Regulations Applicable to All Land Use Districts and Activities:

The property is adjacent to Lake Sammamish and the proposed development area of the property is within the jurisdictional areas of the Shoreline Overlay District. The project is consider exempt from the requirement to obtain a Shoreline Substantial Development Permit pursuant to LUC 20.25E.050.G. The project is required to meet the general regulations applicable to all land use districts and activities in the Shoreline Overlay District.

All federal and state water quality and effluent standards will be met through monitoring of the turbidity of the stream periodically during construction. The development proposal contains a plan that includes methods of preserving shoreline vegetation and for control of erosion. Special care will be taken to preserve desired native vegetation in the shoreline and stream critical areas and critical area buffers. The removal of vegetation from the stream critical area buffer and shoreline critical area buffer will be mitigated and/or restored per a mitigation and restoration plan consistent with LUC 20.25H.210.

Among others, the following Bellevue Shoreline Master Program Comprehensive Plan policies are consistent and in support of the proposed development:

POLICY SH-7. Discourage expansion or redevelopment of existing shoreline uses or activities that are incompatible with the shoreline environment.

POLICY SH-10. Encourage development to keep the water's edge free of buildings.

POLICY SH-12. Designate and preserve environmentally sensitive areas. If necessary, control

access and use for the protection of these areas.

POLICY SH-48. Encourage the use of vegetation, cobbles, and gravels for stabilizing the water's edge from erosion over the use of bulkheads. Where bulkheads are used, their design should reduce the transmission of wave energy to other properties.

Finally, the maximum height of the proposed structure will be 30 feet from average existing grade pursuant to LUC 20.20.010. The proposed mitigation and restoration plan, will limit the need for herbicides, pesticides and/or fertilizers and will be compatible with the City's "Environmental Best Management Practices." Adequate storm drainage and sewer facilities will be operational prior to construction of the new single-family residence. Storm drainage facilities will be separated from the sewage disposal systems.

E. Consistency With LUC 20.25E.080.Q

Shorelines – Residential Development Regulations:

The proposed single-family structure will be located outside of the shoreline critical area and shoreline critical area buffer, except for the path with handrail providing access to the shoreline. No fences are proposed. As stated above, the maximum height of the proposed single-family structure shall not exceed 35 feet from average existing grade pursuant to LUC 20.25E.080.Q and 20.25E.017.B.

The development proposal contains a plan that includes methods of preserving shoreline vegetation and for control of erosion. Special care will be taken to preserve desired native vegetation in the shoreline and stream critical areas and critical area buffers. The removal of vegetation from the stream critical area buffer and shoreline critical area buffer will be mitigated and/or restored per a mitigation and restoration plan consistent with LUC 20.25H.210

F. Consistency with LUC 20.25H.160

Habitat Associated with Species of Local Importance – Performance Standards:

Habitat associated with species of local importance will be impacted by this proposal; as a consequence, the proposal shall implement the wildlife management plan developed by the Department of Fish and Wildlife for such species. The applicant prepared a Critical Areas Report, which included a habitat assessment and management recommendations to minimize and mitigate for unavoidable impacts to the habitat. The applicant is proposing to preserve several key significant trees close to the lakeshore that are critical habitat. The applicant is also planning to preserve existing snag trees on the site and remove invasive English ivy the snags to increase their availability as perch, forage and possible nesting habitat. Furthermore, the applicant is proposing the installation of a number of pieces of large woody debris in the stream critical area buffer and one artificial snag on the steep slope critical area. Finally, all of the mitigation and restoration plantings consist of native species conducive to wildlife forage and cover.

VI. Summary of Technical Reviews

A. Clearing and Grading:

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

VII. Public Notice and Comment

Application Date:	September 27, 2007
Public Notice (500 feet):	October 18, 2007
Minimum Comment Period:	November 1, 2007

The Notice of Application for this project was published in the King County Journal and the City of Bellevue weekly permit bulletin on September 27, 2007. It was mailed to property owners within 500 feet of the project site. One comment was received from Karen Walter of the Muckleshoot Indian Tribe Fisheries Division regarding the classification of the Type N stream on the property. A response was drafted by the applicant's consultant regarding the methodology behind the typing of the stream. All concerns were addressed. A record of correspondence with the Muckleshoot Indian Tribe Fisheries Division can be found in the project file.

VIII. Decision Criteria

The proposal, as conditioned below, meets the applicable regulations and decision criteria for a Critical Areas Land Use Permit pursuant to LUC 20.30P and the decision criteria for a Critical Areas Report pursuant to LUC 20.25H.255.B.

A. Critical Areas Land Use Permit Decision Criteria (LUC 20.30P)

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

Finding: The proposed project has applied and for and will receive the following City of Bellevue Permits prior to implementation of the project: Critical Areas Land Use (LO), Right of Way Use (TD), and a Single-Family Combo Building permit (BS).

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

Finding: The submitted Critical Areas Report describes the project's use of the best available construction design and development techniques to minimize both permanent and temporary impacts on critical areas and their buffers.

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

Finding: The proposed project incorporates all of the applicable performance standards specified in LUC 20.25H and 20.25E. They are addressed in detail in Section V above for the critical areas present within the project area.

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

Finding: The proposed single-family residence will be served by adequate public facilities.

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

Finding: The Critical Areas Report prepared by the applicant's consultant for the are consistent with the requirements of LUC 20.25H.210, including the requirements for mitigation sequencing (LUC 20.25H.215) and project details, timing of work, and monitoring (LUC 20.25H.220.B)

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

Finding: The applicant submitted documentation consistent with the requirement to demonstrate compliance with the requirements of LUC 20.30P, 20.25H and 20.25E.

B. Critical Areas Report Decision Criteria (LUC 20.25H.255.B) – Proposals to Reduce Regulated Critical Area Buffer

1. The proposal includes plans for restoration of degraded critical area or critical area buffer functions which demonstrate a net gain in overall critical area or critical area buffer functions;

Finding: The proposal calls for a permanent reduction of the steep slope critical area buffer on the site. To mitigate for this reduction, the applicant submitted a Critical Areas Report that includes plans for restoration of degraded conditions in the form of restoration of areas dominated by invasive species by installing native plant species. The restoration areas include the steep slope critical areas, the stream critical area and critical area buffer and the shoreline critical area buffer.

2. The proposal includes plans for restoration of degraded critical area or critical area buffer functions which demonstrate a net gain in the most important critical area or critical area buffer functions to the ecosystem in which they exist;

Finding: The proposal includes plans for restoration of degraded critical area and critical area buffer functions to the stream critical area buffer and the steep slope critical area and the shoreline critical area buffer. No determination of was made of the “most important” function on the site, due to the interrelated nature of these features. Rather, improvements are proposed for all of these areas.

3. The proposal includes a net gain in stormwater quality function by the critical area buffer or by elements of the development proposal outside of the reduced regulated critical area buffer;

Finding: The proposal includes the utilization of pervious paving and Grasspave products wherever feasible. The proposal also includes the installation of native trees, shrubs and ground covers, to increase the long-term stormwater quality function by the critical area buffers on the site.

4. Adequate resources to ensure completion of any required restoration, mitigation and monitoring efforts;

Finding: A maintenance and monitoring assurance device will be held by the City to ensure adequate resources are available to complete the required mitigation and monitoring.

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

Finding: The proposed project is not requesting a modification of the performance standards, is consistent with the performance standards as discussed in section V and will not result in a detriment to critical areas and critical area buffer functions and values off-site.

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

Finding: The project area is within the R-2.5 land use zoning district. This is a residential land use zone and the proposed project is a single-family residence. The development of a single-family residence is compatible with the residential land use.

IX. Conclusion and Decision

After conducting the various administrative reviews associated with this proposal, including Land Use Code consistency, SEPA, City Code and Standard compliance reviews, the Director of Planning and Community Development does hereby **approve**

with conditions the proposal to demolish an existing 750 square foot single-family residence and construct an approximately 5,000 square foot single-family residence with a driveway and bridge spanning the stream on the property.

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

X. Conditions of Approval

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

<u>Applicable Ordinances</u>	<u>Contact Person</u>
Clearing and Grading Code- BCC 23.76	Tom McFarlane, 425-452-5207
Land Use Code- BCC 20.25H	Kevin LeClair, 425-452-2928
Noise Control- BCC 9.18	Kevin LeClair, 425-452-2928

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

- 1. 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: Tom McFarlane, Planning and Community Development Department

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

Authority: Land Use Code 20.25H.220.H

Reviewer: Kevin LeClair, Planning and Community Development Department

- 3. Performance Standards & Monitoring Required:** The applicant must submit as part of the required Building Permit application a monitoring plan that identifies how all areas of temporary disturbance that have been restored will be monitored for a period of 5 years following the installation of restoration measures.

Within the planting areas, container grown plants shall 100% survival by the end of

- year 1; and 80% survival by the end of year 2, with additional planting if these standards are not met. At the end of year 3, native vegetation cover will equal or exceed 50%. By the end of year 5, native vegetation cover will equal or exceed 80% with additional planting if these standards are not met. Native volunteer species can be included in overall percent cover calculations.

Weedy cover by shall not exceed 15 % in any year of the monitoring period.

Authority: Land Use Code 20.25H.220.H

Reviewer: Tom McFarlane, Planning and Community Development Department

- 4. Performance Assurance Device:** To assure all restoration and mitigation actions required by this permit are satisfactorily complete and successfully established, the applicant shall, prior to approval their Building Permit, submit a Performance Assurance Device to the City in an amount equivalent to 75% of the value of the installed materials approved on the restoration and mitigation plan.

Authority: Land Use Code 20.25H.220.F

Reviewer: Kevin LeClair, Planning and Community Development Department

- 5. Clearing Limits and Temporary Erosion and Sedimentation Control:** Prior to the initiation of any clearing or grading activities, clearing limits and the location of all temporary erosion and sedimentation control measure shall be field staked for approval by the on-site clearing and grading inspector's approval.

Authority: Bellevue City Code 23.76.060 and 23.76.090

Reviewer: Tom McFarlane, Planning and Community Development Department

- 7. Surface Water Quality:** Adjacent and downstream properties, storm drain inlets and the downstream natural and built drainage system shall be protected from sediment deposition using BMPs described in the clearing and grading development standards. If protection is inadequate and deposition occurs on adjoining property or public right-of-way or the drainage system, the permittee shall immediately remove the deposited sediment and restore the affected area to the original conditions.

Authority: Bellevue City Code 23.76.090

Reviewer: Tom McFarlane, 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.

118 West Lake Sammamish Parkway SE, Single-family
07-133088-LO
Page 17 of 18

Authority: Bellevue City Code 9.18

Reviewer: Kevin LeClair, Planning and Community Development Department

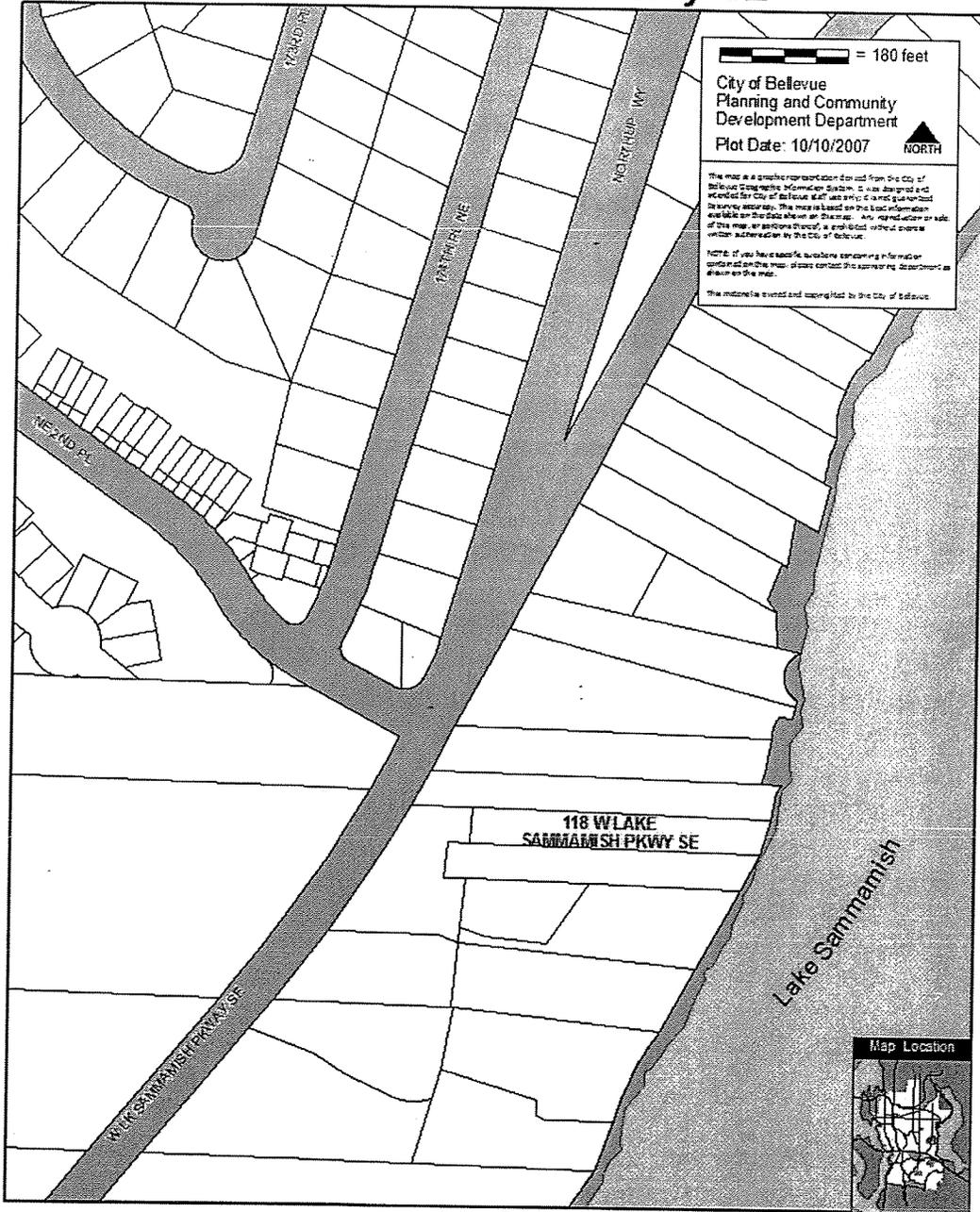
XI. Attachments:

1. Vicinity Map
 2. Environmental Checklist- In File
 3. Site Plan- In File
 4. Performance Standards Narrative- In File
-

Attachment 1 – Vicinity Map

Vicinity Map - Critical Area Land Use Permit # 07-133088-LO

118 West Lake Sammamish Parkway SE



ENVIRONMENTAL CHECKLIST

9/26/07

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

BACKGROUND INFORMATION

Reviewed: 10/10/2007
Kevin LeClair

Property Owner: Guy Edjlali & Regine Horteur-Edjlali

Proponent: MacPherson Construction & Design

Contact Person: Robert H. Sorensen AIA

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

Address: 21626 S.E. 28th Street Sammamish, WA 98075

Phone: (425) 391-3333

Proposal Title: Edjlali Residence

Proposal Location: 118 West Lake Sammamish Parkway ^{SE} ~~NE~~ (near intersection with Northup Way)
(Street address and nearest cross street or intersection) Provide a legal description if available.

See attached

Please attach an 8 1/2" x 11" vicinity map that accurately locates the proposal site.

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

1. General description: New Single Family Residence (replace existing cabin) - including driveway and bridge to access new residence. Current cabin access is by foot only.
2. Acreage of site: .46A
3. Number of dwelling units/buildings to be demolished: 1
4. Number of dwelling units/buildings to be constructed: 1
5. Square footage of buildings to be demolished: +/- 350 SF
6. Square footage of buildings to be constructed: 5,788 GSF - foot print of building may need to be modified to avoid critical area buffers.
7. Quantity of earth movement (in cubic yards): +/- 600 CY
8. Proposed land use: Single Family Residential
9. Design features, including building height, number of stories and proposed exterior materials:
Two story house with daylight basement, <30 overall height, concrete, wood siding and metal roofing.
10. Other

RECEIVED

SEP 26 2007

KL 10/10/07

PERMIT PROCESSING

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

Completion winter 2008 to early spring 2009. - Pending approval of
Critical Area Land Use Permit
and subsequent Building Permit.

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

No future plans - Maintenance
of restoration areas.

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

Critical Areas Report & Land Use actions; SEPA checklist

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

None known

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

Critical Areas Land Use approval, Building Permit & associated trade permits.

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

- Land Use Reclassification (rezone) Map of existing and proposed zoning
- Preliminary Plat or Planned Unit Development
Preliminary plat map
- Clearing & Grading Permit
Plan of existing and proposed grading
Development plans
- Building Permit (or Design Review)
Site plan
Clearing & grading plan
- Shoreline Management Permit
Site plan

A. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site: Flat Rolling Hilly Steep slopes Mountains Other
- b. What is the steepest slope on the site (approximate percent slope)? +/-40%
- c. What general types of soil are found on the site (for example, clay, sand, gravel, peat, and muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

See attached Geotechnical Investigation Report (GIR).

KL 10/10/07

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

None indicated per the GIR.

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

Normal excavation for daylight basement; no import or filling.

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

Erosion is always a possibility with clearing and excavating in the Pacific Northwest.

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

Less than 50% per COB LUC.

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

All normal measures will be taken to protect against erosion; TESC program will be in place and monitored.

Required per Clear + Grade Code COB 23.76.090

2. AIR

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

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

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

None that we are aware of.

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

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

Dust suppression BMP required by CtG code 23.76.095

3. WATER

a. Surface

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

This project is located on the shore of Lake Sammamish.

KL 10/10/07

- (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, house construction will occur within approximately 100' of OHW. See Plan

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

None

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

No

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

No

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

No - other than runoff from impervious surfaces.

Polluting surfaces will be detained and treated on site before release per LUC 20.25H.080 Perf. Std.

b. Ground

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

No

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

None

c. Water Runoff (Including storm water)

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

Storm water runoff will be collected into a tight-line system utilizing oil-water separator catch basins where appropriate; and discharged directly into Lake Sammamish. Per Performance Standards 20.25H.080

KL 10/10/07

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

Oil-water separator catch basins will be used where appropriate.

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

Pervious paving materials and concepts will be used to minimize runoff. Storm water runoff will be collected into a tight-line system utilizing oil-water separator catch basins where appropriate; and discharged directly into Lake Sammamish.

Minimization techniques to reduce overall impacts on site. Per Performance Standards required by Mitigation Sequencing LUC 20.25H.215

4. Plants

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

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

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

Some shrubs and understory plants will be removed within the area of construction. 6 large trees will be removed from site as shown on the Critical Areas Plan. Non-native invasive plants will be removed from Critical Areas.

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

None noted

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

Restoration of Critical Areas as required mitigation for Land Use actions.

Restoration and mitigation required per LUC 20.25H

5. ANIMALS

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

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

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

See Critical Areas Report (CAR).

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

See Critical Areas Report (CAR).

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

Critical Areas clean-up and restoration. See Critical Areas Report (CAR).

Under Review per LUC report requirements and Decision Criteria

6. Energy and Natural Resources

OK

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

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

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

No

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

Natural daylighting is provided through generous use of glazing and skylights. Energy efficient appliances and controls will be used.

7. Environmental Health

OK

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

Unlikely, only as might occur on any construction site.

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

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

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

Construction site safety programs in place and aggressively administered.

KL 10/10/07

b. Noise

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

None

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

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

Noise Control governed by COB 9.18

Normal work hours will be in effect.

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

Normal measures to control & limit noise during construction.

8. Land and Shoreline Use

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

Single Family Residential

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

No

- c. Describe any structures on the site.

Existing SFR (cabin) and wood frame out-buildings. Concrete pathway down to beach.

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

Yes, cabin and potting shed.

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

R2.5

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

Single Family, Medium Density SF-M

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

Lake Sammamish

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

Yes, stream, shoreline & steep slopes. See attached CAR. OK, under Review

KL 10/19/07

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

Three (3)

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

None

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

Not Applicable

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

Normal Land Use and Building Permit processes. *OK*

9. Housing

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

One middle/high income residence.

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

One middle income residence.

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

None

10. Aesthetics

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

*30 foot height is limit in R2.5.
~~35~~ feet high, wood siding, concrete and metal.*

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

Removal of trees for construction of house will result in some improved view corridors. No views will be obstructed. - Trees will not be allowed to be removed for view purposes solely

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

Tastefully designed house by respected local Architect.

11. Light and Glare

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

Some normal outdoor lighting will be in place on the new house and driveway; used mainly during the early evening hours. Possibly some 24 hour security lighting.

*No lights directed into stream buffer area
Performance Standard LUC 20.2514.080*

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

Highly unlikely.

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

None that we are aware of.

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

Use of shielded (dark-sky) fixtures where appropriate and applicable.

12. Recreation

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

Bicycle lane (along W. Lk Samm. Pkwy) - west side of roadway
- on water recreation

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

No

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

None

13. Historic and Cultural Preservation

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

No

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

None

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

None necessary

14. Transportation

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

West Lake Sammamish Parkway, small access drive serves several houses in the area.

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

Yes

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

3 to 4 new spaces, replaces the existing 2 to 3 spaces.

KL 10/10/07

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

NO - New driveway to proposed residence is being proposed with a bridge over the stream corridor.

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.

Generally 2 to 5 daily trips.

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

None

15. Public Services

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

No, house will have fire sprinkler system.

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

None

16. Utilities

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

Cable TV

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.

Existing Utilities will be used for new house.

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..... *[Signature]* signed by COB reviewer for applicant

Date Submitted..... 10/10/07