DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE., P.O. BOX 90012
BELLEVUE, WA 98009-9012

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No.	15/125884-LN/15-125887-LO
Project Name/Address:	White Property Conservation Preliminary Short Plat and Critical Areas Land Use Permit / 3274 163rd Place SE
Planner:	Laurie Tyler
Phone Number:	(425)-452-2728
Minimum Comment Period:	**December 17, 2015, 5PM**

Materials included in this Notice:

- ☒ Blue Bulletin
- ☒ Checklist
- ☒ Vicinity Map
- ☒ Plans
- ☐ Other:

City of Bellevue Submittal Requirements	27

ENVIRONMENTAL CHECKLIST

10/9/2009

Thank you in advance for your cooperation and adherence to these procedures. If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call Development Services (425-452-6800) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

INTRODUCTION

Purpose of the 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 City of Bellevue identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the City decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. 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." Giving 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 Planner in the Permit Center 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. Include reference to any reports on studies that you are aware of which are relevant to the answers you provide. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impacts.

Use of a Checklist for Nonproject Proposals: *A nonproject proposal includes plans, policies, and programs where actions are different or broader than a single site-specific proposal.*

For nonproject proposals, complete the Environmental Checklist even though you may answer "does not apply" to most questions. In addition, complete the Supplemental Sheet for Nonproject Actions available from Permit Processing.

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.

Attach an 8 ½" x 11 vicinity map which accurately locates the proposed site.

City of Bellevue Submittal Requirements	27a

ENVIRONMENTAL CHECKLIST

4/11/2013

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call Development Services (425-452-6800) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

BACKGROUND INFORMATION

Property Owner: Steve White

Proponent: Steve White

Contact Person: Steve White
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 3320 162nd Place SE, Bellevue, WA 98008

Phone: (425) 463-4001

Proposal Title: White Property Short Plat

Proposal Location: 3274 163rd Place SE Bellevue, WA 98008
(Street address and nearest cross street or intersection) Provide a legal description if available.

Please attach an 8 ½" x 11" vicinity map that accurately locates the proposal site. **See attached**

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

1. General description: Subdivide one existing parcel into two individual single-residential lots. The existing home will be demolished. A critical areas permit is also required for buffer avg. along the stream.
2. Acreage of site: 0.57 acres
3. Number of dwelling units/buildings to be demolished: 1
4. Number of dwelling units/buildings to be constructed: 2
5. Square footage of buildings to be demolished: 1,520 SF
6. Square footage of buildings to be constructed: 5,474 SF **Approximately. Buildings to be constructed under separate building permits.**
7. Quantity of earth movement (in cubic yards): 100 cy
8. Proposed land use: Single-family residential development
9. Design features, including building height, number of stories and proposed exterior materials:
   New buildings will meet zoning regulations **Single-family dwellings only.**
10. Other

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

Spring 2016 - Start Construction
Fall 2016 - End Construction

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

No future additions or expansions are planned.

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

Additional environmental information being prepared for the project includes a site-specific geotechnical evaluation prepared by Earth Solutions NW LLC dated March 24, 2015. A critical areas study has been prepared by Wetland Resources, Inc. and is dated October 2015.

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.

A BLA is pending that will move the northern property line north approximately 20'. Preliminary short plat approval and a critical areas permit is required by the City of Bellevue for this project. **#15-123556-LW**

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

Building Permits for individual homes.

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)?

The steepest slope on the site occurs at the west and south boundaries and is about 50%.

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.

Everett gravelly sandy loam (EvC and EvD) per the Natural Resources Conservation Service (NCRS)

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

There are no surface indications or known history of unstable soils in the vicinity of the site.

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

Minimal grading will be required for new home construction. It is anticipated that on-site soils will be utilized and quantities are estimated to be 100 cubic yards.

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

Localized erosion could occur during construction activities during rain events.

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

Approximately 46% of the site will be covered with impervious surfaces with the completed project. These surfaces will consist primarily of asphalt and concrete pavements and building roof areas.

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

Temporary erosion controls such as silt fence and soil stabilization will be installed to limit potential impacts.

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.

Typical vehicular emissions will result from local residential traffic under developed site conditions. Temporary exhaust emissions will occur along with some noise increase from equipment during construction.

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

There are no known offsite sources of emissions or odor that may effect this proposal.

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

Construction activities will be limited to established City of Bellevue standard work hours to reduce or control emissions, noise, and other impacts to air. Water trucks or similar methods will be used to limit arrant dust from the site during construction.

Construction dust suppressant measures per Clear & Grade Code BCC 23.76

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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.

A perennial stream flows along the roadside ditch along the frontage of 163rd Place SE. This stream eventually flows to Vasa Creek which ultimately discharges into Lake Sammamish.

(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, A new driveway will be constructed over the existing culvert that the stream flows into.

(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 surface water withdrawals or diversions will occur with this project.

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

The proposal does not lie within a 100-year floodplain.

(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.

The proposed project does not propose to discharge waste materials to surface waters.

b. Ground

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

No groundwater withdrawn. Minimal infiltration of rain gardens may occur on-site which would eventually reach groundwater.

(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.

No waste material will be discharged into the ground from septic tanks or other sources as part of this project.

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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.

Stormwater will runoff from existing driveway and roof structures. Runoff from the existing driveway and roof will be directed to rain gardens to infiltrate. Overflow will be conveyed to the existing storm system located within the existing right-of-way.

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

No waste materials will enter ground or surface waters as a result of the proposed project.

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

Retention and limited infiltration will be provided with proposed rain gardens and pervious pavement.

Project subject to Utility Code BCC 24.06 and any required utility permits to construct infrastructure for future single-family dwellings.

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
- [x] 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?

Existing vegetation will be removed on the southern lots at the proposed location of the new homes. Approximately 8 trees and groundcover will be removed in this area.

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

No known threatened or endangered plant species or critical habitat is on or near the site.

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

Landscaping will be proposed around the new home and will be determined during the Building Permit process.

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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: Songbirds

☑ Mammals: deer, bear, elk, beaver, other: Deer

☐ Fish: bass, salmon, trout, herring, shellfish, other:

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

No threatened or endangered species are known to be on or near the site.

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

The site is not known to be part of a migration route.

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

No special measures are proposed or believed to be necessary to preserve or enhance wildlife areas.

6. Energy and Natural Resources

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

The project will extend existing electrical power, communication, and natural gas systems to serve the site.

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

The proposed project would not affect the potential use of solar energy by adjacent properties.

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

No energy conservation features are included in the plans for the proposal.

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.

Local fuel spills are possible from equipment during construction activities for the project. No other environmental health hazards are known or expected to result from the planned development.

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

No special emergency vehicles are required for the project proposal.

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

No special measures are proposed.

b. Noise

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

Road/vehicle noise from 163rd Place SE may affect the built project.

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

Typical sounds and sound levels associated with individual passenger cars will occur with the project. Temporary noise level increases will result from equipment during construction activities. Construction activities will be limited to established City of Bellevue standards.

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

Construction activities will be limited to established City of Bellevue standard work hours to reduce or control equipment emissions and noise.

Construction noise impacts mitigated by Noise Ordinance BCC 9.18 which regulates hours of construction.

8. Land and Shoreline Use

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

The site currently contains a single family home. Adjacent properties consist of residential buildings.

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

The site has not been used for agriculture in recent years and it is unknown if it was historically.

c. Describe any structures on the site.

The site currently consists of one single family residence.

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

The existing home will be demolished.

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

The current site is zoned R-5.

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

The current comprehensive plan designation is ~~um~~ **SF-H**

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

Unknown

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

There is a perennial stream adjacent to the site to the south . The stream buffer affects the project site.

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

An additional 4-8 persons are anticipated to live in the new homes.

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

The home on the southern parcel is currently unoccupied.

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

None required

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

The project complies with existing and projected land uses and plans as described by the Comprehensive Land Use Plan for the City of Bellevue.

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9. Housing

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

The project will include 2 new single-family residential lots. This would likely be considered middle or high income housing.

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

The project will demolish the existing middle-class home.

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

No special measures are proposed or expected to be necessary to control housing impacts.

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?

The maximum height of the new home will not exceed the allowable per zoning.

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

The views may be altered slightly with the new home. This would be minimal given steep slopes.

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

No measures are proposed

11. Light and Glare

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

Minimal lighting from the home and traffic along the driveway would occur at night.

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

Light or glare from the finished project will not be a safety hazard or interfere with views.

Cut-off shields are required to prevent off-site light and glare impacts per LUC 20.20.520

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

No existing offsite sources of light or glare will affect the current project proposal.

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

No proposed measures to reduce or control light or glare impacts.

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12. Recreation

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

No designated and informal recreational opportunities are in the immediate vicinity.

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

No existing recreational uses will be displaced by the project.

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

No specific measures to reduce or control impacts on recreation are necessary.

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.

There are no known places or objects on or next to the site that are proposed for preservation registers.

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

There are no known landmarks or evidence of historic importance on or next to the site.

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

No special measures are proposed or expected to be required to reduce impacts to historic or cultural resources.

A ROW use permit will be required for any frontage improvements and access to the site during construction from public ROW. BCC 14.30

14. Transportation

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

The entrance to the property is served by 163rd Place SE. Access will be provided through a private drive.

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

The nearest King County Metro bus stop is approximately 200 feet away at SE 35th Pl.

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

No parking spaces will be constructed or eliminated other than parking within driveways or garages.

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 roads or streets are required. A private driveway is proposed to serve the new lots.

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

Approx. 20 trips per day would be generated by the project. Peak volumes would be in morning or evening.

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

No additional measures to reduce or control transportation impacts are proposed or expected to be necessary for the project.

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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.

A minimal increase of public services would result from the project.

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

None

16. Utilities

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

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

Natural Gas - Puget Sound Energy
Electricity - Puget Sound Energy
Water and Wastewater - City of Bellevue
Communication/TV - Comcast
Refuse Service - Republic Services

Signature

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

Signature.....

Date Submitted.....10/22/2015.....

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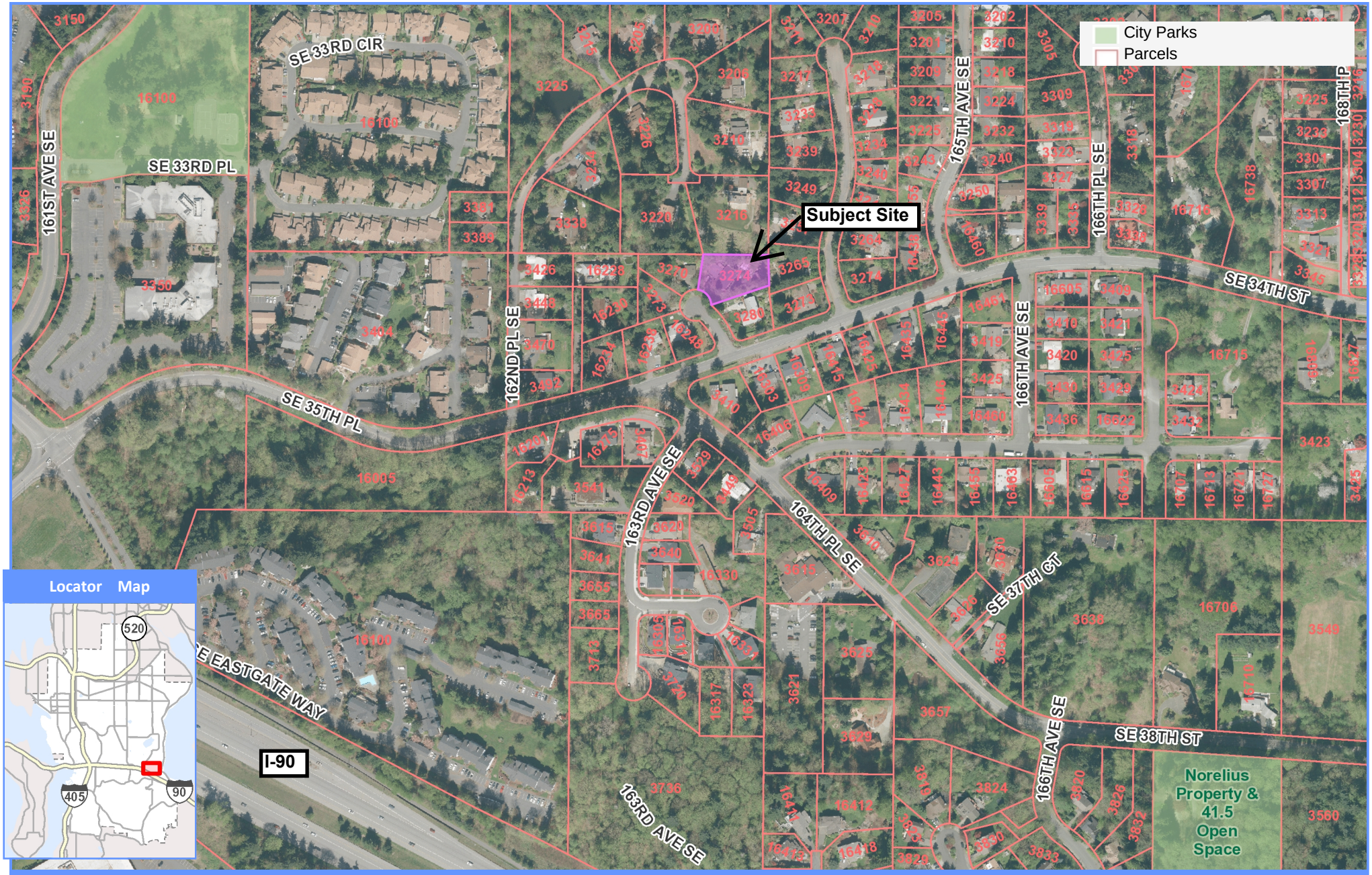

Vicinity Map 3274 163rd Place SE

0 329 658

Scale 1: 3,951 Feet

Map Generated on: 11/16/2015

Wetland Resources, Inc.
Delineation / Mitigation / Restoration / Habitat Creation / Permit Assistance

9505 19th Avenue S.E.
Suite 106
Everett, Washington 98208
(425) 337-3174
Fax (425) 337-3045

CRITICAL AREA REPORT
AND
BUFFER MITIGATION PLAN

FOR

3274 163RD PLACE SE
BELLEVUE, WA

Wetland Resources, Inc. Project #14311

Prepared By
Wetland Resources, Inc.
9505 19th Avenue SE, Suite 106
Everett, WA 98208
(425) 337-3174

Prepared For
Steve White
3220 162nd Place SE
Bellevue, WA 98008

Original:
June 2015

Revision:
October 2015

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CRITICAL AREA REPORT AND BUFFER MITIGATION PLAN MAP

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1.0 INTRODUCTION

Wetland Resources, Inc. completed a site investigation on September 3rd, 2014 to determine the presence of jurisdictional wetlands and streams on and in the vicinity of the 0.42-acre subject site located at 3274 163rd Pl SE in Bellevue, Washington. The site is further located within Section 11, Township 24N, Range 5E, W.M.

Access to this property is from the south via a driveway that extends north from 163rd Pl SE. The subject parcel has an existing single-family residence, concrete pad, driveway and typical residential yard improvements. Trees are scattered around the fringe of the property, including Douglas fir and western hemlock. The remaining on-site vegetation is domestic landscaping. Site topography has a slight to moderate south aspect, and is flat in and around the existing house.

No wetlands are present on-site, however one Type N stream (Stream A) flows in a southeasterly direction adjacent to the southwest corner of the subject site. Pursuant to the provisions of Bellevue Municipal Code Land Use Code (LUC) 20.25H.075.C, a 50-foot buffer protects Stream A.

Figure 1: Aerial view of the subject property.

The applicant is proposing to mitigate 900 square feet of stream buffer impacts required to provide access and proper storm drainage to two single-family residences planned for construction on the subject property. Following mitigation preferences outlined in LUC

20.25H.085.A, the applicant will mitigate these impacts through on-site replacement of lost critical area buffer. A replacement ratio of 1:1 will be provided.

Additionally, in order to allow for the western home to be constructed in a less topographically restrictive area of the site, and at a size comparable to the existing neighborhood residences, the applicant proposes to reduce a 172 square foot area through buffer averaging to avoid building construction within the structure setback associated with the buffer. Buffer averaging will be accomplished at a replacement ratio of 1:1.

A total of 1,072 square feet of additional buffer will be provided in the southern portion of the subject site; 900 square feet for replacement of impacted buffer, plus 172 square feet for buffer averaging. The entire buffer provided will be contiguous with the stream buffer, and is equal or higher in habitat quality compared to that being replaced/averaged.

The modified buffer will be placed in a separate Native Growth Protection Area (NGPA) tract divided into two areas; one on either side of the driveway.

2.0 CRITICAL AREAS DETERMINATION

2.1 PUBLICLY AVAILABLE DATA

Prior to conducting the site investigation, public resource information was reviewed to gather background information on the subject property and the surrounding area in regards to wetlands, streams, and other critical areas. These sources included the following:

USDA/NRCS Web Soil Survey
Everett gravelly sandy loam, 5 to 15 percent slopes, is mapped throughout the subject site. A more detailed soil description is provided in the "2.2 Field Determination Methodology" section below.

USFWS National Wetlands Inventory (NWI)
No wetlands were identified in the immediate vicinity of the subject property. The nearest occurrence is a palustrine wetland, located approximately 0.4 mile to the west.

King County iMap
No environmentally sensitive areas were identified on or adjacent to the subject site. The closest is a salmon bearing stream flowing approximately 500-feet south of the subject site.

DNR FPARS ARCIMS Mapping Application for streams
Confirms the presence of the fish-bearing stream to the south, and identifies it as Squibbs Creek. Additionally confirms the presence of the palustrine wetland to the west, and identifies it as containing fish.

WDFW Priority Habitat and Species (PHS) Interactive Map
Further confirms the presence of the fish bearing stream to the south and the wetland to the west. Additionally, the closest biodiversity corridor is located approximately 0.8 miles northwest of the subject site.

WDFW Salmonscape Interactive Mapping System
Confirms the presence of the fish-bearing stream to the south. The segment of the stream that extends west 0.6 miles from lake Sammamish has documented presence of Kokanee salmon.

Bellevue Online Mapping System (NWMaps.net)
Confirms the presence of the fish-bearing stream to the south and the palustrine wetland to the west. Additionally, a wetland is identified approximately 0.1 mile northwest of the site. This wetland was identified in the field as the source of hydrology for Stream A.

Publically available information did not identify any critical areas on or adjacent to the subject site.

2.2 FIELD DETERMINATION METHODOLOGY

2.2.1 Wetland Determination

Wetland conditions were evaluated using routine methodology described in the *2010 Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0)*, (referred as 2010 Regional Supplement). The following criteria descriptions were used in the boundary determination: examination of the site for hydrophytic vegetation (species present and percent cover), examination of the site for hydric soils, and determining the presence of wetland hydrology.

Less than half of the present vegetation was rated as facultative or wetter, and did not create a hydrophytic vegetation community. Underlying soils are mapped as Everett gravelly sandy loam, 5 to 15 percent slopes. Soils inspected on-site displayed a color of very dark brown (10YR 2/2) gravelly loam in the top six to eight inches, changing to dark yellowish brown (10YR 3/4-4/4) very gravelly loam in the B horizon, consistent with the descriptions of the mapped soils. The soils were dry at the time of investigation.

Based on observations made in the field as well as publically available information, no wetlands are present on the subject site.

2.2.2 Stream Determination

Presence of on-site streams was determined using the methodology described in the Washington State Department of Ecology document *Determining the Ordinary High Water Mark on Streams in Washington State (Second Review Draft)* (Olson and Stockdale 2010). Additionally, LUC 20.25H.075. C.1.a.ii requires that stream buffers be measured from the top of bank. In Bellevue, top of bank is defined as:

A. The point closest to the boundary of the active floodplain of a stream where a break in the slope of the land occurs such that the grade beyond the break is flatter than 3:1 at any point for minimum distance of 50 feet measured perpendicularly from the break; and

B. For a floodplain area not contained within a ravine, the edge of the active floodplain of a stream where the slope of the land beyond the edge is flatter than 3:1 at any point for a minimum distance of 50 feet measured perpendicularly from the edge.

The top of bank location for Stream A was determined using the parameters as described above. On the subject site, the top of bank is located to the east of the ordinary high water mark (OHWM). A Critical Areas Report Map (Sheet 1) is included with this report. This map depicts both the OHWM line, top of bank, and standard buffer.

One stream (Stream A) flows adjacent to the southwestern corner of the site in a southeasterly direction. A portion of Stream A flows through a culvert under the existing access driveway. The source of this stream was found to be an artificially constructed pond (the wetland identified in the Bellevue online mapping application "NWMaps.net"), approximately 0.1 miles upslope from where Stream flows adjacent to the subject property. Stream A has a small, deeply incised channel with approximately 18-inches between the OHWM, flowing down a steep slope prior to entering the roadside ditch that passes near the site.

Given the location and characteristics of Stream A, it is a non-fish bearing stream without fish habitat. Pursuant to LUC 20.25H.075.B, Stream A is classified as a Type N water. LUC 20.25H.075.C.1.a designates a 25-foot protective buffer for Type N streams flowing within a developed site.

3.0 HABITAT ASSESSMENT

The following habitat assessment consistent with the requirements of stipulated in LUC 20.25H.165. The purpose of the habitat assessment is to investigate and evaluate the potential presence or absence of designated species of local importance.

A narrow strip of trees exists along the western and southern property boundaries, near the existing gravel access, and consist primarily of Douglas fir (*Pseudotsuga menziesii*) and western hemlock (*Tsuga heterophylla*). The remainder of the on-site vegetation is landscaping plants and turf grass.

The species of local importance enumerated in LUC 20.25H.165.A are associated with habitats of much greater size and complexity than what is available at the pre-developed subject property, which is located within a suburban residential development area. The subject parcel is a half-mile from Lake Sammamish, and is no more likely to provide potential habitat to species such as osprey than most other residential properties within that range. No ponds occur on or abut the property. One pond is located northwest of the site, separated by 0.1 mile.

Additionally, no priority species or habitats are identified by the WDFW PHS online mapping application, or any other commonly available public resource, as being present on the subject property.

Given that no species of local importance, or their associated habitat, are present on the subject site, there are no management recommendations applicable to this project. Similarly, no direct or indirect impacts to habitat are expected to occur as a result of this project.

Proposed buffer impacts will be mitigated through on-site replacement at a 1:1 ratio. This should adequately mitigate any project related loss of protection to any potential minimal functions provided to habitat by the stream segment.

4.0 PROJECT DESCRIPTION

The applicant is proposing to develop a short plat of two single-family residences on the subject property. No critical areas buffers will be impacted for construction of the homes. However, in order to gain vehicular access to the site, a driveway will be constructed utilizing an existing stream crossing in the southwestern corner of the property. The majority of this area is already an existing gravel driveway, and will be expanded to provide required access. A total of 819 square feet of permanent impacts will occur where the driveway will be extended past the existing gravel within the buffer associated with Stream A. The subject property is only accessible via an established right of way at this location due to the configuration of neighboring properties. The proposed access driveway is designed to create the minimum impact to the buffer as possible.

Additionally, in order to provide required storm drainage facilities, 81 additional square feet of the buffer associated with Stream A will be impacted in order to install a storm water outfall and splash blocks.

4.1.1 Compliance with Performance Standards

Pursuant to LUC 20.25H.055.B, new or expanded driveways and storm systems are allowed development activities within streams and their associated protective buffers. However, such development must be demonstrated to have no technically feasible alternative. LUC 20.25H.055.C.2.a provides a list of considerations that must be met to adequately demonstrate this.

If the applicant demonstrates that no technically feasible alternative with less impact on the critical area or critical area buffer exists, then the applicant shall comply with the requirements listed in 20.25H.C.2.b.

Portions of the city of Bellevue land use code are in italics below, with responses provided in normal text underneath:

20.25H.055.C.2.a:
A determination of technically feasible alternatives will consider:

i. The location of existing infrastructure;

The existing access infrastructure is located on top of the culvert crossing that will provide continued access to the project site. The only impacts proposed are those that expand the driveway area to current standards.

The required stormwater system is designed as part of the proposed development project. No storm water system of this type currently exists on-site.

ii. The function or objective of the proposed new or expanded facility or system;

The function of the expanded driveway is to provide continued access to the subject site.

The stormwater system is designed to appropriately collect and distribute stormwater related to the proposed development project, and provide proper infiltration and hydrologic recharge to Stream A, as required by the City of Bellevue.

iii. Demonstration that no alternative location or configuration outside of the critical area or critical area buffer achieves the stated function or objective, including construction of new or expanded facilities or systems outside of the critical area;

Vehicular access is required to the site, and no other access location is possible given that the property is landlocked on all other sides.

No feasible alternative location exists for the storm water outfall and splash blocks to be located, given the topographical characteristics of the subject site.

iv. Whether the cost of avoiding disturbance is substantially disproportionate as compared to the environmental impact of proposed disturbance; and

Disturbance is unavoidable given that access is required, and no cost comparison is possible because the proposed access location is the only available entry point onto the subject property.

Similarly, there is no other feasible location for the stormwater outfall and splash blocks to be located given the topographical restrictions of the site.

v. The ability of both permanent and temporary disturbance to be mitigated.

The applicant proposes to provide 900 square feet of additional buffer as mitigation for the permanent unavoidable impacts related to expanding the access drive and installing the stormwater system components.

20.25H.055.C.2.b:
The applicant shall comply with the following:
i. Location and design shall result in the least impacts on the critical area or critical area buffer;

The proposed access drive cannot be located elsewhere, as it is the only entrance point from an established right of way. Additionally, the access point is being expanded from a preexisting driveway footprint. The minimal increase in size is not expected to cause any significant detriment to ecosystem functions.

The location of the stormwater outfall and splash blocks extends into the stream buffer as minimally as possible given the topographical characteristics of the site.

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

The buffer associated with Stream A shall be impacted no more than necessary to expand the access driveway and construct the stormwater system components in the required, unavoidable locations. No impacts are proposed to the stream.

iii. Disturbance shall not occur in habitat used for salmonid rearing or spawning or by any species of local importance unless no other technically feasible location exists;

Given the characteristics of Stream A, it is designated as a Type N stream and does not support fish. No salmonid habitat will be disturbed by the proposed development.

iv. Any crossing over of a wetland or stream shall be designed to minimize critical area and critical area buffer coverage and critical area and critical area buffer disturbance, for example by use of bridge, boring, or open cut and perpendicular crossings, and shall be the minimum width necessary to accommodate the intended function or objective; provided, that the Director may require that the facility be designed to accommodate additional facilities where the likelihood of additional facilities exists, and one consolidated corridor would result in fewer impacts to the critical area or critical area buffer than multiple intrusions into the critical area or critical area buffer;

The crossing over Stream A already exists as a culvert enclosing the stream. The applicant is proposing to expand the surface area of the driveway (primarily past the stream crossing). No additional stream-crossing infrastructure is proposed. Additionally, only the single access point is proposed. The existing culvert will not be expanded.

v. All work shall be consistent with applicable City of Bellevue codes and standards;

The proposed project shall be consistent with City of Bellevue codes and standards.

vi. The facility or system shall not have a significant adverse impact on overall aquatic area flow peaks, duration or volume or flood storage capacity, or hydroperiod;

Expansion of the existing access driveway is not expected to have significant impact on the hydrologic regime of Stream A. The stormwater outfall and splash blocks are part of a proposed stormwater system designed to appropriately collect and distribute stormwater flows into Stream A for beneficial hydrologic recharge of the stream system. No adverse impacts are expected.

vii. Associated parking and other support functions, including, for example, mechanical equipment and maintenance sheds, must be located outside critical area or critical area buffer except where no feasible alternative exists; and

No parking or support functions are proposed within a critical area or critical area buffer.

viii. Areas of new permanent disturbance and all areas of temporary disturbance shall be mitigated and/or restored pursuant to a mitigation and restoration plan meeting the requirements of LUC 20.25H.210.

Areas of disturbance will be mitigated by providing 900 square feet of additional buffer; a 1:1 ratio of replacement. The proposed mitigation plan meets the requirements of LUC 20.25H.210. Mitigation sequencing as outlined in LUC 20.25H.215 is provided in section 5.1 of this report.

LUC 20.25H.080:
The performance standards listed within LUC 20.25H.080.A are not germane to the proposed project as they relate only to Type S and F streams. Additionally, the provisions within LUC 20.25H.080.B are not germane to the proposed project because they are concerned with modifications to stream channels. No modification to Stream A is proposed.

4.1.2 Compliance with Buffer Averaging Requirements

Pursuant to LUC 20.25H.075.C.2.a, buffer averaging may be allowed to modify stream critical area buffers if the applicant adequately demonstrates that the proposed modification meets the following requirements.

Portions of the city of Bellevue land use code are in italics below, with responses provided in normal text underneath:

20.25H.075.C.2.a:

i. Buffer averaging may be approved only if the applicant demonstrates that a modification to non-critical area setbacks pursuant to LUC 20.25H.040 would not accommodate the proposed development in a manner consistent with its intended use and function;

The buildable area of the subject site is nearer to the critical area setback than the western side yard setback. Given the location of the critical area buffer, reduction of the non-critical area setback would not avoid construction within the setback area associated with Stream A.

ii. Through buffer averaging, the ecological structure and function of the resulting buffer is equivalent to or greater than the structure and function before averaging;

The majority of the area proposed for reduction through averaging is currently maintained as part of a gravel driveway. In contrast, the areas proposed as additional buffer are vegetated. Therefore, the structure and function of the resulting buffer will be equivalent or greater than prior to averaging.

iii. The total buffer area is not reduced;

The area reduced through buffer averaging will be replaced at a 1:1 ratio, maintaining the current size of the buffer.

iv. The buffer area is contiguous;

The proposed averaged buffer area is contiguous with the stream system, and located within the southwest portion of the subject site between the proposed residences and Stream A.

v. Averaging does not result in any impact to slope stability and does not increase the likelihood of erosion or landslide hazard;

The buffer averaging proposal is in order to avoid building construction within the structure setback associated with the buffer of Stream A. The majority of the area is currently maintained as part of a gravel driveway or is maintained lawn. As such, no additional earthwork will occur within the proposed reduction area, thereby eliminating the potential for impacting slope stability or increasing the potential for landslide or erosion hazards.

vi. Averaging does not result in a significant adverse impact to habitat associated with species of local importance; and

Given that no species of local importance, or their associated habitat, are present on the subject site, there are no management recommendations applicable to this project. Similarly, no direct or indirect impacts to habitat are expected to occur as a result of this project.

vii. At no point is the critical area buffer width less than 75 percent of the required buffer dimension.

The minimum critical area buffer will be 37.5 feet, or 75 percent of the required buffer dimension. Subsequently, the intent of the above provision will be met.

5.0 BUFFER MITIGATION PLAN

The proposed plan requires that the buffer associated with Stream A be modified to accommodate the access driveway for the short plat to be built on the subject property, as well as a splash pad for the storm water system. The associated impacts total 900 square feet between expanding the access road (819 square feet) and installation of a splash pad for proper stormwater dispersal (81 square feet).

Additionally, in order to allow for the western home to be constructed in a less topographically restrictive area of the site, and at a size comparable to the existing neighborhood residences, the applicant proposes to reduce a 172 square foot area through buffer averaging to avoid building construction within the structure setback associated with the buffer. Buffer averaging will be accomplished at a replacement ration of 1:1.

A total of 1,072 square feet of additional buffer will be provided in the southern portion of the subject site; 900 square feet for replacement of impacted buffer, plus 172 square feet for buffer

averaging. The entire buffer provided will be contiguous with the stream buffer, and is equal or higher in habitat quality to that being replaced/averaged.

5.1 MITIGATION SEQUENCING

Pursuant to LUC 20.25H.215, when mitigation plans are necessary, they shall comply to mitigation sequencing. This section of code provides a sequential list of considerations that must be addressed.

Portions of the city of Bellevue land use code are in italics below, with responses provided in normal text underneath:

Applicants shall demonstrate that all reasonable efforts have been examined with the intent to avoid and minimize impacts to the critical area and/or critical area buffer. When an alteration to a critical area is proposed, such alteration shall be avoided, minimized, or compensated for in the following order of preference:

A. Avoiding the impact altogether by not taking a certain action or parts of an action;

Vehicular access to the site is required, and is an allowed action listed in 20.25H.055.B.

The proper dispersal of precipitation collected on impervious surfaces is essential for maintaining hydrologic input into surrounding features of the watershed. The proposed stormwater outfall and splash blocks are designed to hydrologically recharge Stream A.

B. Minimizing impacts by limiting the degree or magnitude of the action and its implementation, by using appropriate technology, or by taking affirmative steps, such as project redesign, relocation, or timing, to avoid or reduce impacts;

The proposed access driveway will be located in the footprint of the existing gravel road that already crosses Stream A. Expansion of the driveway beyond the current footprint within the stream buffer is minimal (819 square feet), and only to the extent necessary to meet current access requirements. The location of the access driveway is the only possible entry point on the property, and cannot be relocated.

The location and extent of the stormwater outfall that will impact the stream buffer is the minimum necessary given the topographical restrictions of the site.

C. Performing the following types of mitigation (listed in order of preference):

1. Rectifying the impact by repairing, rehabilitating, or restoring the affected environment;

The proposed access driveway is a permanent impact, and therefore cannot be repaired or restored.

The proposed splash blocks are also a permanent impact. However, any bare earth around the installation site of the stormwater outfall and the splash blocks will be grass seeded with an appropriate seed mixture.

2. Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action; or

The proposed access driveway is a permanent impact, and therefore will not be reduced or eliminated over time.

The two houses proposed for development are permanent structures and require a permanent storm water system to manage the dispersal of on-site hydrology. However, some buffer impacts associated with the installation of the stormwater outfall and splash blocks will be reduced over time. As grasses become established in any bare earth surrounding the installation site, the stream buffer in this location will receive a functional lift, due the vegetated nature post installation.

3. Compensating for the impact by replacing, enhancing, or providing substitute resources or environments;

The applicant is proposing to compensate for the total stream buffer impacts (1,072 square feet) by providing additional buffer area (1,072 square feet) at a 1:1 ratio of replacement. The area of additional buffer is immediately adjacent to the exiting stream buffer, and is comprised of intact forest. This natively vegetated area has habitat characteristics that provide more functions and values than those areas of lawn and gravel that will be impacted by the proposed project.

Pursuant to LUC 20.25H.085, on-site replacement of lost critical area buffer is the highest preference when mitigating for impacts to stream buffers. This mitigation plan complies with that preference.

D. Monitoring the hazard or other required mitigation and taking remedial action when necessary.

Mitigation of the impacted stream buffer area will be accomplished through replacement; therefore no monitoring or remedial actions are necessary.

5.2 PROPOSED MITIGATION DESIGN

An order of preference concerning types of mitigation strategies is provided in LUC 20.25H.085.A. The mitigation design for the subject project adheres to the code by mitigating on-site through replacement of lost critical area buffer; the top preference given in the code. LUC 20.25H.085.B stipulates a 1:1 buffer mitigation ratio of replacement stream buffer modifications.

To compensate for the unavoidable buffer impact, the applicant proposes to mitigate at a replacement ratio of 1:1 as required by code. Therefore, 1,072 square feet of additional buffer will be provided as replacement east of the impact area. Given that the areas proposed for impact are currently disturbed due to being directly adjacent to the existing access driveway and

associated with the current land use, the area of additional buffer is expected to provide more than adequate functional replacement.

Table 1: Proposed Mitigation Actions

Action	Impact (Area)	Mitigation Type	Mitigation (square feet)
Buffer reduction for building site	172 square feet of buffer reduction.	Buffer averaging (1:1 mitigation ratio)	172 square feet of additional buffer.
Expansion of existing driveway	819 square feet of permanent buffer impact	Replacement of on-site buffer (1:1 mitigation ratio)	819 square feet of additional buffer.
Installation of stormwater outfall	81 square feet of permanent and temporary impact	Replacement of on-site buffer (1:1 mitigation ratio)	81 square feet of additional buffer.
TOTAL	1,072 square feet	-	1,072 square feet

5.3 SEPARATE TRACT DESIGNATION

Pursuant to LUC 20.45A.060.B.2, on-site critical area buffers shall be placed in a separate designated NGPA tract. Code language is provided below:

Tract Required. The property owner receiving approval of a residential subdivision pursuant to this section shall delineate the critical area and critical area buffer and set aside such areas in separate tracts, designated as Native Growth Protection Area(s) (NGPA) on the face of the final plat. The final plat shall contain the following restrictions for use, development and disturbance of such NGPA(s) in a format approved by the City Attorney:

a. An assurance that: the tract will be kept free from all development and disturbance except where allowed or required for habitat improvement projects, vegetation management, or new or expanded City parks pursuant to LUC 20.25H.055; and that native vegetation, existing topography, and other natural features will be preserved for the purpose of preventing harm to property and the environment, including, but not limited to, controlling surface water runoff and erosion, maintaining slope stability, buffering and protecting plants and animal habitat;

b. The right of the City of Bellevue to enter the property to investigate the condition of the NGPA;

c. The right of the City of Bellevue to enforce the terms of the NGPA; and

d. A management plan for the NGPA designating future management responsibility.

5.3.1 NGPA Management Plan

The owners of the two proposed residential lots will share joint responsibility for the management of the NGPA tract. The existing condition of the areas that will be designated as NGPA does not require vegetative enhancement or invasive species removal at this time.

The tract will be free of all development and disturbance as stipulated in the above code citation, LUC 20.45A.060.B.2.a. Typical management will include removal of any accumulated garbage

or landscaping debris, controlling surface water runoff and erosion, and protecting the vegetation. Additionally, the rights of the city of Bellevue will be maintained as stipulated in the maintained code citation above, LUC 20.45A.060.B.2.b and c.

6.0 FUNCTIONS AND VALUES ANALYSIS

The critical areas requirements outlined in LUC 20.25H.250 require a comparative analysis of the protection provided to functions and values associated with critical areas. Functions and values currently provided by on-site critical areas and associated buffer shall be compared with the functions and values likely to be provided through the strict application of the land use code, as well as those likely to be provided through the modifications proposed in this critical areas report.

6.1 CURRENT FUNCTIONS AND VALUES

Currently, Stream A provides minimal functions and values to the areas on or around the subject site. Stream A conveys hydrology collected in the manmade pond (the wetland identified in the Bellevue online mapping application "NWMaps.net") to downstream fluvial systems within the watershed. Additionally, hydrologic inputs from the areas surrounding the stream are also conveyed to downstream systems. However, Stream A is highly incised and on a steep grade, thereby creating high velocities, which may contribute to downstream flooding and erosion.

The current buffer in the area of the proposed actions is vegetated with scattered upland trees and lawn grasses. It is unlikely that this vegetative community significantly reduces the rate of hydrologic flow into Stream A. Without a reduction in the surface flow rate, sediments will remain in the water column and increase the sedimentation of downstream areas. Therefore, although the current buffer does provide some hydrologic functionality paired with water quality functionality, both of these functions are significantly limited due to the baseline vegetative characteristics.

Additionally, the domestic landscaping that exists within the buffer does not provide a complex heterogeneous habitat structure. In particular, the area proposed for impacts abutting the existing gravel access driveway has especially low habitat, water quality, and hydrologic functionality due to degradations related to the proximity to the vehicular disturbance.

6.2 EXPECTED FUNCTIONS AND VALUES THROUGH APPLICATION OF THE LAND USE CODE

The application of standards and regulations outlined within the land use code are not feasible given the nature of the allowed uses (expansion of the access route and installation of stormwater outfall). However, for the purpose of comparison, LUC 20.25H.075.C.2 stipulates that buffer averaging should be used for mitigation of stream buffer impacts.

Buffer averaging protects areas that could otherwise be potentially developed by designating them as buffer in exchange for removing an equal amount of buffer area for a proposed use. While this strategy would adequately protect the level of functions provided by the current buffer area, these allowed uses require impacts within the inner 75 percent of the buffer width, which is not permissible under the buffer averaging regulations stipulated in LUC 20.25H.075.C.2.

A total of 172 square feet in the outer 25 percent of the buffer will be reduced in order to allow for the western home to be constructed in a less topographically restrictive area of the site. To compensate for these impacts, buffer averaging will be used as stipulated in LUC 230.25H.075.C.2.

6.3 Expected Functions and Values Through the Proposed Mitigation Plan

The proposed mitigation plan for impacts related to the access and stormwater issues is similar to buffer averaging in that buffer functions will be adequately protected through replacement of lost buffer area. The replacement area proposed will be contiguous with the 172 square foot area of additional buffer provided through buffer averaging. However, there is the increased benefit that the proposed areas of replacement are forested and will provide better protection than the areas that will be reduced.

Newly designated buffer areas are comprised of forested areas with multi-structural complexity. Therefore, this will increase the overall functionality within the areas that will be newly designated as buffer. These vegetative communities provide the opportunity for a moderate to high habitat, water quality, and hydrologic function.

6.4 Function and Values Conclusion

A comparison of the above three scenarios reveals that the proposed buffer mitigation plan, which is a combination of buffer replacement and averaging, would provide the greatest functional lift in the on-site critical areas and associated buffers. This is primarily due to the rise of functional levels that are provided by the increased area of natively forested habitat protected as buffer in perpetuity.

7.0 Conclusion

Stream A is a Type N stream providing a low level of ecosystem functions and services. The stream flows in the only feasible location for a required access entry point, given that the rest of the subject site is landlocked by neighboring properties. An existing stream crossing already exists, and will only be expanded within the stream buffer as necessary. Additionally, stormwater system components (outfall and splash blocks) also must impact the buffer associated with Stream A, given the topographical restrictions of the site.

Both the proposed access expansion and the installation of stormwater system components are allowed uses in LUC 20.25H.055.B, and will create no more buffer impacts than is necessary.

The mitigation plan developed for the implementation of the required stream buffer structure setback, the proposed driveway, and stormwater conveyance all comply with the highest preference listed in LUC 20.25H.085; on-site replacement of lost buffer area.

In order to allow construction of the single-family residence proposed for the western lot in a more topographically buildable area, 172 square feet of buffer will be reduced (via buffer averaging) pursuant to the buffer modification regulations provided in LUC 20.25H.075.C.2.

The area that will be provided as additional buffer (for both replacement and averaging) is immediately adjacent to the current buffer area, and is of similar or higher quality. The proposed 1:1 replacement ratio is equal to that required by LUC 20.25H.085 and LUC 20.25H.075.C.2, and is expected to provide a net functional lift to the buffer associated with Stream A.

Given the expected functional lift to the stream buffer, critical areas will be adequately protected from the relatively minimal impacts associated with the proposed project.

8.0 USE OF THIS REPORT

This Critical Area Report and Buffer Mitigation Plan is supplied to Steve White as a means of determining on-site critical area conditions, and mitigating proposed impacts to critical area buffers, as required by the City of Bellevue during the permitting process. This report is based largely on readily observable conditions and, to a lesser extent, on readily ascertainable conditions. No attempt has been made to determine hidden or concealed conditions.

The laws applicable to critical areas are subject to varying interpretations and may be changed at any time by the courts or legislative bodies. This report is intended to provide information deemed relevant in the applicant's attempt to comply with the laws now in effect.

The work for this report has conformed to the standard of care employed by wetland ecologists. No other representation or warranty is made concerning the work or this report, and any implied representation or warranty is disclaimed.

Wetland Resources, Inc.

Scott Walters

Scott Walters
Associate Ecologist

9.0 REFERENCES

Bellevue, City of. 2014. Bellevue Municipal Code. Title 20, Land Use Code. Chapter 20.25H, Critical Areas Overlay.

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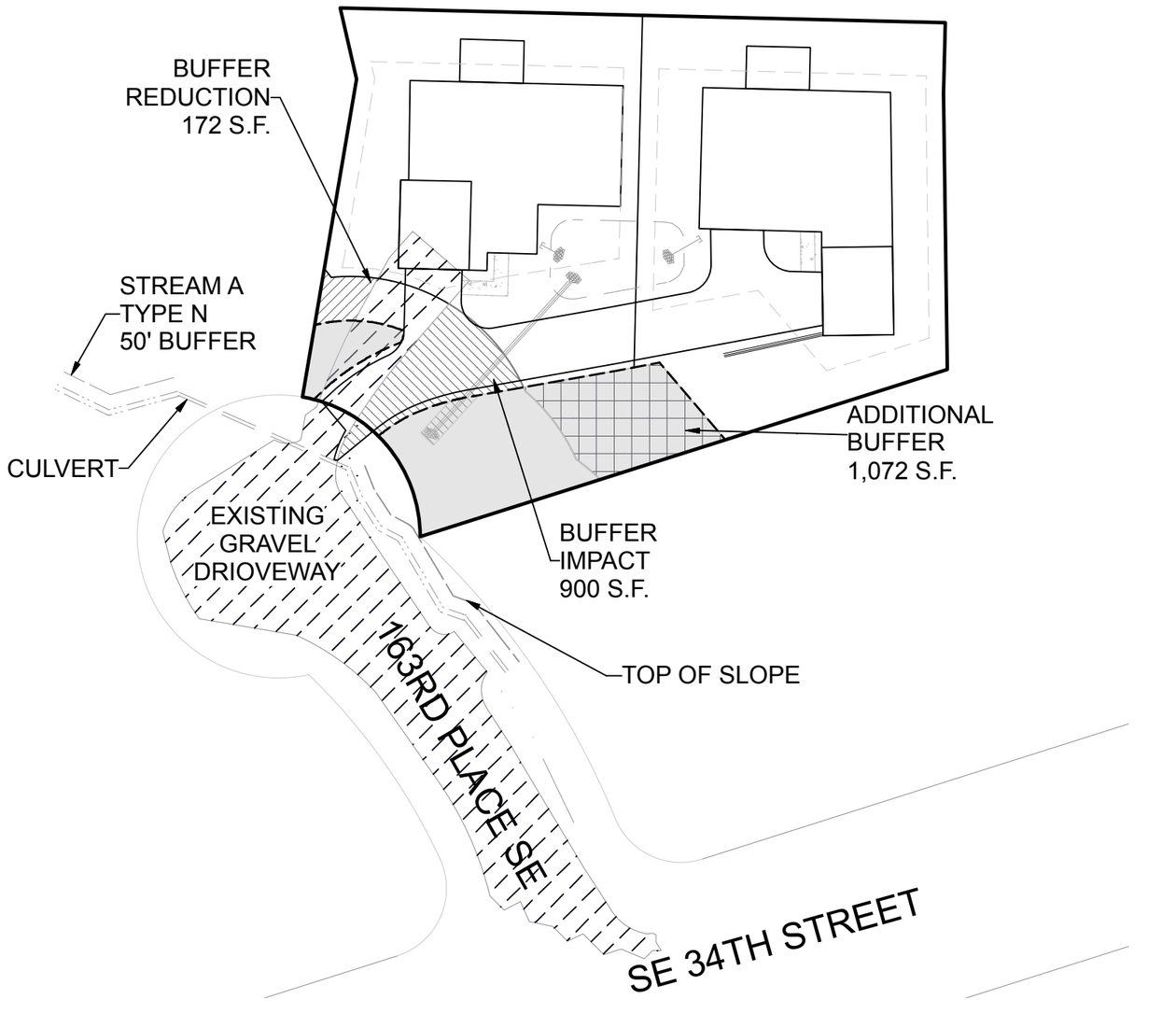
CRITICAL AREAS REPORT AND
BUFER MITIGATION PLAN MAP (REVISION 1)
3274 163RD PLACE SE
PORTION OF SECTION 11, TOWNSHIP 24N, RANGE 5E, W.M.

SCALE: 1" = 40'

0 40 80



BUFFER CALCULATIONS

BUFFER IMPACTS:
900 S.F.

BUFFER REDUCTION:
172 S.F.

BUFFER ENHANCEMENT:
900 + 172 = 1,072 S.F.

LEGEND

- STREAM (OHWM)
- BUFFER
- TOP OF STREAM SLOPE
- BUFFER REDUCTION
- BUFFER IMPACTS
- ADDITIONAL BUFFER
- EXISTING GRAVEL DRIVEWAY
- NGPA TRACT

Wetland Resources, Inc.
Delineation / Mitigation / Restoration / Habitat Creation / Permit Assistance
9505 19th Avenue S.E. Suite 106 Everett,Washington 98208
Phone: (425) 337-3174
Fax: (425) 337-3045
Email: mailbox@wetlandresources.com

CRITICAL AREAS REPORT AND
BUFFER MITIGATION PLAN MAP (REVISION 1)
3274 163rd Place SE
Bellevue, Washington

Sheet 1/1

Steve White
3220 162nd Place SE
Bellevue, WA 98008

WRI Job # 14208
Drawn by: S. Walters
Date: October 16, 2015

SEC. 11, TWP 24 N, R5E W.M.

WHITE PROPERTY SHORT PLAT

CITY OF BELLEVUE — KING COUNTY, WA

SURVEY DATA

EXISTING BOUNDARY, TOPOGRAPHIC, AND PLANIMETRIC INFORMATION SHOWN ON THIS PLAN AND OTHERS IN THIS SET WERE USED AS A BASIS FOR DESIGN AND REPRESENT FIELD SURVEY DATA AND MAPPING PREPARED BY MEAD GILMAN & ASSOCIATES (JOB NO. 05052), AS PROVIDED BY THE PROJECT OWNER, AND DOES NOT REPRESENT WORK BY CPH CONSULTANTS. THE FOLLOWING SURVEY DATA WAS PROVIDED WITH THE TOPOGRAPHIC MAP BY MEAD GILMAN & ASSOCIATES:

MERIDIAN

WASHINGTON STATE PLANE COORDINATE SYSTEM - NORTH ZONE NAD88(2011).

(PER CITY OF BELLEVUE SURVEY HORIZONTAL STATIONS 2862 AND 2863.)

DATUM

NAVD 88

EQUIPMENT AND PROCEDURES

A 5" ELECTRONIC TOTAL STATION WAS USED FOR THIS FIELD TRAVERSE SURVEY. ACCURACY MEETS OR EXCEEDS W.A.C. 332-130-090.

BENCHMARKS

ORIGINAL BM: (CITY OF BELLEVUE HOR. STATION NO. 2862. /COB VERTICAL STA 410)
1 5/8" BRASS PUNCHED DISC 0.7' BELOW GRADE IN CASE W/ 5 1/2" IRON SLEEVE AT CL. INTERSECTION OF SE 34TH ST. AND 163RD PL. SE.
ELEV. = 132.22'

TBM - A: (CITY OF BELLEVUE HOR. STATION NO 2863)
1 5/8 BRASS PUNCHED DISC 0.7' BELOW GRADE IN CASE W/ 5 1/2 IRON SLEEVE AT CL OF SE 34TH ST AND 308' NE'LY OF INTX WITH 163RD PL SE.
ELEV. = 122.59'.

GENERAL NOTES

1. THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITION EXISTING AT THAT TIME.
2. UNDERGROUND UTILITIES WERE LOCATED BASED ON THE SURFACE EVIDENCE OF UTILITIES (I.E. PAINT MARKS, SAW CUTS IN PAVEMENT, COVERS, LIDS ETC.) THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
3. TREE SIZES WERE LOCATED & SPECIES DETERMINED TO THE BEST OF OUR ABILITY. HOWEVER, MEAD GILMAN & ASSOCIATES DOES NOT WARRANT THE ACCURACY OF SIZE & SPECIES SHOWN HEREON. ANY TREES CONSIDERED TO BE CRITICAL SHOULD BE VERIFIED BY A TRAINED ARBORIST. NO TREE WAS LOCATED IN MOST WESTERLY PORTION OF SITE.
4. THIS MAP DOES NOT PURPORT TO SHOW EASEMENTS OF RECORD, IF ANY.
5. NO PROPERTY CORNERS WERE SET IN CONJUNCTION WITH THIS SURVEY.

REFERENCES

1. PLAT OF HEATHFIELD COUNTRY ESTATES NO. 2, AS RECORDED IN VOLUME 63 OF PLATS, PAGE 20, IN KING COUNTY, WASHINGTON.
2. PLAT OF FRAMONTS, ADDITION TO BELLEVUE AS RECORDED IN VOL. 105 OF PLATS, PGS. 90-91.

LEGAL DESCRIPTION

LOT 5

LOT 5, HEATHFIELD COUNTRY ESTATES NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 63 OF PLATS, PAGE 20, IN KING COUNTY, WASHINGTON.

LOT 1

LOT 5, FRAMONT'S ADDITION TO BELLEVUE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 105 OF PLATS, PAGES 90 & 91, IN KING COUNTY, WASHINGTON.

TOGETHER WITH AN UNDIVIDED ONE-TENTH INTEREST IN TRACT B OF SAID PLAT.

TOGETHER WITH EASEMENTS OF RECORD.

PROJECT DATA

GENERAL

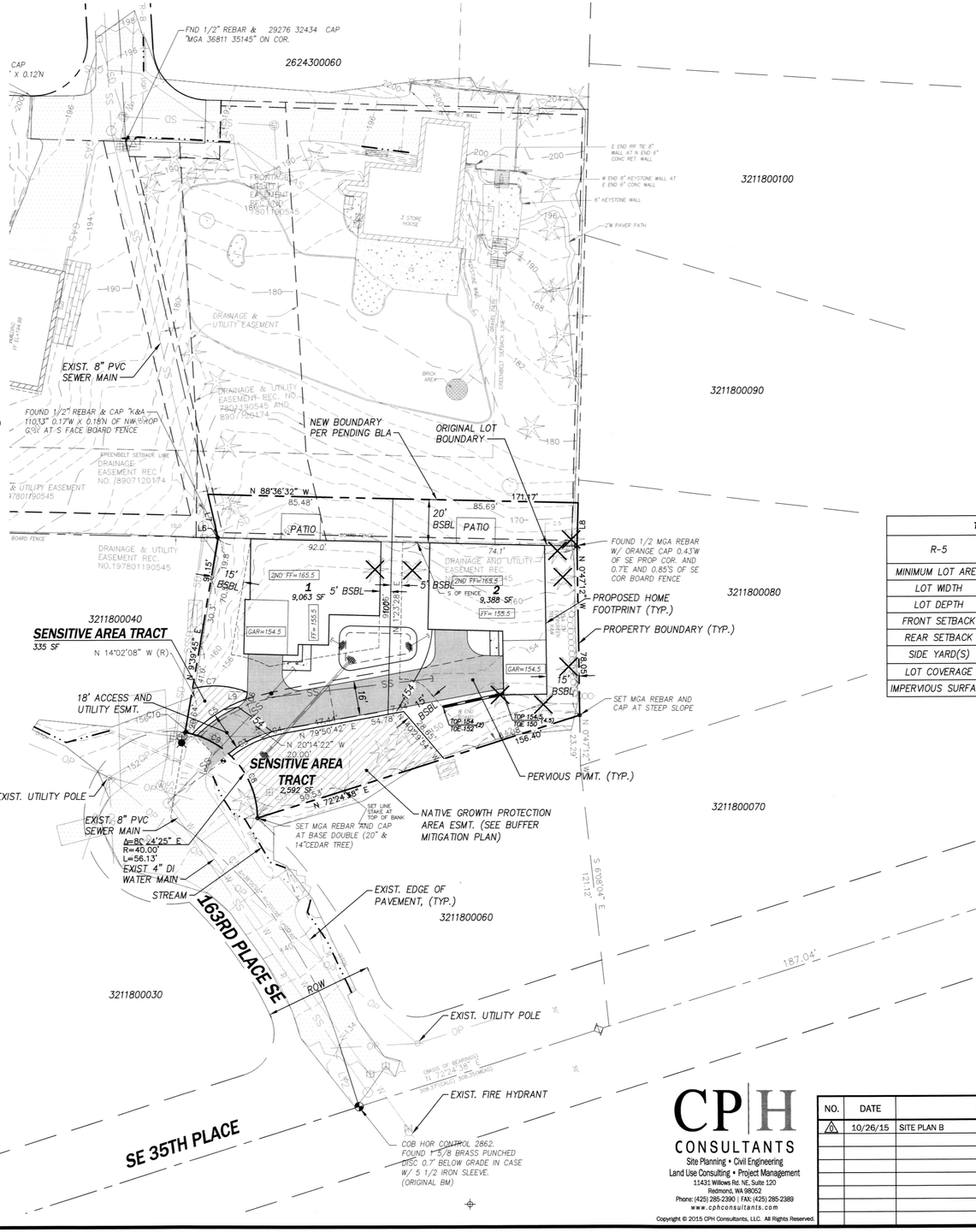
PARCEL NO.:	2624300050, 3211800050
ADDRESS:	3274 163RD PL SE BELLEVUE, WA 98008
ZONING:	R-5
OVERLAY DISTRICT	NONE
PRESENT USE:	SINGLE FAMILY
WATER DISTRICT:	CITY OF BELLEVUE
SEWER DISTRICT:	CITY OF BELLEVUE

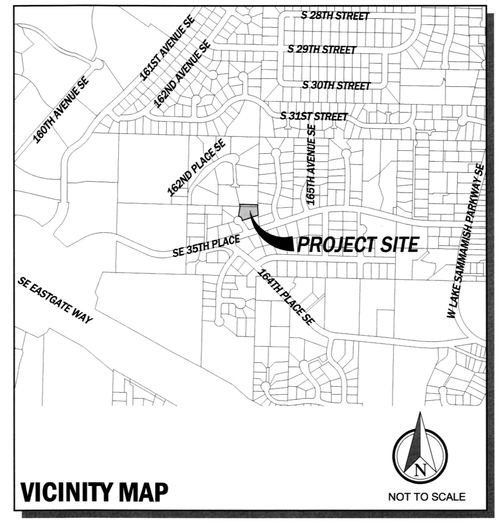
SITE DEVELOPMENT

TOTAL SITE AREA	24,853 SF (0.57 AC)
NO. LOTS PROPOSED	2
MIN. ALLOWABLE LOT SIZE	7,200 SF
MIN. PROPOSED LOT SIZE	9,062 SF
IMPERVIOUS AREA PROPOSED	8,438 SF (0.19 AC)

LEGEND

- SS — SANITARY SEWER SERVICE
- ● SANITARY SEWER MANHOLE
- WATER MAIN
- DOMESTIC WATER SERVICE LINE
- WATER METER SERVICE
- EXISTING TREES TO BE REMOVED
- EXISTING TREES TO REMAIN





VICINITY MAP

TABLE 2 - SUMMARY TABLE

R-5	DIMENSIONAL STANDARDS	LOT 1	LOT 2
MINIMUM LOT AREA	7,200 SF	9,062 SF	9,388 SF
LOT WIDTH	60'	80'	86'
LOT DEPTH	80'	100'	100'
FRONT SETBACK	20'	20'	20'
REAR SETBACK	20'	20'	20'
SIDE YARD(S)	5'/15'	5'/15'	17'/15'
LOT COVERAGE	40%	29%	29%
IMPERVIOUS SURFACE	55%	50%	42%

TAG TABLE

TAG #	LENGTH	DIRECTION/DELTA	RADIUS
C3	15.52	19°32'29"	45.50
C4	12.67	10°05'05"	72.00
C5	29.71	25°59'33"	65.50
C6	3.38	24°11'12"	8.00
C7	25.73	35°31'19"	41.50
C8	56.13	80°24'25"	40.00
C9	21.17	30°19'18"	40.00
C10	56.13	80°24'25"	40.00
L4	40.00	N 09°39'45" E	
L6	0.04	N 88°36'32" W	
L7	20.65	N 12°58'19" W	
L8	20.00	N 01°30'18" E	
L9	8.00	N 88°05'50" W	

CP|H
CONSULTANTS
Site Planning • Civil Engineering
Land Use Consulting • Project Management
11431 Willows Rd. NE, Suite 120
Redmond, WA 98052
Phone: (425) 285-2390 | FAX: (425) 285-2389
www.cphconsultants.com

NO.	DATE	REVISION	BY	CK.
1	10/26/15	SITE PLAN B	RAS	JBS

SITE PLAN B

CITY OF BELLEVUE — KING COUNTY, WA

OWNER/ APPLICANT	STEVE WHITE 3320 162ND PLACE SE, BELLEVUE, WA 98008 PHONE: 425-463-4001
PROJECT SURVEYOR	MEAD GILMAN & ASSOC. P.O. BOX 289, WOODINVILLE, WA 98072 PHONE: (425) 486-1252 FAX: (425) 486-6108
SCALE	AS NOTED
PROJECT NO.	0119-14-001
SHEET	1 OF 1

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