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. 16-123615-LO

Project Name/Address: Huang Shoreline/2028 W. Lk. Sammamish Pkwy SE

Planner: Drew Folsom

Phone Number: (425) 452-4441

Minimum Comment Period: June 9, 1026

Materials included in this Notice:

☒ Blue Bulletin
☒ Checklist
☒ Vicinity Map
☒ ☐☐☐Plans
☒ ☐☐☐Other: Critical Areas Report

OTHERS TO RECEIVE THIS DOCUMENT:
☒ State Department of Fish and Wildlife / Sterwart.Reinbold@dfw.gov; Christa.Heller@dfw.wa.gov;
☒ State Department of Ecology, Shoreline Planner N.W. Region / Jobu461@ecy.wa.gov; sepaunit@ecy.wa.gov
☒ Army Corps of Engineers Susan.M.Powell@nws02.usace.army.mil
☒ Attorney General ecyolyef@atg.wa.gov
☒ Muckleshoot Indian Tribe Karen.Walter@muckleshoot.nsn.us; Fisheries.fileroom@muckleshoot.nsn.us

ENVIRONMENTAL CHECKLIST

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

Background Information

Property Owner: **Eddie Huang**

Proponent: **Gregory W. Ashley - Ashley Shoreline Design & Permitting**

Contact Person: **Gregory W. Ashley - Ashley Shoreline Design & Permitting**
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: **16412 NE 10th Pl.**
Bellevue, WA 98008-3707
Phone: **(425) 957-9381**

Proposal Title: **Huang yard & wall reconfiguration**

Proposed Location: **2028 W Lk. Samm. Pkwy. SE**
(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 proposed site.

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

General description: **Remove lower landscape wall, the corers of which are in the FEMA floodplain. Gently re-slope the yard, areas of which have up to six (6) feet of fill so that no area of the yard has more than four (4) feet of fill. All excess material will be relocated to the front yard. The remaining landscape wall will be lowered to 30" in height. Approximately twenty-two (22) cu. yds of material will be removed/relocated to bring yard into conformance with code. The existing 63 LF bulkhead will be removed (except for 12 LF under the existing deck) and twenty-five (25) cu. yds of WDFW approved spawning gravel installed along the shoreline as mitigation.**

1. Acreage of site: **20,493 SF**

2. Number of dwelling units/buildings to be demolished: **None, does not apply**

3. Number of dwelling units/buildings to be constructed: **None, does not apply**

4. Square footage of buildings to be demolished: **None, does not apply**

5. Square footage of buildings to be constructed: **None, does not apply**

6. Quantity of earth movement (in cubic yards): **None, does not apply**

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7. Proposed land use: **Private single-family residence**

8. Design features, including building height, number of stories and proposed exterior materials: **Does not apply**

9. Other: **Does not apply**

Estimated date of completion of the proposed timing of phasing: **Construction to be carried out during the timing window of July 16 through Dec. 31**

Do you have any plans for future additions, expansions, or further activity related or connected with this proposal? If yes, explain. **No**

List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. **A Critical Areas Report prepared by Cedarock Consultants, Inc.**

Do you know whether applications are pending for government approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known? **No**

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 (circle one): flat; rolling; hilly; steep slopes; mountainous; other:

_____

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b. What is the steepest slope on the site (approximately percent slope)? **< 1%**

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

d. Are there surface indicators or history of unstable soils in the immediate vicinity? If so, describe.
No

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.
Approximately twenty-two (22) yards to be moved to the front yard

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
No, does not apply

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
None, does not apply

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
None, does not apply

2. **AIR**

a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.
None, does not apply

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
No, does not apply

c. Proposed measures to reduce or control emissions or other impacts to air, if any:
None, does not apply

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.
Yes, 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, remove existing bulkhead and install 25 yds of spawning gravel.

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, does not apply

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4) Will the proposal required surface water withdrawals or diversions? Give general description, purpose and approximate quantities if known.
No, does not apply

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

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, does not apply

b. Ground

1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximately quantities if known.
No, does not apply

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, agriculture; etc.).
None, does not apply

3) 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, does not apply

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? Will this water flow into other waters? If so, describe.
None, does not apply

2) Could waste materials enter ground or surface waters? If so, generally describe.
No, does not apply

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:
None, does not apply

4. PLANTS

a. Check the 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

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☐ Other types of vegetation

b. What kind and amount of vegetation will be removed or altered?
None

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

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
None

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.
Salmon

c. Is the site part of a migration route? If so, explain
Possibly a Salmon outmigration rout

d. Proposed measures to preserve or enhance wildlife, if any:
Adhere to all regulations and guidelines

6. ENERGY AND NATURAL RESOURCES

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.
None, does not apply

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
No, does not apply

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:
None, does not apply

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.
No

1) Describe special emergency services that might be required.
None, does not apply

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2) Proposed measures to reduce or control environmental health hazards, if any:
None, does not apply

b. **Noise**

1) What type of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
None, does not apply

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.
Removal of bulkhead and installation of spawning gravel, Monday through Friday, 8:00 A.M. to 4:30 P.M.

3) Proposed measures to reduce or control noise impacts, if any:
Limit time of assembly to M-F, 8:00 A.M to 4:30 P.M.

8. LAND USE AND SHORELINE USE

a. What is the current use of the site and adjacent properties?
Private single-family residence

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

c. Describe any structures on the site.
Private single-family residence

d. Will any structures be demolished? If so, what?
No

e. What is the current zoning designation of the site?
R-3.5

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

g. If applicable, what is the current Shoreline Master Program designation of the site (check with City Planning staff)?

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

i. Approximately how many people would reside or work in the completed project?
None, does not apply

j. Approximately how many people would the completed project displace?
None, does not apply

k. Proposed measures to avoid or reduce displacement impacts, if any?
None, does not apply

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

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9. HOUSING

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
None, does not apply

b. Approximately how may units, if any, would be eliminated? Indicate whether high-, middle-, or low-income housing.
None, does not apply

c. Proposed measures to reduce or control housing impacts, if any:
None, does not apply

10. AESTHETICS

a. What is the tallest height of any proposed structures(s), not including antenna; what is the principal exterior building material(s) proposed?
Does not apply

b. What views in the immediate vicinity would be altered or obstructed?
None

c. Proposed measures to reduce or control aesthetic impacts, if any:
None

11. LIGHT AND GLARE

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
None, does not apply

b. Could light or glare from the finished project be a safety hazard or interfere with views?
No, does not apply

c. What existing off-site sources of light or glare may affect your proposal?
None, does not apply

d. Proposed measures to reduce or control light and glare impacts, if any:
None, does not apply

12. RECREATION

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

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 of applicant, if any:
None

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13. HISTORICAL 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.
None known

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.
None known

c. Proposed measures to reduce or control impacts, if any:
None

14. TRANSPORTATION

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on-site plans, if any.
Does not apply

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

c. How many parking spaces would the completed project have? How many would the project eliminate?
None, does not apply

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, does not apply

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
No, does not apply

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.
None, does not apply

g. Proposed measures to reduce or control transportation impacts, if any:
None, does not apply

15. PUBLIC SERVICES

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.
No, does not apply

b. Proposed measures to reduce or control direct impacts on public services, if any.
None, does not apply

16. UTILITIES

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.
Does not apply

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity, which might be needed.
None, does not apply

SIGNATURE

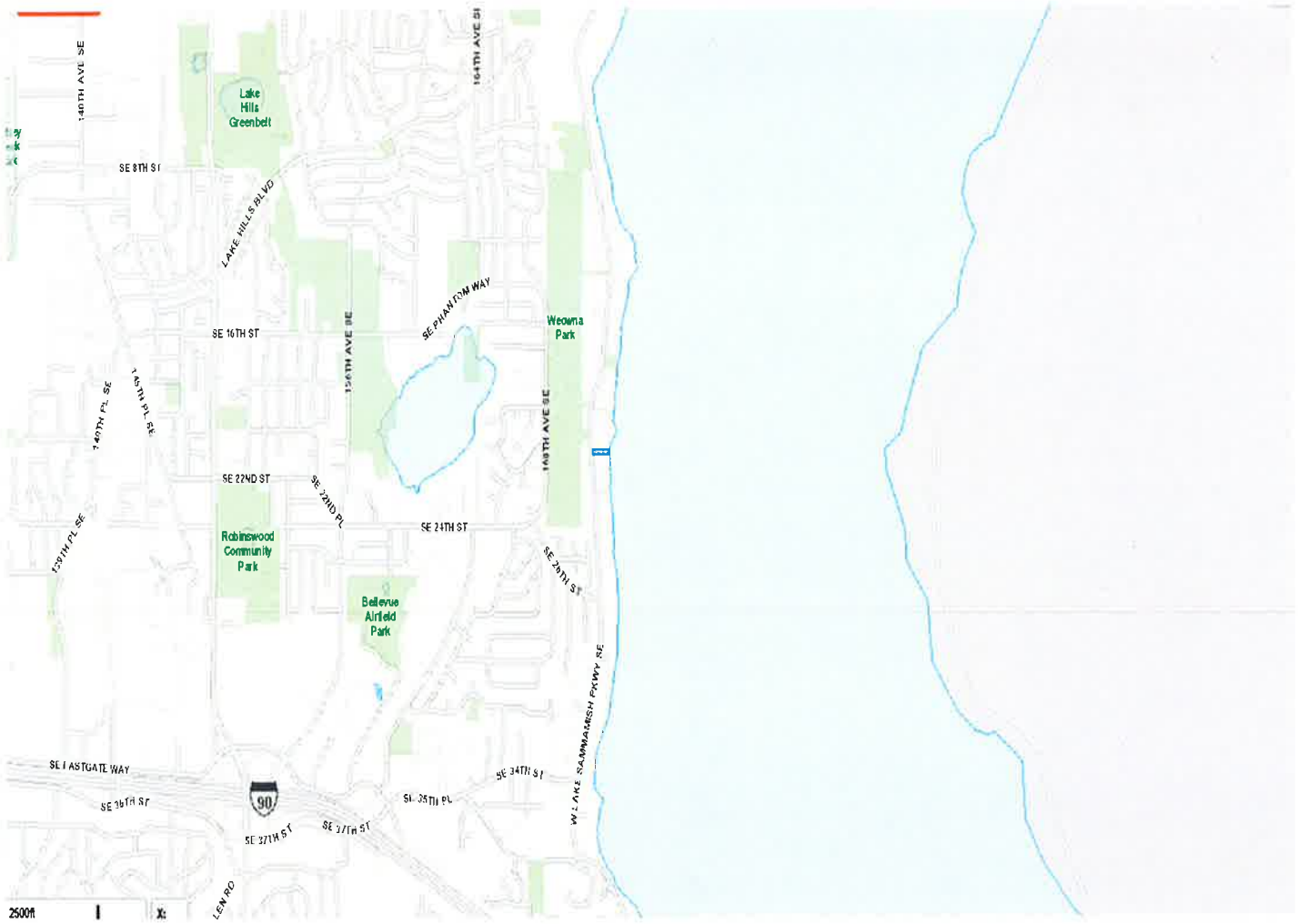
The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

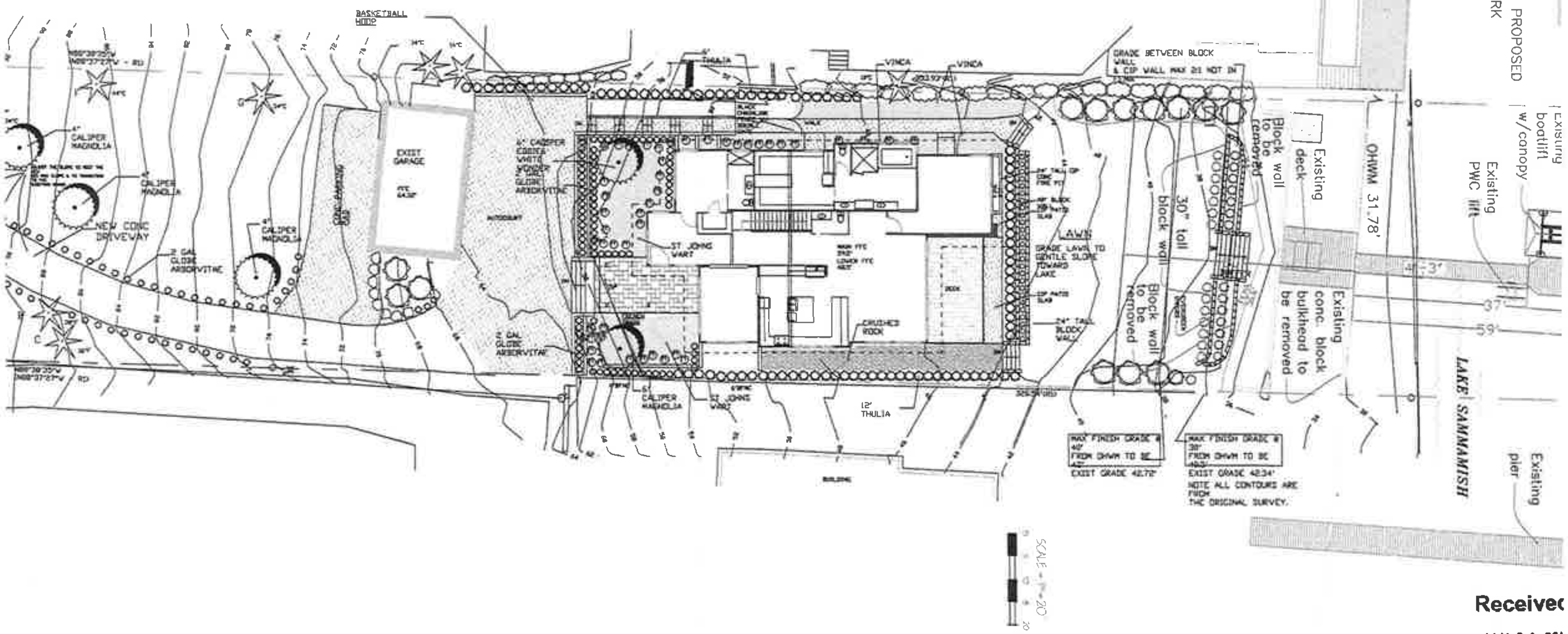
Signature: _____

Date Submitted: 1/28/2016

5/29/16

2028 W. Lake Sammamish Parkway SE
Viciinty Map





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ie Huang 3 W Lk. Samm. Pkwy. SE evue, WA 98008--5230	LOCATION: Lake Sammamish DATUM: NAVD 88 LAT: 47° 30' " North LONG: -122° 06' 38" West LENGTH FROM OHWM: N/A SQ. FT. : N/A	PROJECT DESCRIPTION: Remove lower landscape wall from Fl yard so that there is a maximum of 4' block bulkhead (except for 12 LF und DATE: 2/1/2015

CRITICAL AREAS REPORT

HUANG RESIDENCE REDEVELOPMENT

2028 West Lake Sammamish Parkway SE
Bellevue Washington 98008
(Parcel #9253900345)

Prepared by:
Cedarock Consultants, Inc.
19609 244th Avenue NE
Woodinville, Washington 98077

Prepared for:
Eddie Huang
2028 West Lake Sammamish Parkway SE
Bellevue Washington 98008

January 20, 2016

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1.0 INTRODUCTION

1.1 Project Description

An existing home located at 2028 West Lake Sammamish Parkway SE was razed and is being replaced with an all new structure (Figure 1). The work is currently ongoing and will include grading within the shoreline Structure Setback Area as needed to produce a level and functional yard. No part of the structure will be located in the setback and no change is proposed within the shoreline Critical Area Buffer or FEMA floodplain. No clearing and only minimal vegetation removal (primarily turf grass and non-native shrubbery) is necessary to grade the yard. As mitigation, the applicant will remove most of an existing short concrete block wall in the floodplain that currently serves as a bulkhead. Twenty-five (25) cubic yards of WDFW approved beach gravel will be added to the shoreline as enhancement and to fill any inconsistencies in the grade after the wall is removed.

1.2 Purpose of this Report

This report was prepared to evaluate environmental effects of the proposed project action on critical areas as required for a Structure Setback Modification (LUC 20.25H.115.C.3.b). Mitigation is proposed to enhance critical area functions and values.

1.3 Report Author

This report was prepared by Carl Hadley, a professional biologist with over 25 years of experience in western Washington.

Figure 1. Huang property on Lake Sammamish pre-construction (2013) showing approximate shoreline critical area limits.

2.0 EXISTING CONDITIONS

This section provides a description of critical areas on and within 100-feet of the proposed redevelopment area under existing conditions. Critical areas within 100-feet of the work area include the Lake Sammamish Shoreline Management Area, landslide hazards, FEMA floodplain, and habitat associated with species of local, state, and federal importance. Adjoining properties include similar critical areas.

2.1 Lake Sammamish

Lake Sammamish is a shoreline of the state (classified as a Type S water under the Bellevue land use code LUC 20.25H.075.B.1). The Huang property abuts Lake Sammamish but the new house is approximately 80-feet from ordinary high water (OHW). No work below OHW is proposed, and no work other than compensatory mitigation is proposed within the regulatory buffer of Lake Sammamish.

2.2 Streams

No watercourses are mapped on any City of Bellevue[1], County, or state databases within more than 200-feet from the proposed work area. Phantom Creek is the nearest creek and is located approximately 225-feet to the north. Phantom Creek is a fish-bearing stream with known use by coho salmon and resident trout. Four properties are located between the proposed work area and Phantom Creek.

2.3 Wetlands

A cursory examination of the property and a review of public records found no evidence of wetlands on the site. No seeps or wetland plants were noted. No evidence of shallow groundwater has been observed at the site. The relatively permeable soils are unlikely to support surface water.

2.4 Geologic Hazard Areas

The property contains slopes of approximately 30 percent between the new house and West Lake Sammamish Parkway. The slopes have been mapped as a landslide hazard by the City of Bellevue. The project will not disturb area within the landslide hazard or buffer.

2.5 Species of Local Importance

The wildlife habitat review consisted of a site-specific survey and consultation with the Washington Department of Fish and Wildlife database[2]. The site and surrounding lands have been developed mostly as moderate-density single-unit residential housing (Figure 1). Some suitable wildlife habitat for terrestrial and avian species is found in the area, in particular a number of large (18 to 36-inch) maples, cedars and fir trees, and various small patches of

[1] City of Bellevue Critical Areas, South Sammamish Basin. July 2009.
[2] Washington Department of Fish and Wildlife. 2016. Priority habitat and species map.

shrubbery on the steeper slopes west of the house. However, overall wildlife habitat quality has been significantly modified by past clearing, fragmentation, and introduction of non-native landscaping species (e.g. English ivy, English holly, Himalayan blackberry, and turf grasses). Pre-development conditions in the area where work will occur within the shoreline setback is shown in Figure 2.

Figure 2. General habitat conditions in February 2015 looking west from near the center of the property. The black silt fence is located just outside of the 25-foot shoreline buffer at about the FEMA floodplain elevation. All grading took place upland of this line.

Species that may be expected to be found intermittently on this site are deer, coyote, Douglas and eastern grey squirrels, other assorted rodent species, raptors, woodpeckers, and song birds, including species of local importance listed by the City of Bellevue (LUC 20.25H.150.A). There are many moderate to large conifer and deciduous trees suitable for eagle, hawk, and owl perching on and near the site. No nesting activity by sensitive species is known to have occurred in the recent past (WDFW 2016). Larger trees in the area provide suitable perching sites for bald eagles, but none of these trees are reported to be critical nesting or roosting habitat sites.

Chinook and coho salmon are found in Lake Sammamish and Phantom Creek.

2.6 Flood Hazard Areas

Land subject to one-hundred-year flooding is present on the property and is located at and a few feet landward of the 25-foot shoreline buffer (Figure 1).

3.0 PROJECT EFFECTS ON CRITICAL AREAS

Critical areas are defined in the City of Bellevue under BCC LUC 20.25H.025. They include streams, wetlands, shorelines, geologic hazards, habitat and species of local importance, flood hazard areas, and buffers. Existing conditions of each critical area on or near the site are described in Section 2.0 of this report. This section describes any changes that have or will be

made to the critical areas, and any expected changes to the functions or values that will occur. Critical Area functions and values for fish and wildlife species are based on WDFW guidelines[3] and other best available science[4].

3.1 Streams and Lakes

No work other than compensatory mitigation is proposed within slightly more than 25-feet of Lake Sammamish, and within more than 200-feet of any stream. The work area does not drain via surface channels to any waterbody. Compensatory mitigation will remove a bulkhead located above OHW but within the FEMA floodplain. No riparian vegetation other than turf grass was or will be removed from the buffer. The project is not expected to have any adverse effect on the functions or values of streams or lakes.

3.2 Wetlands

No wetlands, seeps or springs were noted on the site or reported in sensitive areas portfolios. No groundwater was reported during geotechnical analysis of underlying soils. The project is not expected to have any adverse effect on wetlands.

3.3 Shorelines

Lake Sammamish is a shoreline of the state. The only proposed work within the buffer is removal of a short bulkhead located 5 to 10 feet landward of the OHW line, and placement of WDFW approved beach gravels. Both actions are part of the compensatory mitigation package designed to improve shoreline functions and values. Work within the shoreline setback area consists of regrading an existing lawn to a higher elevation. The area of setback to be disturbed has no direct or protective function or value as habitat. No riparian vegetation other than turf grass and landscaping shrubbery was, or will be removed from the shoreline area. Work within the larger Shoreline Management Area consists of replacement of an existing single family home. The new house was located for the most part over the previous house and lawn footprint. No large trees were removed. The proposed action will not adversely change the lake buffer in any way. The project is not expected to have any adverse effects on the Shoreline Management Area.

3.4 Geologic Hazard Areas

Under the proposed action no disturbance is proposed within the landslide hazard area or the buffer.

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[3] Ibid.

[4] For example, see Citations of Recommended Sources of Best Available Science for Designating and Protecting Critical Areas. 2002. Washington State Office of Community Development, Olympia, WA. and City of Bellevue's 2005 Best Available Science (BAS) Review (Herrera 2005).

3.5 Species of Local Importance

With the exception of turf grass and a few relatively young and moderate-sized shrubs, no vegetation was disturbed to redevelop the property and none of the large mature trees were eliminated. No new human activities will be introduced to the area. Overall, there will some short term disturbance during construction, but no significant long term adverse effects on upland wildlife habitat.

Sensitive fish species are found in Lake Sammamish and Phantom Creek. The project will not change the quantity or quality of water being delivered to either waterbody, will not affect physical condition below OHW, and will not affect the functions and values of riparian buffers near either waterbody. The project will have no effect on fisheries resources.

3.6 Flood Hazard Areas

No work is proposed within any flood hazard area other than compensatory mitigation to consist of removal of an existing small bulkhead and placement of WDFW approved beach gravels. No grading or other construction is proposed. The project will have no effect on flood storage volume.

3.7 Critical Areas Effects Summary

The proposed action will directly alter any critical area. Some grading and removal of turf grass is proposed within the shoreline buffer setback area but the overall habitat quality and functional value will not change. The work will take place within an area that contains large habitat trees, but will avoid the need to remove any of the significant habitat trees or clear areas of native vegetation. Geotech hazards are present but will not be disturbed. Short term disturbance will occur during construction. No significant long term adverse effects on upland wildlife habitat, and no adverse effects on any other critical areas are expected. Minor impacts are being mitigated by removing a bulkhead in the buffer and floodplain, and addition of beach gravels as required by WDFW.

4.0 MITIGATION

The primary means of mitigation for redevelopment of this lot has been avoidance of critical areas to the greatest extent possible. The mature vegetation, steep slope, floodplain, and shoreline buffer have and will be left in their pre-existing conditions. The shoreline setback was disturbed with several feet of grading; however, the graded area consisted only of lawn under pre-disturbance conditions. Compensatory mitigation in the form of shoreline habitat improvements is proposed to help offset any adverse impacts.

4.1 Impact Avoidance

The following actions are proposed to avoid impacts to critical areas:

- No disturbance is proposed within a geologic hazard area, stream, lake, wetland, or floodplain.
- No work is proposed within any critical area buffers.
- None of the dominant (18"-36") habitat trees on the site will be disturbed.

4.2 Impact Minimization

The following actions are proposed to minimize impacts:

- The pre-existing house, yard, walkway on the steep slope, and driveway footprint will be reused to avoid significant new disturbances to the property.
- Impacts to habitat associated with species of local, state, and federal importance will occur but will be minimized by avoidance of significant native plant removal and any disturbance of areas not previously disturbed.
- Work within the shoreline buffer setback area will be limited to grading in an area of pre-existing lawn, and replacement with like conditions.
- Stormwater will be managed to avoid impacts. The design meets all City of Bellevue requirements.

4.3 Compensatory Mitigation

Compensatory mitigation is proposed with the goal of providing on-site restoration and enhancement of critical area functions associated with the shoreline buffer and floodplain. The following actions are proposed to mitigate for impacts:

- Eighty percent (51 feet) of an existing bulkhead located in the floodplain just upland of the OHW elevation will be removed (Figure 3). Approximately 12-feet of the bulkhead will remain to provide support to the existing legally established deck. No grading will occur. The low (6 to 10-inch) bluff left behind will be pulled back by hand to eliminate the vertical rise and more closely match the property to the south, seeded with grass, and allowed to erode naturally. Based on similar conditions on the property to the south, the low energy beach will likely suffer very little erosion (Figure 4).
- Approximately 25-cy of beach WDFW-approved beach gravel will be added to the shoreline to fill any holes left by removal of the bulkhead and provide supplementation benefits.

Figure 3. Existing bulkhead to be removed.

Figure 4. Existing condition of bulkhead (foreground) and expected future conditions following removal of bulkhead (seen on property to the south in background).

5.0 SETBACK MODIFICATION REQUEST

The proposed work involves reconfiguration of a small area of shoreline setback area that consists of lawn. Decision criteria are described in LUC 20.25H.255.A and listed below with an analysis of how the project meets the criteria. Mitigation measures are described above in Section 4.

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

Proposed modifications involve reconfiguration of a small area of the shoreline setback area that currently consists of lawn. The area to be modified contains minimal expected critical area functions and values. Under standard LUC rules, the setback would remain unmodified as lawn, and an existing bulkhead in the floodplain would remain. Under the proposed action, the setback area will be modified in elevation before being restored to the current condition. Compensatory mitigation will be provided. A net gain in shoreline functions and values is expected. The modification request with proposed mitigation will lead to equivalent or better protection of critical area functions and values than would result from the application of the standard requirements.

(2) Adequate resources to ensure completion of any required restoration, mitigation and monitoring efforts;

Costs to complete the proposed mitigation will be undertaken as part of the redevelopment action with no requirement for long term monitoring or maintenance.

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

Proposed modifications involve reconfiguration of a small area of existing lawn and removal of a bulkhead. Changes to the lawn will have no effect on off-site critical areas or buffers. Removal of the bulkhead will reduce reflected wave energy and restore natural gravel recruitment and transport across the site. This could have an effect on off-site shoreline areas. However, the effect will be to restore natural processes which would be beneficial.

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

The proposed house and landscaping will be similar in size, quality, and vegetation with other residences in the area. No conflicts are expected.

6.0 CRITICAL AREAS IMPACT CONCLUSION

The proposed action involves reconfiguration of a small area of the shoreline setback area that currently consists of lawn and contains none of the expected critical area functions and values due to degraded conditions. Under standard rules, the setback would remain unmodified as lawn, and an existing bulkhead in the floodplain would remain. Under the proposed action, the setback area will be modified slightly in elevation before being restored to its current condition as lawn. Fifty-one feet of an existing bulkhead located in the floodplain just upland of the OHW will be removed and beach gravel added. Removal of the bulkhead will remove reflected wave energy and restore the normal gravel recruitment and transport processes across most of the site. The modification request with proposed mitigation will lead to equivalent or better protection of critical area functions and values than would result from the application of the standard requirements.