



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. 16-129390-LO

Project Name/Address: LVV-1 Trust Residence 7016 169th Ave SE

Planner: David Wong

Phone Number: 425-452-4282

Minimum Comment Period: 6/2/2016

Materials included in this Notice:

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

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

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.

Received
APR 14 2016
Permit Processing

BACKGROUND INFORMATION

Property Owner: TSZ Chun Lo and Kim Moonok

Proponent: VP Construction and Development LLC

Contact Person: Ving Vuong

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

Address: 5936 NE 3rd CT
Renton, WA 98056

Phone: (206) 390-5272

Proposal Title: Lo-Moonok SF Home

Proposal Location: 7016 169th Ave SE Bellevue, WA 98008
(Street address and nearest cross street or intersection) Provide a legal description if available.

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

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

1. General description: Vacant
2. Acreage of site: 0.3
3. Number of dwelling units/buildings to be demolished: N/A
4. Number of dwelling units/buildings to be constructed: 1
5. Square footage of buildings to be demolished: N/A
6. Square footage of buildings to be constructed: 3,250
7. Quantity of earth movement (in cubic yards): TBD
8. Proposed land use: SF Residential
9. Design features, including building height, number of stories and proposed exterior materials:
TBD
10. Other

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

1 Year after issuance of building permit

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

No

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

A ~~Get-technical~~ report has been prepared with this submittal.
Geotechnical

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.

Not to our knowledge

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

Critical area permit, clearing and grading and building permit will be required.

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)? 66%

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.

sandy gravelly loam

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

Not to our knowledge

- e. Describe the purpose, , and approximate quantities of any filling , grading proposed. Indicate source of fill.
Clearing and grading for excavation of building foundation.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
No

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
48%

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
Temporary Erosion and Control Measures will be installed.
Erosion Control regulated by BCC 23.76

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.
Exhaust and dust from heavy machinery

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
Not to our knowledge

- c. Proposed measures to reduce or control emissions or other impacts to the air, if any:
None

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.
No.

 - (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, there is a seasonal Type O water two lots to the north approximately 90 feet to the north..

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

None

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

No

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

No

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

No

b. Ground

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

No

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

None

c. Water Runoff (Including storm water)

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

Impervious surface will be conveyed to storm sewer. Roof runoff may be routed to dry wells, or routed to storm sewers.

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

No

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

None

4. Plants

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

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

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

Native shrubs, herbaceous plants and invasive blackberry

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

None known

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

Maintain native plant strip along the buffer of the off-site stream

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 site.

None known

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

No

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

None

6. Energy and Natural Resources

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

Electric and gas to be used for heating, cooling and manufacture of home

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

No

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

Conformity to existing building codes

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

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

None

b. Noise

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

Existing residential noise

- (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.

Heavy machinery and construction. Noise will be limited to business hours.

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

Noise will be limited to business hours.

Noise regulated by BCC 9.18

8. Land and Shoreline Use

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

Single Family Residential

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

No

- c. Describe any structures on the site.

None

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

No

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

R1.8

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

SF Residential

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

Not Applicable

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

There is a Type O Stream Buffer

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

2.5

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

None

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

Not applicable

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

Conformance with local zoning codes and home owners association.

9. Housing

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

1 single family home would be created.

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

None

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

None

10. Aesthetics

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

TBD

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?

Glare from outdoor and indoor lighting.

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

No

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

None

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

None

12. Recreation

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

Cougar Mountain Regional Wildlife Park is 2 blocks away

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

None

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

None

13. Historic and Cultural Preservation

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

No

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

None 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.

169th Ave SE will serve as the site's ingress and egress.

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

No the nearest bus stop is 1.3 miles away at SE 63rd Street & 155th Ave SE.

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

2 parking spaces will be created.

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

No

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

No

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

10 trips would be created per day, peak volumes would occur during the morning and afternoon commutes.

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

None

15. Public Services

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

No

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

None

16. Utilities

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

All utilities are available at the site (except septic)

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.

Water and Sewer: City of Bellevue, Electricity and Gas: PSE, Telephone: Century Link, Refuse: 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.....4/16/2016.....

Wetlands Northwest LLC

CRITICAL AREA REPORT

of the

**LVV-1 Trust, and Lo and Mookok Properties
6980 and 7016 169th Avenue SE
Bellevue, WA 98006**

**Tax Parcel Numbers: 2524059051 and 2524059052
NW Section 25, Township 24N, Range 5E,**

Prepared for:

**Vin Vuong
TP Home, LLC
5936 NE 3rd Ct
Renton, WA 98059**

Dated:

April 11, 2016

Prepared by:

Robert King, Professional Wetland Scientist



Robert King

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Attachments

Photos 1 and 2

1.0 Introduction and Site Description

The addresses for the two properties are 6980 and 7016 169th Avenue SE, in the City of Bellevue (see Figure 1 Vicinity Map, page 2). The two properties border the Belvedere Phase II Plat that was recorded in 2009. Ingress and egress is from 169th Avenue SE that borders their western boundaries. The two parcels are rectangular-shaped, measure approximately 80 feet wide by 165 feet deep and each parcel covers an area approximately 13,320 square feet. Vegetation consists of a 10-foot wide native plant strip along the northern property boundary of tax parcel 2524059051. The remainder of both properties has been prepared for future residential development where vegetation has been removed and distributed with straw to prevent erosion.

2.0 Proposed Use

This critical area report will be used to determine the encumbrances of the on-site critical area for future building permits. *Wetlands Northwest LLC* visited the properties on August 7, 2015 and April 7, 2016 for observation and data collection. Temperatures were in the low 80s with clear skies.

3.0 Methodology

The routine methodology described in the Army Corps of Engineers Wetlands Delineation Manual (1987) was utilized during site investigations to make a determination regarding wetlands, as required by King County. *Wetlands Northwest LLC* also evaluated the site using the U.S. Army Corps of Engineers Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region produced in 2010 (hereinafter referred to as “the Corps Regional Supplement”). The Corps Regional Supplement provides technical guidance and procedures for identifying and delineating wetlands that may be subject to regulatory jurisdiction under Section 404 of the Clean Water Act.

According to the federal methodology described above, identification of wetlands is based on a three-factor approach involving indicators of hydrophytic vegetation, hydric soils, and presence or indications of hydrology. Using the subject manuals, the site characteristics for making a wetland determination include the following:

- 1.) Examination of the site for hydrophytic vegetation (species present/percent cover);
- 2.) Examination for the presence of hydric soils in areas where hydrophytic vegetation is present; and
- 3.) Examination to determine if adequate hydrology exists for sufficient durations during the early part of the growing season in the same locations as the previous two steps.

Except where noted in the manuals, the approach requires positive indicators of hydrophytic vegetation, hydric soils, and wetland hydrology for a determination that an area is a wetland.

Wetlands Northwest LLC also reviewed the King County Wetland Inventory GIS data, the City of Bellevue GIS stream data, the Washington State Department of Natural Resources (DNR) GIS data, the National Wetlands Inventory (NWI) GIS data, the Natural Resources Conservation Service (NRCS) soils data and aerial data obtained by the United States Geological Survey (USGS).

4.0 On-site Inventories

According to the NRCS King Soils Survey, the property is mapped as Beausite gravelly loam (see Figure 2, NRCS Soils Map, page 6). Observation from the lot to the south which has had up to 40 feet of excavation confirmed the Beausite soil profile. The Beausite soil profile is described as follows:

The Beausite series is made up of well-drained soils that are underlain by sandstone at a depth of 20 to 40 inches. In a representative profile, the surface layer and the upper part of the subsoil are dark-brown (10YR 3/3) to dark yellowish-brown (10 YR 3/4 - 4/6) gravelly sandy loam that extends to a depth of about 19 inches. The lower part of the subsoil is olive-brown (2.5Y 4/3 - 4/4) very gravelly sandy loam. Fractured sandstone is at a depth of about 38 inches.

According to the King County, DNR inventories and Bellevue Stream inventories, there are no wetlands or streams within the 225-foot study area. (see Figure 3 Wetlands and Streams Inventory Map, page 7).

5.0 On-Site and Off-site Critical Areas

5.1 Wetlands

There are no wetlands or wetland buffers that encumber the property. Vegetation on-site prior to site development preparation was primarily upland which included Himalayan Blackberry (*Rubus armeniacus*), salal (*Gaultheria shallon*) and western sword fern (*Polystichum munitum*). There were no obvious signs of wetland hydrology such as ponding or standing water. As noted in the previous section, the on-site soils are mapped as Beausite, a “well-drained soil”. Since there is a lack of dominant hydrophytic vegetation, hydric soils and wetland hydrology, no wetlands are present on-site.

5.2 Stream

There is a stream that emanates off-site to the east on a vacant property (tax parcel 252405-9263). The stream drains vacant and developed properties upslope up to 1275 feet to the northeast at the 1,440' contour. As the stream enters the property at the northeast corner, it is conveyed to a cobble rock lined linear swale along the northern boundary of tax parcel 252405-9051. It continues to flow down slope to the west for approximately 70 feet where it empties to a storm drain (see Photos 1 and 2 attached). The storm drain is then conveyed to the storm sewer on 169th Avenue SE.

5.3 Stream Buffer

Since the stream is not connecting to any Type N Waters or wetlands, it is rated as a Type O water. The rock-lined swale is approximately 5 feet wide with a 10-foot wide enhancement strip on each side (see Figure 4 Critical Area Map, page 8). The enhancement includes *Thuja plicata*, *Rosa Nutkana*, *Symphoricarpos albus*, *Sambucus racemosa*, *Mahonia nervosa*, *Amelanchier alnifolia* and *Polystichum munitum*.

Type O Waters require a 25-foot buffer and 10-foot building setback on undeveloped land per Bellevue Land Use Code (BLUC) Title 20.25H.035.

Further to the west on tax parcel 252405-9051 there is a 20-foot linear ditch that captures surface runoff and is conveyed to a storm sewer. The ditch appears to have been excavated during construction of the adjoining plat to manage stormwater runoff.

The stream and stream buffer encumber tax parcel 252405-9051 only. There are no critical areas on tax parcel 252405-9052.

5.4 Habitat Assessment

Utilizing the PHS on the Web website of the Washington State Department of Fish and Wildlife Priority Habitat Species List, there are no species or habitat on or nearby the property. Nearly all of the residential lots on adjacent Belvedere Phase II plat (recorded in 2009) are developed. The on-site habitat structure does not provide potential use for any of the species listed in LUC Section 20.25H.150. As a result, this project is exempt from BLUC Title 20.25H.165.

5.5 Probable Cumulative Impacts To Critical Areas Resulting From Proposal

Generally, direct and indirect impacts to critical areas resulting from residential development projects are unavoidable. Those areas adjacent to critical areas where removal of native plants which once served as habitat corridors and replaced with non-native landscaping plants will result in a lowering of native bio-diversity. Residential development entails an increase in pesticide, herbicide and fertilizer use, which ultimately infiltrates into surface waters. The Bellevue Municipal or the Land Use Codes does not regulate these actions.

According to Google Earth a forest harvest removed the tree canopy and significant habitat sometime between 2002 to 2005 completely removing all of the vegetation in preparation for future development of the Bellevue Phase II Plat and the subject properties.

5.6 Level of Protection of the Critical Area Per Code Versus Proposal

The required 25-foot buffer resulting from a Type O stream encumbers the northern portion of tax parcel 252405-9051 and the off-site parcel to the north 071501-0040 (Lot 26 of the Belvedere Phase II Plat, herein referred to as Lot 26). According to the City of Bellevue Planning Department, during the building phase on Lot 26, the original trajectory of the Type O stream and its buffer was significantly disturbed. To address the disturbance, it was agreed to place the stream along the property line of both parcels and place the stream in a linear trajectory lined with cobble rock.

Generally, undisturbed stream substrates may include sand, gravel, rock, or even bedrock. Since different organisms have different habitat requirements, a stream with a variety of substrate sizes will generally support a greater diversity of organisms. A more natural stream has a greater variety of substrate sizes. The original stream has been permanently altered yielding less function and now resembles an engineered design typically found in a storm tract.

Native plantings were installed on either side, as was mentioned in Section 5.3. This design (with a reduced buffer) allowed the placement of the home on tax parcel 071501-0040 with a reduced buffer and a standard building setback.

The applicant is proposing to develop the tax parcel 252405-9051 with the same buffer permitted with Lot 26 which would encumber the area of the native planting strip only. Over the life of the project, as the native plantings mature, additional habitat for insect and avian species will develop accordingly. This small native planting will be one of the few areas in the neighborhood, as the City does not regulate native plantings outside of critical areas.

5.7 Proposal to Modify/Reduce 25-Foot Buffer

The applicant is proposing the same buffer requirement (reduce to the existing native planting strip) on tax parcel 252405-9051 as was approved on Lot 26 with a 10-foot building setback. Since the substrate and hence the functions of the stream has been significantly altered, a further reduction

of the buffer from 25 feet to 10 feet will not significantly alter the functions of the riparian system. Since the City has set precedent to allow for a reduced buffer on Lot 26, it is reasonable for the applicant to request the same standard for the adjoining lot.

5.8 Mitigation Requirements

As the 10-foot wide planting strip has been installed since 2014, its mitigation requirements should reflect the same conditions as was permitted on the conditions with Lot 26.

5.9 Additional Requirements

The applicant will file a Sensitive Notice on Title on parcel 252405-9051 to record this sensitive area.

Figure -2 NRCS Soils Map

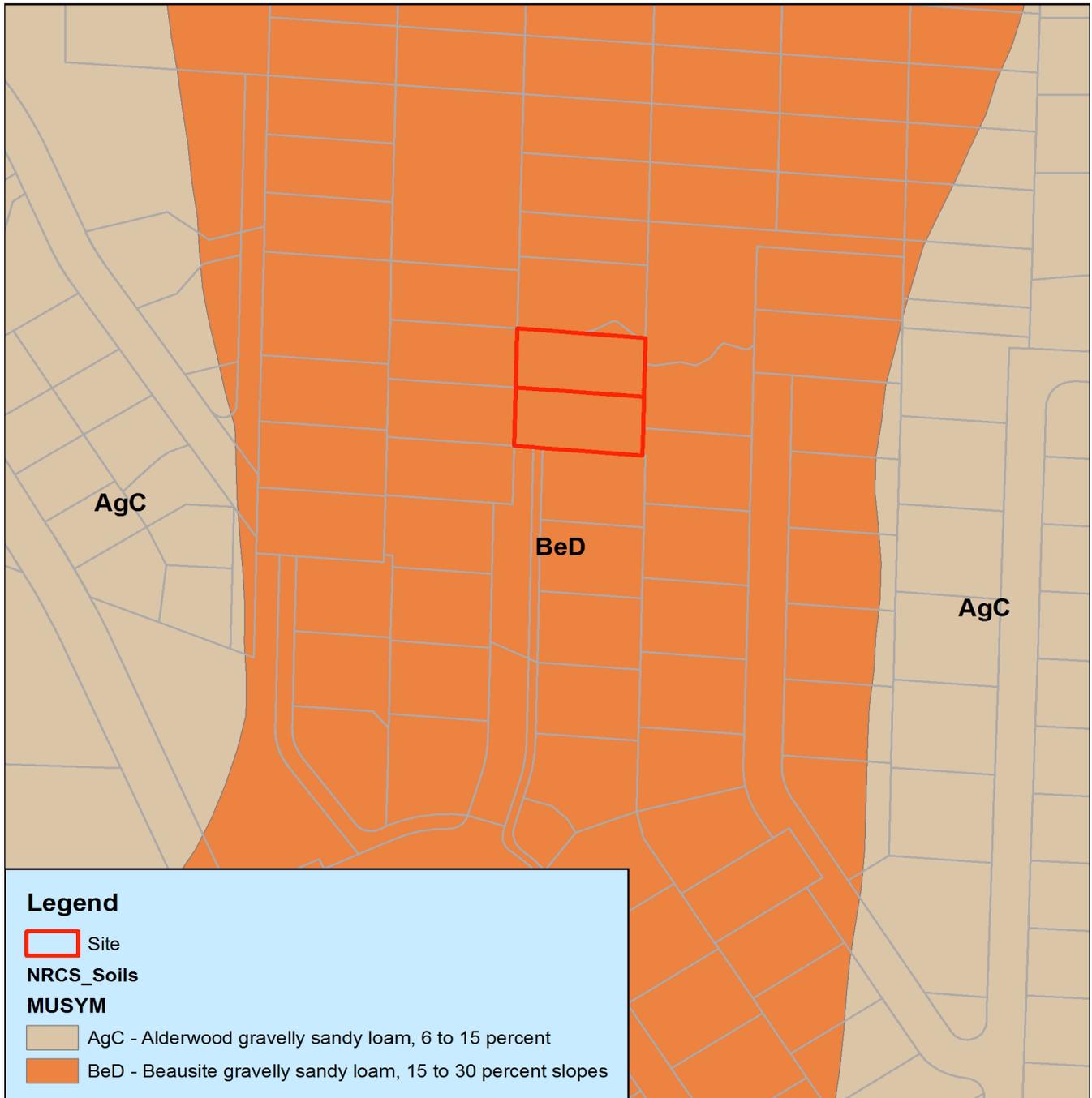
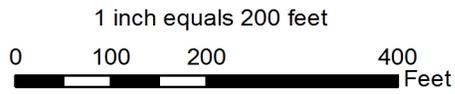


Figure -3 Wetlands and Stream Inventory Map



1 inch equals 176.678129 feet
0 100 200 400 Feet

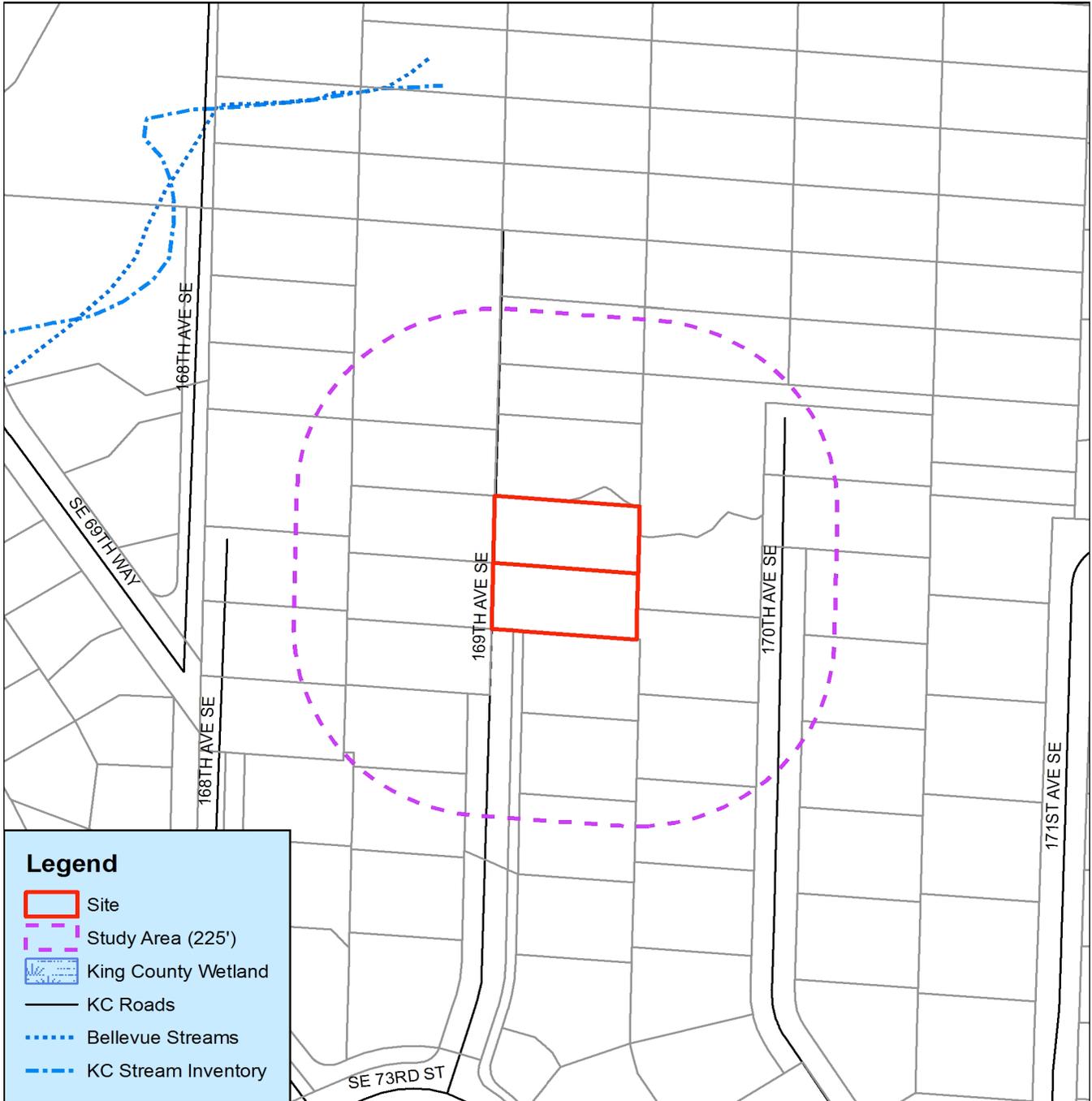
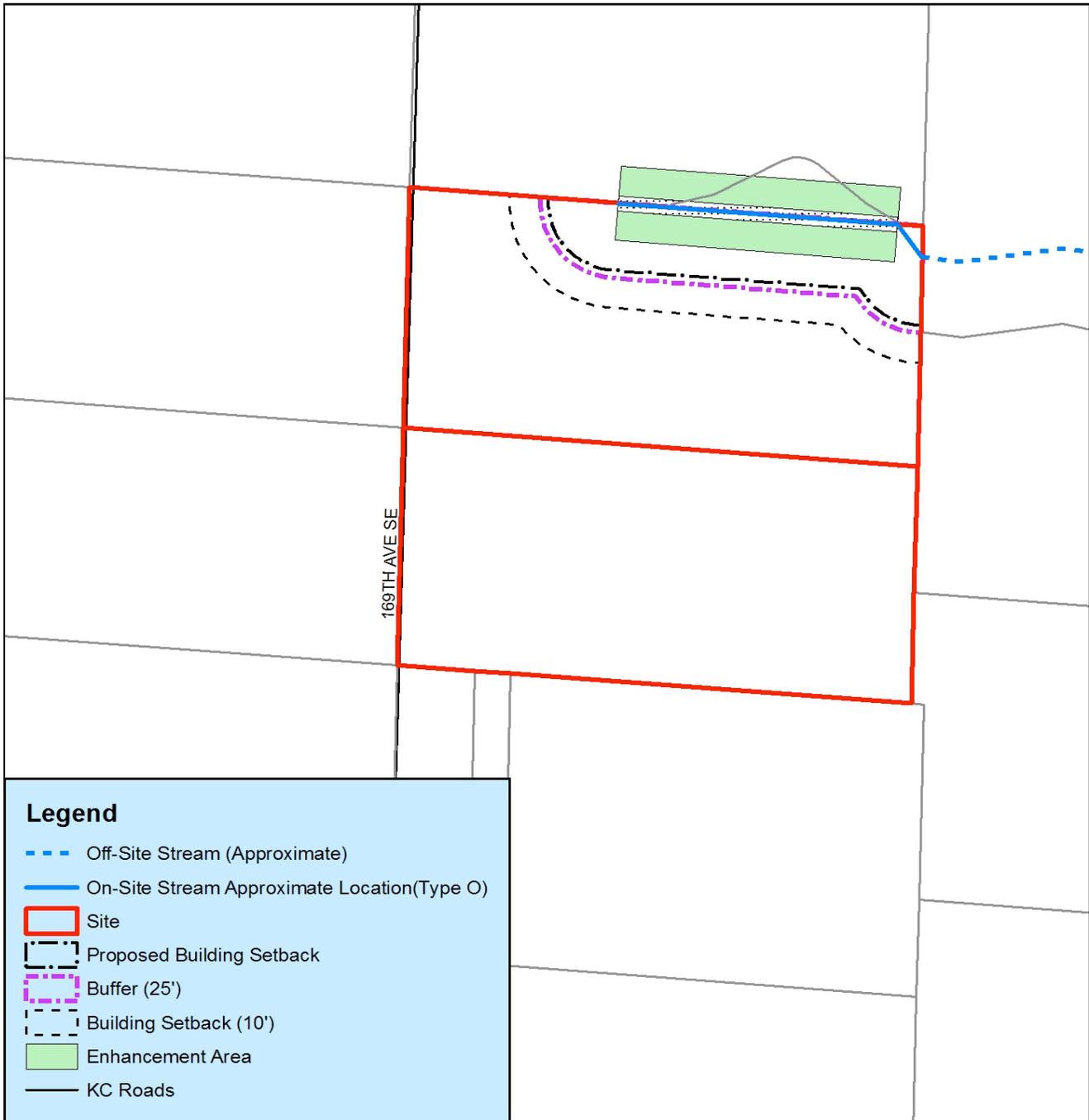
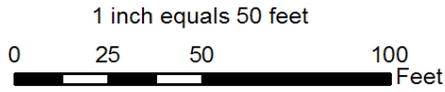


Figure -4 Critical Area Map



6.0 Conclusion

There are no wetlands on the properties. There is a Type O water that runs along the northern boundary of parcel 252405-9051. As a result of prior land disturbances associated with Lot 26, the applicant is proposing to reduce the Type O Buffer from 25 feet to approximately 10 feet.

7.0 Limitations and Use of this Report

This report is supplied to the City of Bellevue Development Services Department on behalf of *TP Home, LLC* as a means of determining the critical area encumbrances for future development. *Wetlands Northwest LLC* upheld professional industry standards when completing this review. The information included in this report constitutes a professional opinion and does not guarantee approval by any federal, state, and/or local permitting agencies.

The laws applicable to Critical Areas are subject to varying interpretations. The work for this report has conformed to the standard of care employed by professional ecologists in the Puget Sound region. No other representation or warranty, expressed or implied, is made concerning the work or this report. 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. If hidden or concealed conditions arise, the information contained in this report may change based upon those conditions.

8.0 References

Bellevue Land Use Code Title 20. City of Bellevue, Washington. Current as of June 1, 2015
<http://www.codepublishing.com/wa/bellevue/LUC/BellevueLUCNT.html>

Cowardin, et al, 1979. Classification of Wetlands and Deepwater Habitats of the United States. U.S.D.I. Fish and Wildlife Service. FWS/OBS-79/31. December 1979.

Environmental Laboratory. (1987). "Corps of Engineers Wetlands Delineation Manual," Technical Report Y-87-1, U.S. Army Engineer Waterways Experiment Station, Vicksburg, Miss.

Hruby, T. 2004. Washington State wetland rating system for western Washington – Revised. Washington State Department of Ecology Publication # 04-06-025.

National Wetland Plant List 2014. U.S. Army Corps of Engineers

Snyder et al. 1979 King County Soils Survey. United States Department of Agriculture, National Resource Conservation Service.

U.S. Army Corps of Engineers (2010). "Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0)," [ERDC/EL TR-10-3](#), U.S. Army Engineer Research and Development Center, Vicksburg, MS.

Attachments

Photos



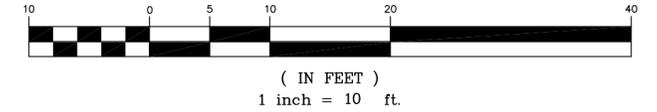
Photo – 1 View from top of Planting Strip facing west.



Photo – 2 View from south of Planting Strip bottom of slope facing west.

PORTION OF THE SE 1/4 OF THE NW 1/4 OF
SECTION 25, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M.
CITY OF BELLEVUE, WASHINGTON

GRAPHIC SCALE



SURVEY NOTES

INSTRUMENT: TOPCON GPT 3000W TOTAL STATION
METHOD USED: FIELD TRAVERSE WITH ACTUAL
FIELD MEASUREMENTS AND ANGLES
WAC 332-130-090
DATE OF SURVEY: JANUARY 2016
BASIS OF BEARING: SURVEY PREPARED BY GEO-DIMENSION
DATED 09/04/15
BENCHMARK: N 1/4 CORNER SEC 5-25N-5E
EL-229.90'
REFERENCES: GEODIMENSIONS SURVEY

LEGAL DESCRIPTION

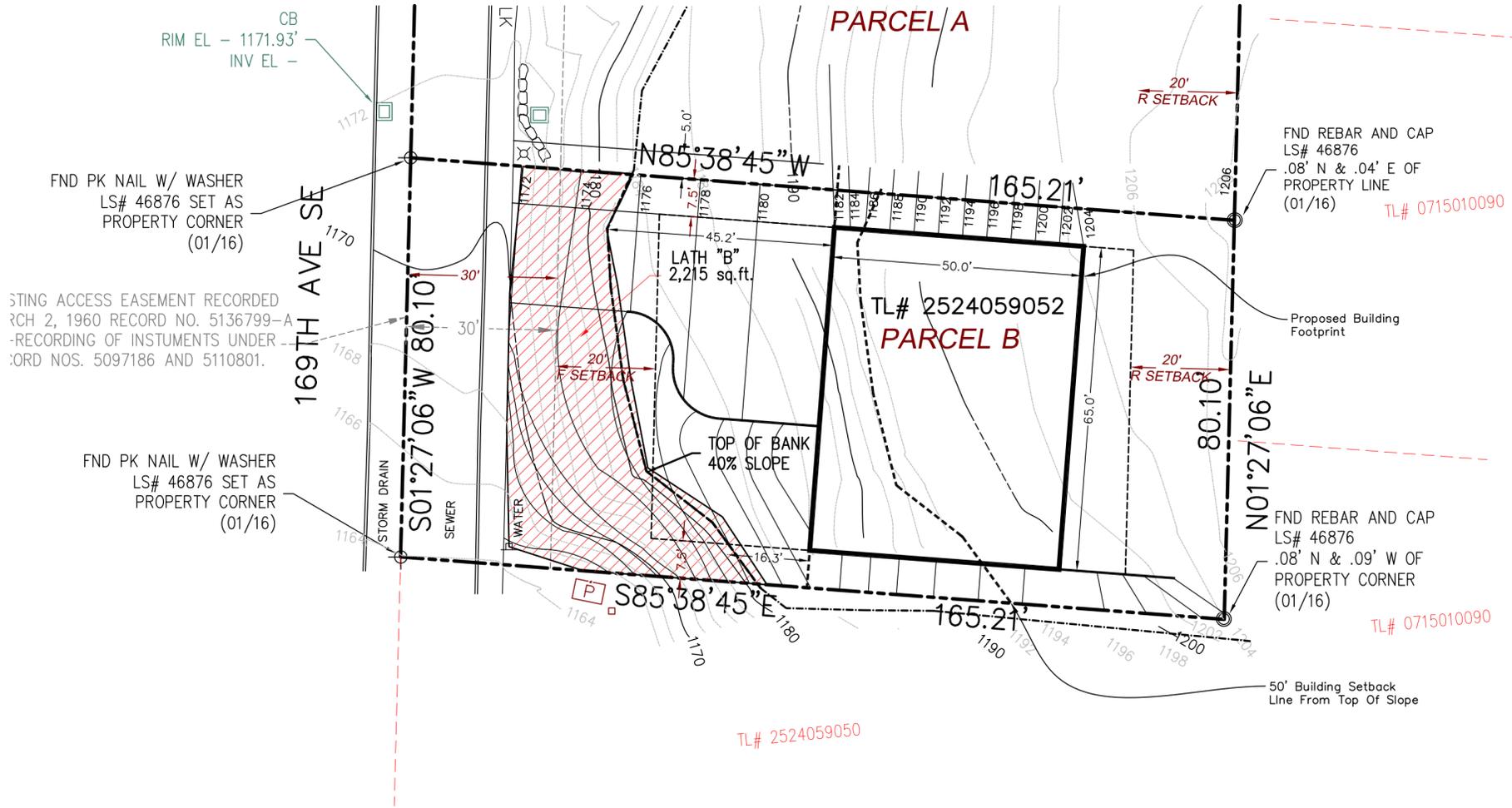
PARCEL A:
THE SOUTH 80 FEET OF THE NORTH 720 FEET OF THE EAST 165 FEET OF THE WEST 495 FEET OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M. IN KING COUNTY, WASHINGTON; (BEING KNOWN AS LOT 9, BLOCK 3, COUGAR RIDGES, ACCORDING TO THE UNRECORDED PLAT).

PARCEL B:
THE SOUTH 80 FEET OF THE NORTH 800 FEET OF THE EAST 165 FEET OF THE WEST 495 FEET OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M. IN KING COUNTY, WASHINGTON; (BEING KNOWN AS LOT 10, BLOCK 3, COUGAR RIDGES, ACCORDING TO THE UNRECORDED PLAT).

BOTH SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

LEGEND

- CB (TYPE 1)
- STMH (TYPE 11)
- SANITARY SEWER MH
- WATER VALVE
- WATER METER/SERVICE
- FIRE HYDRANT
- UTILITY POLE
- GUY WIRE
- SIGNAL CABINET
- POWER JUNCTION BOX
- LIGHT POLE
- GAS VALVE
- POWER VAULT
- POWER PEDESTAL
- ROCKERY
- 40% SLOPE
- TELEPHONE VAULT
- TELEPHONE CABINET
- SIGN
- CONIFER TREE
- DECIDUOUS TREE
- MONITORING WELL
- MAIL BOX
- PK NAIL
- MON IN CASE/
- EX REBAR / PIPE AS NOTED
- SET 1/2" REBAR AND CAP LS# 38992
- (ROS) RECORD OF SURVEY
- (P) PLAT
- (M) MEASURED
- SET 24" LATH



STING ACCESS EASEMENT RECORDED
RCH 2, 1960 RECORD NO. 5136799-A
-RECORDING OF INSTRUMENTS UNDER
ORD NOS. 5097186 AND 5110801.

FND PK NAIL W/ WASHER
LS# 46876 SET AS
PROPERTY CORNER
(01/16)

FND PK NAIL W/ WASHER
LS# 46876 SET AS
PROPERTY CORNER
(01/16)

FND REBAR AND CAP
LS# 46876
.08' N & .04' E OF
PROPERTY LINE
(01/16) TL# 0715010090

FND REBAR AND CAP
LS# 46876
.08' N & .09' W OF
PROPERTY CORNER
(01/16) TL# 0715010090

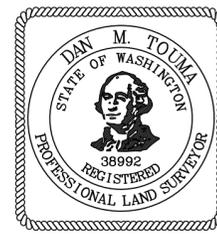
STATISTICAL INFORMATION SHEET
Note: If Site Plan B is required for your project, this information must also appear on the Site Plan.

1. Land Use Zone	R-1.8	
2. Site Area, in square feet and acres	13,216 SF - 3 Acre	
3. Site Data Summary	Required/Allowed	Proposed
a. Number of dwelling units per acre	1.6	3
b. Total number of dwelling units	1	1
c. Area of each proposed structure	4,550	3,550
Net	N/A	N/A
Net feasible (for Shopping Center)	N/A	N/A
Gross	N/A	N/A
d. Floor Area Ratio (F.A.R.)	.35	.23
e. Area of proposed building by use	NA	N/A
Net	N/A	N/A
Gross	N/A	N/A
4. Percentage of lot coverage	50%	48%
5. Amount of impervious area in square feet	6,500	6,250
6. Cut/fill (cubic yards)	TBD	TBD
7. Building height: Measured from avg. existing grade in Shoreline & Transition Areas; measured from average finished grade for all other areas.	TBD	TBD
8. Parking: Total # of spaces for the project.	2	6
a. # of spaces by each proposed use	N/A	N/A
b. The percentage of compact stalls		
c. The percentage of handicapped stalls		
9. Area of Proposed Landscaping or mitigation	NA	N/A
a. Adjacent to right-of-way		
b. Adjacent to interior property lines		
c. Within the parking area		
d. Significant Trees to be retained		

SITE PLAN B PREPARED BY:
COLLINS PLANNING AND DESIGN
9402 KENWOOD DR SW
LAKEWOOD WA 98498
CONTACT:
TIMOTHY COLLINS
LAND PLANNER/DESIGNER
206-430-2738
TIMOTHY@COLLINSPLD.COM

LATH POINT TABLE
SECTION ARE FROM NORTH TO SOUTH

TOP SLOPE EL	TOE SLOPE EL	SLOPE
D-1200.65'	C-1187.35'	34.48%
A-1198.87'	B-1187.29	39.26%
L-1197.46'	K-1186.36'	66.07%
H-1198.37'	I-1188.11'	47.83%
G-1197.61'	J-1185.81'	60.88%
F-1193.80'	E-1183.77'	35.63%



TOUMA ENGINEERS & LAND SURVEYORS, PLLC
EAST VALLEY BUSINESS PARK
255 SW 41ST STREET · RENTON, WA 98057
PHONE (425) 251-0665 FAX (425) 251-0625

SITE PLAN B
TL# 2524059052

DWN. BY DJH	DATE JANUARY 2016	JOB NO. 999002
CHKD. BY DMT	SCALE NOTED	SHEET 1 OF 1

REVISED MAP 3/5/2016
REVISED MAP 2/29/2016