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. 16-137222-LO

Project Name/Address: Bernier/McCaw Critical Areas Land Use Permit/ 9627 Lake Washington Blvd NE

Planner: Drew Folsom

Phone Number: 425-452-4441

Minimum Comment Period: September 8, 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.

Date 8/23/16

BACKGROUND INFORMATION

Property Owner: Yahn Bernier and Beth McCaw

Proponent: Demetriou Architects

Contact Person: Michelle D. Cozza of Demetriou Architects
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 5555 Lakeview Dr., Ste. 200, Kirkland, WA 98033

Phone: 425-827-1700

Proposal Title: Critical Area Buffer and Structure Setback Modification for construction of Pool and Pool Cabana

Proposal Location: 9627 Lake Washington Blvd NE, legal description attached
(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.

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

1. General description: Addition of pool house and pool accessory to existing single fam. residence at the base of steep slope, and tram connecting existing patio with top of proposed pool house.
2. Acreage of site: .828
3. Number of dwelling units/buildings to be demolished: 0
4. Number of dwelling units/buildings to be constructed: 0 dwelling units, 1 pool building
5. Square footage of buildings to be demolished: 0
6. Square footage of buildings to be constructed: 600
7. Quantity of earth movement (in cubic yards): 469
8. Proposed land use: existing to remain - Single Family Residential
9. Design features, including building height, number of stories and proposed exterior materials:
   Pool house will be one story 13'-3 1/2" high to top of railing, with exterior materials and detailing to match those on existing house (stone veneer and wood shingles).
10. Other

Estimated date of completion of the proposal or timing of phasing:
Project would commence as soon as CALUP and building permit approval are received. Completion date will depend on season and associated site conditions.

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

No.

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

1. Geotechnical Report prepared by Terra Associates
2. Existing conditions habitat assessment memorandum prepared by Cedarock Consultants
3. Critical Areas Report and Narrative, and Restoration/Mitigation plan prepared by Brooks Kolb

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.

No.

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

Critical Areas Land Use Permit - this application
Single Family Addition construction permit - under separate application

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

☐ Land Use Reclassification (rezone) Map of existing and proposed zoning

☐ Preliminary Plat or Planned Unit Development
Preliminary plat map

☐ Clearing & Grading Permit
Plan of existing and proposed grading
Development plans

☒ Building Permit (or Design Review)
Site plan
Clearing & grading plan

☐ Shoreline Management Permit
Site plan

A. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site: ☐ Flat ☐ Rolling ☐ Hilly ☒ Steep slopes ☐ Mountains ☐ Other

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

>40%

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

Soils generally consist of 1-3 ft. of dense inorganic fill overlaying dense sand with gravel.

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

No.

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

Proposed grading and filling is the minimum necessary to construct the pool house and retaining wall. Fill will be either clean granular fill or native soils depending on moisture content and weather conditions at time of construction per the geotechnical report.

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

Unlikely per the geotechnical report.

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

35.5%

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

Geotechnical Report recommendations, and BMP's C233 Silt Fence, C235 Straw Wattles, T101 Tree Protection Fencing per Sheet L1.1.

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.

None

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

None

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.

The site borders on Lake Washington.

(2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If Yes, please describe and attach available plans.

Yes, the proposed work occurs within 200' of Lake Washington. See attached architectural, structural and landscape plans.

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(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.

Storm water will be the sole source of runoff, and will be collected/disposed by expansion of existing water quality systems including gutters, and foundation/footing drains, and discharged to Lake Washington. Final exterior grades adjacent to a building will slope away at least 2%.

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

No.

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

Expansion of existing water quality systems.

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
- [X] other types of vegetation
  English Ivy

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

Invasive, non-native vegetation will be removed.

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

None on site. Eagle nest is known to be 1 mile south of site.

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

Vegetation will be mitigated and restored per Sheet L1.0 and L2. Area of mitigation/restoration exceeds area of disturbance.

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:

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

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

None.

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

Pacific flyway.

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

Removal of invasive vegetation and planting of native species per Sheets L1.0 and L2.

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.

Electricity and natural gas will be used for heating and lighting.

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:

Requirements of applicable Building Code and State Energy Code will be incorporated into the construction of the pool house.

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.

None known.

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

None known.

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

None.

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b. Noise

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

Typical residential and lake-use related 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.

Minor construction and landscaping noise would come from the site during hours prescribed by the City of Bellevue noise ordinance.

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

Work will be done only during hours prescribed by City of Bellevue, muffler devices on equipment as feasible, and minimize idling time of equipment.

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties?
Current use of site and adjacent properties is single family residential . Adjacent properties have accessory structures and/or pool within shoreline/steep slope critical area buffers, similar to proposed work.

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

c. Describe any structures on the site.
Existing single family residence.

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

e. What is the current zoning classification of the site?
R-1.8

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

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

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

I. Approximately how many people would reside or work in the completed project?
None.

j. Approximately how many people would the completed project displace?
None.

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

None.

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

None. Proposal is consistent with existing land uses.

9. Housing

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

None.

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?

The pool house height is 13'-3 1/2" to top of guardrail posts. The exterior building materials are to be a combination of wood shingles and thin stone veneer.

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

None, the proposed work is significantly downhill of the existing residence, and will not interfere with views in the immediate vicinity.

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

The proposed pool house nestles into the existing rockery at the base of the hill, and the finished roof elevation is close to existing grade.

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11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
None, other than the reflection off of the pool water.

b. Could light or glare from the finished project be a safety hazard or interfere with views?
No, there is already the reflection of light off of Lake Washington.

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?
Meydenbauer Park east of property, Lake Washington.

b. Would the proposed project displace any existing recreational uses? If so, describe.
No.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
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.
Lake Washington Boulevard serves the site. Access will be via existing driveway.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
No, the closest transit stop is on Bellevue Way.

c. How many parking spaces would be completed project have? How many would the project eliminate?
There will be no change to the existing number of parking spaces.

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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.

None. Site is already developed with a single-family residence.

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 except septic system.

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.

No additional utilities will be required. The proposed project will use existing available utilities. Electricity provided by PSE, sanitary sewer and storm water connection by City of Bellevue.

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.....6/16/16.....

8/23/16

LEGAL DESCRIPTION

THAT PORTION OF LOT 18 IN BLOCK 15 OF LOCHLEVEN, ACCORDING TO PLAT RECORDED IN VOLUME 16 OF PLATS AT PAGE(S) 46, IN KING COUNTY, WASHINGTON, LYING SOUTHWESTERLY OF NORTHEAST LAKE WASHINGTON BOULEVARD RIGHT-OF-WAY;

TOGETHER WITH SECOND CLASS SHORELANDS AS CONVEYED BY THE STATE OF WASHINTON SITUATE IN FRONT OF, ADJACENT TO OR ABUTTING THEREON;

SITUATE IN THE CITY OF BELLEVUE, COUNTY OF KING, STATE OF WASHINGTON.

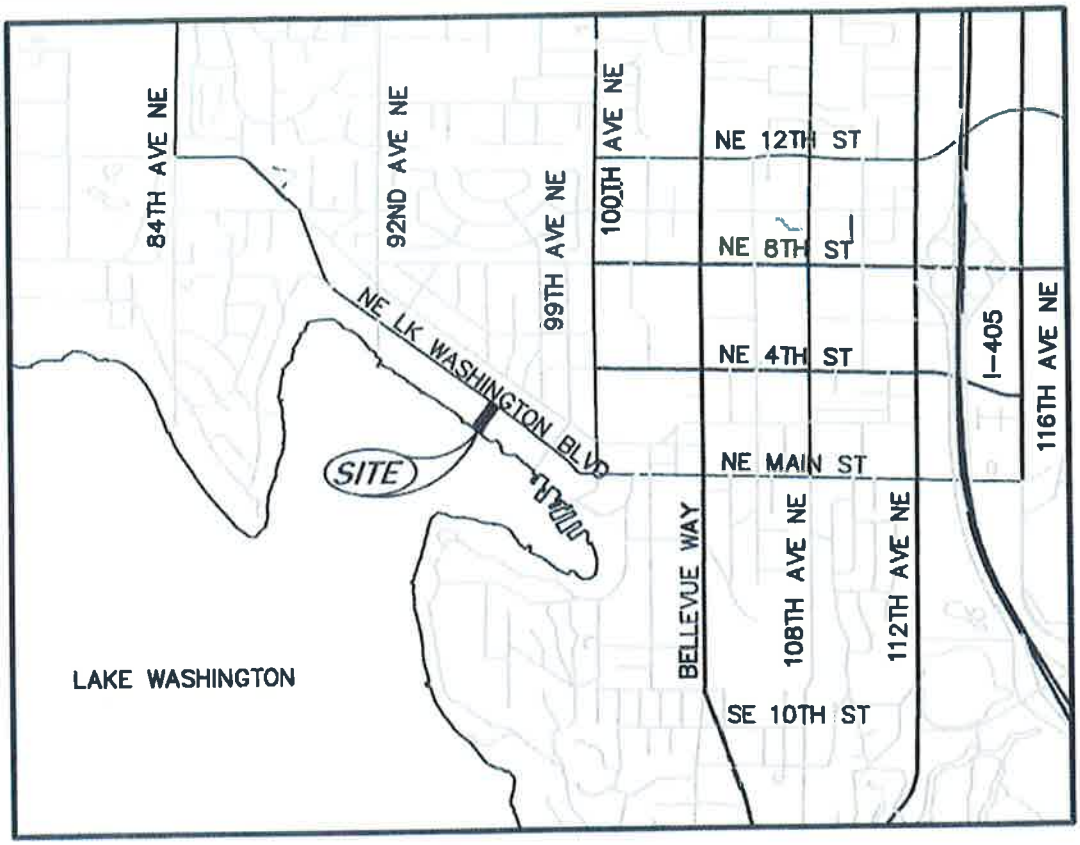
TOGETHER WITH THAT PORTION OF LOT 19 IN SAID BLOCK 15 OF LOCHLEVEN DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHWESTERLY LINE OF SAID LOT 19 IN SAID BLOCK 15 AND THE SOUTHWESTERLY RIGHT-OF-WAY OF NORTHEAST LAKE WASHINGTON BOULEVARD AS NOW LOCATED AND ESTABLISHED;

THENCE SOUTH 52°57'19" EAST ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE 22.92 FEET,

THENCE SOUTH 40°38'46" WEST 158.88 FEET; THENCE SOUTH 37°02'41" WEST PARALLEL WITH THE WEST LINE OF LOT 18 IN SAID BLOCK 15 FOR A DISTANCE OF 144.17 FEET; THENCE SOUTH 48°52'40" WEST 63.13 FEET, MORE OR LESS, TO A POINT ON THE SHORE OF LAKE WASHINGTON WHICH BEARS SOUTH 37°02'41" WEST 364.53 FEET, MORE OF LESS, FROM THE POINT OF BEGINNING; THENCE NORTH 37°02'41" EAST 364.53 FEET TO THE POINT OF BEGINNING.

(ALSO KNOWN AS PARCEL B OF CITY OF BELLEVUE BOUNDARY LINE ADJUSTMENT NO. 01-116901 LW, RECORDED ON DECEMBER 04, 2001 UNDER RECORDING NO. 20011204900020, SITUATE IN THE CITY OF BELLEVUE, COUNTY OF KING, STATE OF WASHINGTON.)



VICINITY MAP

SCALE: 1" = 2400'

9627 Lake Washington Blvd. NE: Prepared by Brooks Kolb, ASLA, Landscape Architect
Subject to Review and Approval by Carolyn Decker, Terra Associates Geotechnical Engineers

Following is a summary of how the proposed disturbance for this proposed single family residence project meets or exceeds all of the following design criteria per 20.25H.255:

***Requirement #1**: (Demonstrate that) the proposal includes plans for restoration of degraded critical area or critical area buffer functions which demonstrate a net gain in overall critical area or critical area buffer functions:*

The following areas will be restored with native plantings: steep slope critical area; 25' shoreline setback area; 25' structure setback area; toe of steep slope buffer; and a portion of the top of slope buffer. The total proposed vegetation mitigation area of 7190 square feet exceeds the proposed clearing and grading area of 5300 square feet. These factors represent a net gain in critical area and buffer function.

***Requirement #2**: (Demonstrate that) the proposal includes plans for restoration of degraded critical area or critical area buffer functions which demonstrate a net gain in the most important critical area or critical area buffer functions to the ecosystem in which they exist:*

As described under Requirement #1 above, the shoreline buffer will be restored with native plantings, which result in a net gain in wildlife habitat. The native plantings will also filter runoff sediment, reducing toxic discharges into the Meydenbauer Bay.

***Requirement #3:** (Demonstrate that) the proposal includes a net gain in stormwater quality function by the critical area buffer or by elements of the development proposal outside of the reduced regulated critical area buffer.*

Proposed native plantings will filter runoff sediment, reducing toxic discharges into the Meydenbauer Bay. The proposal also will improve soil porosity and aeration within the mitigation planting zone by loosening and tilling the existing topsoil, and amending it with organic compost.

***Requirement #4**: (Demonstrate that there will be) adequate resources to ensure completion of any required restoration, mitigation and monitoring efforts:*

100% completion of the native planting restoration and storm drainage improvements installation will be verified by City inspectors. Following completion, the native plants will grow, resulting in higher levels of critical area and

buffer mitigation value with every passing year. In order to verify the continued health and growth of the plants, with replacement of any dead or diseased plants, the homeowner will monitor the improvements annually and will submit a required annual report with photographs to the Department of Community Development and Planning for a period of 4 to 5 calendar years following completion.

Requirement #5: *(Demonstrate that) 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:*

The proposed modifications to restore native vegetation and to control stormwater runoff will result in a net gain to wildlife habitat area and function and improved water quality on site. These improvements will in turn improve functions and values of critical areas and critical area buffers located on adjacent neighboring properties. Water quality within the Meydenbauer Bay watershed will thereby improve. Any runoff discharging from the project site onto critical areas and critical area buffers on the adjoining single-family residential properties will be filtered by the on-site native plantings and will actually improve their functions and values. Critical areas and buffer areas located upslope of the project site will not be impacted or adversely affected by this proposal.

Requirement #6: *(Demonstrate that) the resulting development is compatible with other uses and development in the same land use district:*

Since the proposed development is merely for one cabana or pool house constructed as an accessory structure to an existing residence, it will not result in any significant change to the existing land use and development in the project land use district. By definition, there is no change to the existing land use. The proposed development is substantially similar to the existing uses and development in the same land use district because all of the surrounding properties are similar single-family residences with similar accessory development within shoreline and steep slope structure setbacks.

Vegetation Management Plan

In return for the approval of this critical areas permit application, the Owners, Beth McCaw and Yahn Berneir, affirm their agreement to the following actions within the

designated planting areas indicated on Sheet L1.0, the Vegetation Mitigation Plan.
These actions constitute the Vegetation Management Plan:

1. Clear all invasives prior to preparing the soil.
2. Loosen the existing soils to a depth of at least 10 inches where slopes within the mitigation area are 3:1 (33%) or less; loosen the existing soils to a depth of at least 10 inches within planting pits exclusively where slopes within the mitigation area are greater than 3:1 (33%.)
3. Blend in a 3 inch lift of an organic soil amendment, such as Sawdust Supply Beauti-Gro or an approved equal to be specified and reviewed by the Landscape Architect.
4. Install a temporary (or alternately a permanent) drip irrigation system, to be specified and reviewed by the Landscape Architect.
5. Install the plantings indicated on the Vegetation Mitigation Plan.
6. Continue to control for invasives for a period of 5 years following plant installation (i.e. continually remove invasives and weeds that emerge within the designated planting area at regular intervals.)
7. Control of invasives will be considered a success if any remaining invasives are smaller than the size of the intended plantings and/or if invasives cover no more than 15% of the designated planting areas.
8. Water the plantings regularly with the irrigation system and monitor the irrigation system regularly to verify that it is performing as intended, with no clogged emitters, etc.
9. Replace plantings that die, as needed, for a period of 5 years following plant installation. (An acceptable mortality rate should be no more than 5% of the total plantings.)
10. Photograph the plantings once per year for a period of 5 years, and submit the photographs to the Department of Development Services. Photographs should document the designated planting areas from four positions, corresponding to north, south, east and west.

CEDAROCK CONSULTANTS, INC.

MEMORANDUM

Date: May 3, 2016
To: Michelle D. Cozza - Demetriou Architects
From: Carl Hadley
Subject: Existing Conditions Report
9627 Lake Washington Boulevard NE, Bellevue

This report was completed pursuant to the requirements under LUC20.25H.165.A.1-2 to conduct a habitat assessment of existing conditions on the subject site. The evaluation and report were completed by Carl Hadley, a qualified professional biologist with over 25 years of experience in western Washington. A site visit was conducted on May 3, 2016.

This report provides a description of existing shoreline habitat and critical areas on the affected site (Figure 1). Critical areas on the site and within 100-feet include Lake Washington, the lake's riparian buffer, a steep slope, and habitat associated with species of local importance. Adjoining properties also include similar critical areas and conditions.

Local (City of Bellevue critical area maps, King County, NW Maps), state (WDFW SalmonScape and Priority Habitat and Species, WDOE), and federal databases along with additional literature from various NGOs and private reports were consulted for information on sensitive habitat and species that may be found in the area.

Lake Washington and Riparian Setback

Lake Washington is considered a shoreline of the state and therefore classified as a Type S water under the Bellevue land use code (LUC 20.25H.075.B.1). Ordinary high water (OHW) defined as el. 18.6 (NAVD) falls mostly on a rockery wall fronting the Lake Washington shoreline. The rockery extends across the property and ranges from two to three feet in height above the beach. One exception exists for a small manmade beach which extends a few feet horizontally above OHW. OHW on the beach lies on the gravel.

The property is located on Meydenbauer Bay, a small inlet of Lake Washington. The Lake consists of open water that continues uninterrupted offshore for up to four miles. The lake bed extending out from the bulkhead is dominated by gravel and cobble dominated substrate that drops off fairly steeply to about 10 feet within 15 feet from shore. No aquatic vegetation was noted during the site visit.

The first 25 feet upland (shoreward) of the bulkhead (shoreline setback) is relatively flat and dominated by lawn and landscaping plants. Some of the landscaping consists of native plants

but most are ornamental. Two large native trees are found on either side of the property near the lake and provide functional benefits to aquatic and avian habitat.

The area between 25 feet and 50 feet from OHW (building setback) is also dominated by lawn and similar landscaping plants. The slope begins to increase and the toe of a steep slope encroaches into the area on the northwest corner. The toe is supported by a rockery. This area which consists mostly of lawn with no large trees has little habitat value.

The rest of the shoreline back to the house is relatively steep with some areas over 40 percent in grade. With the exception of a trail, most of the slope is vegetated with a mix of groundcovers (English ivy), low shrubs (sallal), and various larger bushes (native and ornamental). The area provides some value as avian, small mammal, reptile, and amphibian habitat.

Lake Washington has documented fall Chinook, coho, sockeye, winter steelhead, and bull trout presence. Resident cutthroat trout and various warmwater fish species are also known to use Lake Washington year-round. Sockeye spawning has been reported historically in Meydenbauer Bay but no other salmonid spawning is known to occur within or near the project site. Adult salmon migrate through Lake Washington to spawning habitat in the Sammamish and Cedar River basins, along with tributaries feeding the lake. Juvenile salmon migrate past the site on their journey to Puget Sound. Chinook, steelhead, and bull trout are protected under the federal Endangered Species Act.

Streams

No watercourses are present on or near the property. The nearest stream is Meydenbauer Creek (WRIA# 08-0258) located approximately 2,800 feet (0.5 miles) southeast of the property. Meydenbauer Creek has documented use by sockeye and resident trout (Bellevue Fish Distribution and Storm Drainage Basins map).

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.

Geologic Hazard Areas

A slope in excess of 40 percent is located starting about 50 feet back from OHW.

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[1]. The site and surrounding lands have been developed mostly as moderate-density single-unit residential housing. Although some suitable wildlife habitat for terrestrial and avian species is found in the area, it has all been

[1] Washington Department of Fish and Wildlife. 2016. Priority habitat and species map for King County.

significantly modified by past clearing, fragmentation, and introduction of non-native landscaping species (e.g. turf grasses and English ivy). Fences along both property lines likely inhibit movement of many terrestrial species. Species that may be expected to be found intermittently on this site are coyote, Douglas and eastern grey squirrels, other assorted rodent species, raptors, woodpeckers, and song birds. There are several large conifers and deciduous trees suitable for larger birds on and near the property. No nesting activity by sensitive species is known to have occurred in the recent past. Larger trees in the area may provide short-term perching sites for bald eagles, but none of these are known to be critical nesting or roosting habitat sites. No snags were noted. No terrestrial wildlife species listed by the U.S. Fish and Wildlife Service, Washington Department of Fish and Wildlife, King County, or City of Bellevue as threatened, endangered, sensitive, critical, or candidate are expected to make any more than incidental use of habitats found on this property.

Salmon and steelhead are found in Lake Washington. Additional description of aquatic species and habitat is provided above under Lake Washington.

Flood Hazard Areas

There is no land subject to a one-hundred-year flood present on the property (FEMA).

Figure 1. Shoreline conditions in May 2016.

McCaw-Bernier Residence Critical Areas Narrative Description
Prepared by Brooks Kolb, Brooks Kolb LLC Landscape Architecture
Date: December 15, 2015

Description of Project Site, including landscape features, existing development and site history as applicable:

This is a single-family residence on a .828 acre sloping waterfront lot. The project area consists of approximately half of the lot and is located entirely on the waterfront side of the existing residence, which occupies the upland (northeast) half of the lot. A steep slope critical area occupies the central portion of the project area. The toe of the steep slope is defined by a continuous and terraced rock retaining wall of varying heights.

The shoreline edge consists mainly of a rockery bulkhead wall with an existing dock. However, a sandy beach cove occupies approximately 26 feet of the shoreline frontage and is indented into the landward side of the bulkhead wall. This cove provides some salmon habitat function. The shoreline is mostly flat within the 25′ shoreline buffer and 50′ structure setback. There are no existing structures within the shoreline setback, structure setback, steep slope critical area, top of steep slope buffer and toe of steep slope buffer.

A number of tall native and ornamental conifers exist within the project area, mostly along the northwest and southeast property lines. Sparse plantings of mostly ornamental shrubs, grasses and ground covers occupy the slopes as well as the shoreline edge. Some native shrubs are inter-planted with the ornamentals and a large patch of English Ivy covers much of the steep slope critical area.

Description of how the design constitutes the minimum necessary impact to the critical area:

The design goal is to construct a pool house or cabana beyond or behind the 50′ structure setback and to construct a swimming pool, hot tub and waterfall beyond or behind the 25′ shoreline setback. This new construction will have little adverse impact on the shoreline and steep slope critical areas because the area has already been degraded by human use to date, which includes past removal of native plants. New shoring walls at the cabana and waterfall will replace the existing rockery retaining wall at the toe of slope. These shoring walls will be higher in places than the existing wall but they will minimize impact by being engineered walls replacing non-engineered retaining rock.

A description of why there is no feasible alternative with less impact to the critical area, critical area buffer, or critical area structure setback:

Since the owner's intent is to build a swimming pool and pool cabana structure, these structures are proposed on the flattest portion of the site, where they will require the least re-grading and have the least impact on the steep slope critical area and its buffers. The only alternative with less impact would be the no-build alternative.

A description of alternatives considered and why the alternative selected is preferred:

Site analysis ruled out an alternative to build the pool and cabana at the top of the slope, outside the 50' top of steep slope buffer, because the site continues to slope up almost to the southeast edge of the existing residence. Not only is there insufficient flat topography in this location to build a pool, but adding the weight of its volume of water above the slope would cause greater adverse impact to the steep slope critical area than the impact of the pool in its proposed location. The only other alternative would be a no-build alternative, and a no-build alternative would not satisfy the owner's goal to add a swimming pool and cabana.

A summary of how the proposal meets each of the decision criteria contained in Land Use Code Section 20.30P:

20.30P.140 Decision Criteria:

A. The property owner is applying for a Critical Areas Land Use Permit. The property owner is applying for all other permits required by the Land Use Code.
B. The proposed cabana, pool, waterfall and hot tub utilize the best available construction and design techniques to result in the least possible impact to the critical area buffer. Existing grades are maintained wherever possible and are shored with engineered retaining walls where not possible. The proposed residence incorporates the performance standards of Part 20.25H: See explanation below.
C. The proposed residence is adequately served by existing public facilities, including streets, fire protection and utilities.
D. A vegetation mitigation plan is included in the proposal.

20.30P.170 Hold harmless: The property owner will execute a hold harmless agreement releasing the City from liability for any damage arising from the location of improvements within the critical area buffer.

A summary of how the proposal meets each of the criteria and performance standards contained in Land Use Code Section 20.25H associated with the critical area you are modifying:

The critical areas in consideration are Shoreline as defined in Section 20.25E.017 and Geologic Hazard (Steep Slope) as defined in Section 20.25H.120. The proposed pool house and swimming pool involve expansion into the critical area and its buffers because location and construction of these structures outside of the critical area buffer and setbacks is not feasible.

Applicable performance standards (20.25H.125) are summarized as follows:

A. The proposed pool cabana and swimming pool will minimize alterations to the natural contour of the slope. The cabana is situated in the crook of the existing rockery, and the rockery will be replaced with a more stable retaining wall.
B. The proposed pool cabana and swimming pool do not remove existing native vegetation and they preserve the most critical portion of the site and its natural landforms.
C. The proposed pool cabana and swimming pool do not result in greater risk or a need for increased buffers on neighboring properties.
D. The proposed structures allow maintenance of approximately 80% of the existing slopes. The cabana and waterfall will be retained with shoring walls, minimizing disturbance to the existing contours above the walls (above elevation 36 and 38 respectively.)
E. The proposed cabana and pool add impervious surfaces within the critical area structure setback but the total resulting existing and proposed site-wide impervious surfaces are 35.6% (less than 50%) of the total property area. The swimming pool terrace will consist of permeable ipe decking, thereby not contributing to the impervious surfaces within the critical area buffers.
F. Regrading minimizes topographic modification. The swimming pool and cabana structures are proposed to be constructed almost entirely on relatively flat grades within the toe of slope buffer. Only a very small fraction of the cabana structure is proposed within the steep slope critical area. The cabana is entirely outside (ie upslope) of the 50′ structure setback. The pool is entirely outside (ie upslope) of the 25′ shoreline setback. Although the waterfall encroaches into the steep slope critical area, it is proposed as a stepped series of shotcrete walls with soil anchors to minimize changes to the existing topography.
G. The cabana foundation wall will be utilized as a retaining wall. The waterfall will be retained by a shotcrete and soil anchor shoring wall system. This

shoring system will be concealed by artificial or actual rocks, but the rocks will not serve as retaining structures.

H. This standard is not applicable. The cabana structure will be built almost entirely outside of the steep slope critical area. The only portion of the structure inside the steep slope critical area is the back wall/retaining and shoring wall of the structure.

I. This standard is not applicable to this project. Piled deck support structures will not be necessary because no parking or garage structures are proposed.

J. Areas of temporary disturbance shall be mitigated per the erosion and sediment control plan and BMP's included on the site plan. Areas of new permanent disturbance are mitigated by a vegetation mitigation plan included with this submittal.

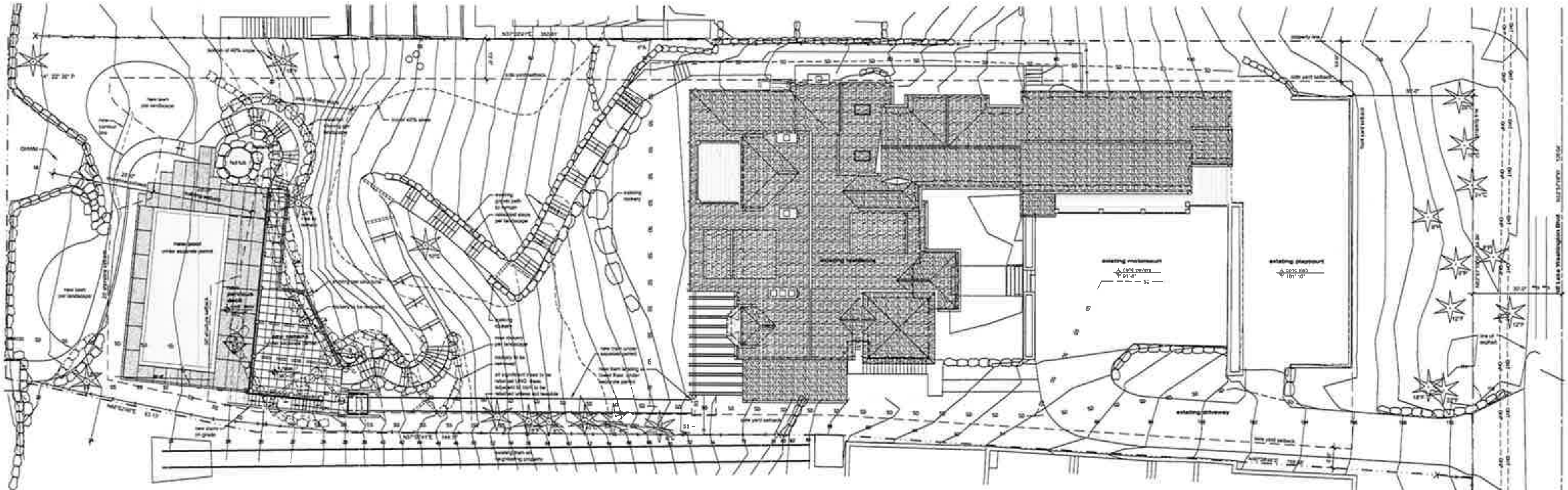
Section 20.25H.135: An erosion and sediment control plan is included on the site plan. A drainage plan is also included on the site plan.

A summary of how the proposal meets each of the criteria contained in Land Use Code Section 20.25H.230 as required for applications proposing a modification through the use of the Critical Area Report process:

A critical areas report is submitted with this project.

Bernier-McCaw Shoreline

Bellevue, Washington



1 **site plan**
scale: 1 = 10' - 0"

Project Data:

Pool Building Height Calculations from Proposed Grade

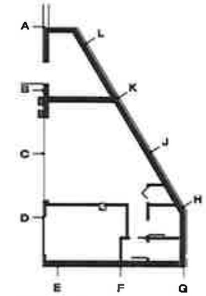
A	25.0'	Ft.	E	27.25'	Ft.	J	34.0'	Ft.
B	25.0'	Ft.	F	32.0'	Ft.	K	36.5'	Ft.
C	26.0'	Ft.	G	36.0'	Ft.	L	35.5'	Ft.
D	26.0'	Ft.	H	36.0'	Ft.			

sum of building corner elevations		342.75'
sum divided by number of measured corners=base elevation	Elev.	31.2'
allowable building height (15' + base elev) for detached accessory structures	Elev.	46.2'
proposed building height	Elev.	39.3'

Pool Building Height Calculations from Existing Grade

A	29.5'	Ft.	E	29.75'	Ft.	J	35.75'	Ft.
B	29.0'	Ft.	F	33.0'	Ft.	K	35.25'	Ft.
C	29.0'	Ft.	G	35.75'	Ft.	L	33.0'	Ft.
D	30.25'	Ft.	H	37.0'	Ft.			

sum of building corner elevations		307.25' Ft.
sum divided by number of measured corners=base elevation	Elev.	30.5'
allowable building height (15' + base elev) for detached accessory structures	Elev.	47.5'
proposed building height	Elev.	39.3'



3 **ABE diagram**
scale: 1 = 10' - 0"

Project Data:

Project Address:	9627 Lake Washington Blvd. NE Bellevue, Washington 98004
Tax Parcel Numbers:	4368200945
Legal Description:	LOCHLEVEN PCL B BELLEVUE BLA #01-118901 LW REC#20011204900020 TGW SH LDS ADJ Plat Block: 15 Plat Lot: 18-19
Zoning:	R-1.8
Occupancy:	R-3 Single Family Dwelling; U-1 Private Garage
Occupancy Separation:	1-hour separation at R-3 to U-1
Construction Type:	Type V-N Hour
Gross Lot Area:	36073.8 sq. ft.
Setback requirements:	
Front yard (N):	30'-0" from front property line
Side yards (E/W):	sum to equal 15'-0" min 5'-0" from south lot line 10'-0" from north lot line
Rear yard (S):	25'-0" from rear property line

Allowed Lot Coverage	35.00%
Gross Lot Area	36073.8 SF
- Protected Areas/Setbacks	10503.6 SF
Net Lot Area	25570.2 SF
35% of 25570.2 SF	8949.6 SF
Lot Coverage by Structures	
Existing House & Garage	4565.6 SF
Existing Covered Porch:	1439.9 SF
Proposed Pool House:	600.0 SF
Total Lot Coverage	6605.5 SF
Proposed Lot Coverage	25.44%
Allowed Impervious Surface:	50.00%
50% of 36073.8 SF	18037.0 SF
Impervious Surface Calculations	
Existing House and Garage Area	4565.6 SF
Existing Covered Porch Area	1439.9 SF
Existing Driveway, sportscourt, Paths and Steps	5451.21 SF
Proposed Pool House	599.5 SF
Proposed Pool Vessel	750.5 SF
Proposed Sauna Vessel	44.2 SF
Total Impervious Surface Area	12850.9 SF
Proposed Impervious Surface:	35.6%
Significant Tree Calculation	
Inches of significant trees on site	338 in
30% min. inches required to be retained	101.4 in
Inches proposed to remain (if 8"F closest to tram cannot remain)	330 in
% inches proposed to remain	97.6%

Project Contacts:

Owner:	Yohn Bernier & Beth McCaw 9627 Lake Washington Blvd. NE Bellevue, WA 98004
Architect:	Demetriou Architects 5555 Lakeview Drive, Suite 200 Kirkland, WA 98033 Project Manager: Michelle D. Cozzo (425) 827-1700
Structural Engineer:	Dibble Engineers, Inc 1029 Market Street Kirkland Wa. 98033 Project Contact: Brian Loehbaugh (425) 828-4200
Surveyor:	Triad Associates 12112 - 115th Avenue NE Kirkland, WA 98034 (425) 821-8448
Geotechnical Engineer:	Terra Associates 9627 NE Lake Washington Boulevard Bellevue, WA 98004 Project Contact: - Carolyn Decker (425) 821-7777
Landscape Architect:	Brooks Kolb, LLC Landscape Architect 1101 East Pike Street Seattle Wa. 98122 (206) 324-0858

Sheet Index:

Architectural

A2.0	survey and slope categories
A2.1	site plan
A1.0	pool and cabana

Structural

S-1	general structural notes, foundation & framing plan
S-2	structural sections and details
SH-1	shoring structural plan, elevation, sections & details

2 **vicinity map**
NTS

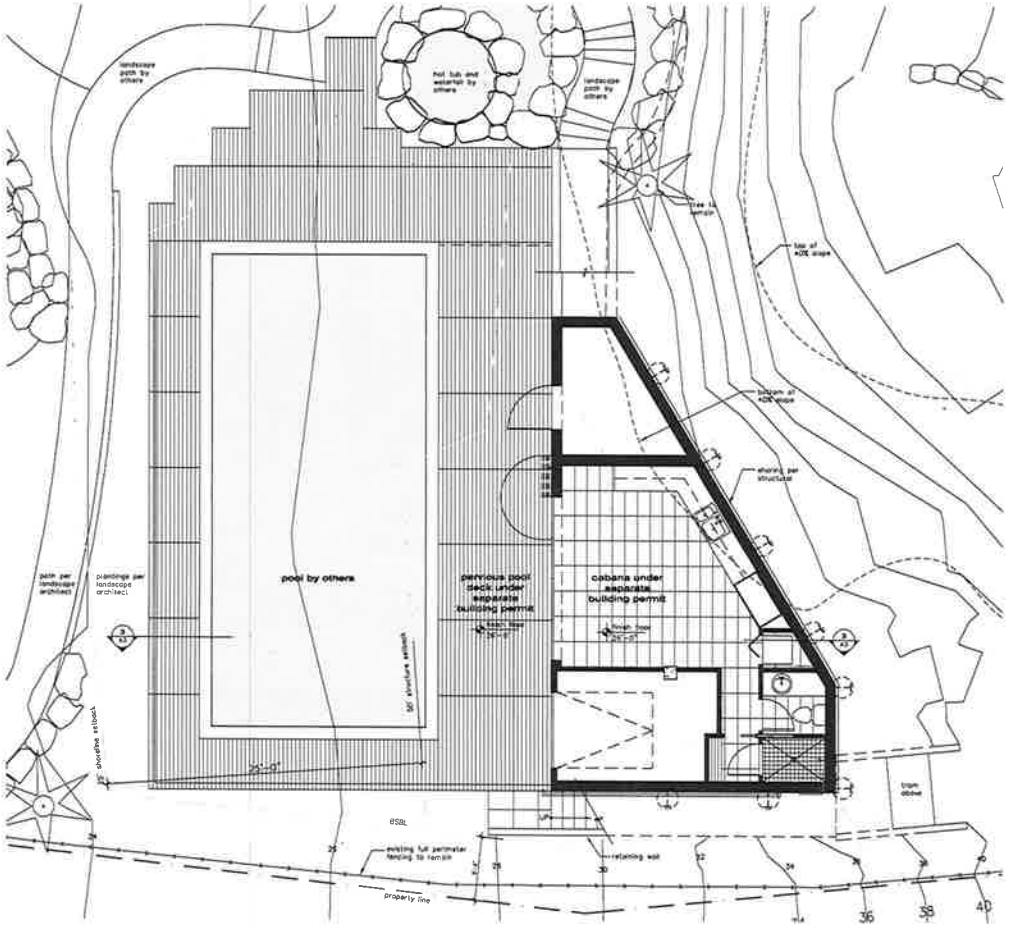
07/13/2016 A02_1 site.dwg

Project: **Bernier-McCaw Shoreline**
9627 Lake Wa Blvd
Bellevue, Wa

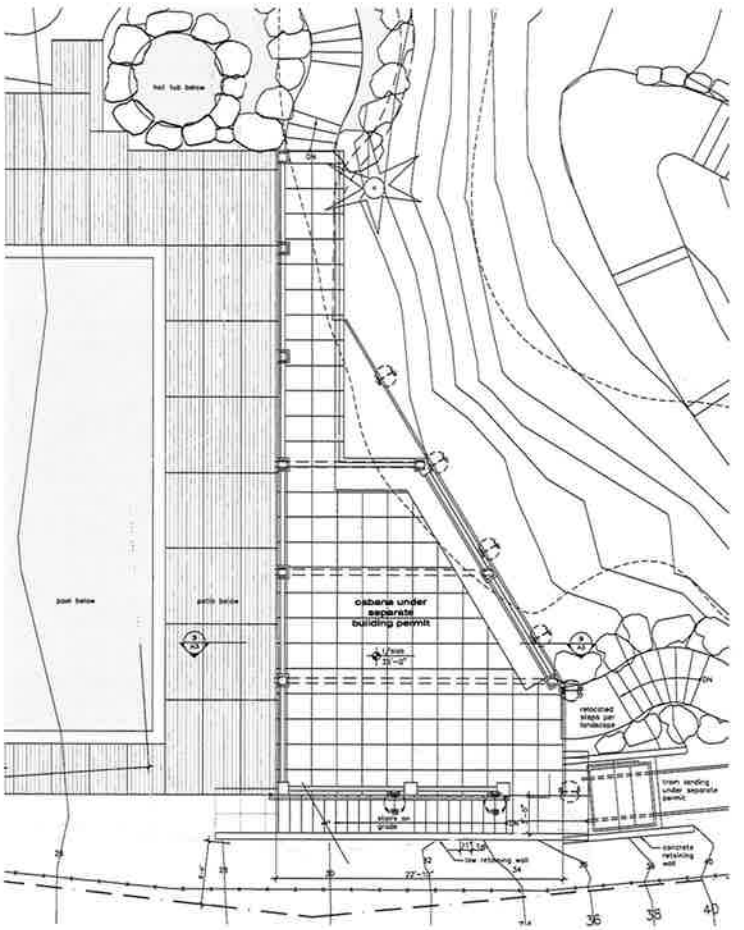
Sheet Title: site plan

Project No. 484.01

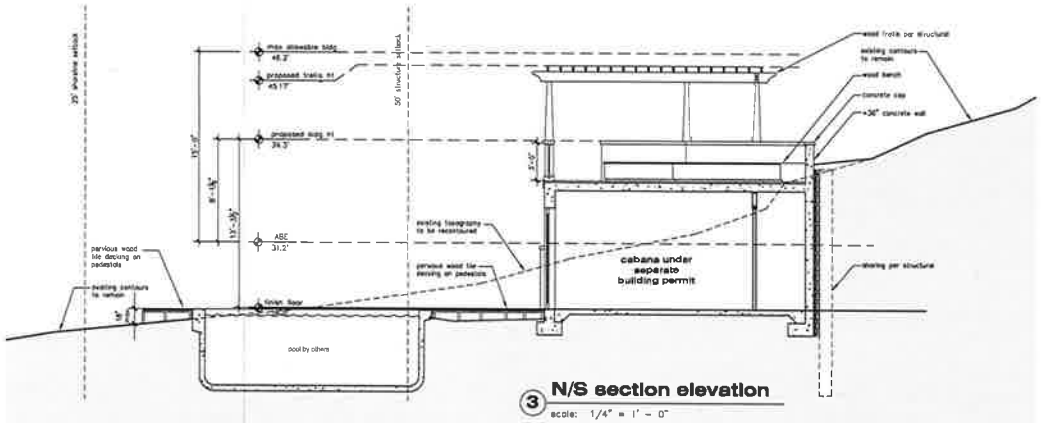
Sheet No. A2



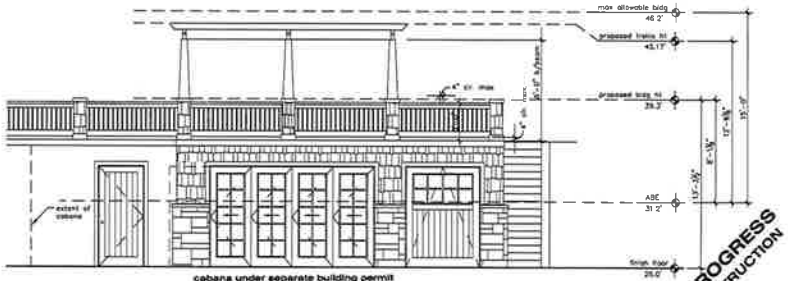
1 floor plan
scale: 1/4" = 1' - 0"



2 roof plan
scale: 1/4" = 1' - 0"



3 N/S section elevation
scale: 1/4" = 1' - 0"



4 west elevation
scale: 1/4" = 1' - 0"

WORK IN PROGRESS
NOT FOR CONSTRUCTION

Bernier-McCaw Residence
Bellevue, WA

pool and cabana

Project No.: 484.01

Sheet No.: A3.3

07/12/2016 A03_3 pool building_main floor.dwg

STRUCTURAL NOTES

GENERAL REQUIREMENTS

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SCOPE OF STRUCTURAL WORK

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CONTRACTOR RESPONSIBILITIES

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CONSTRUCTION LOADS

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SEISMIC DESIGN

DEFLECTIONS

Total Load Deflection Limit		L/600
Live load Deflection Limit		L/600

LIVE LOADS

Roof (Live)	20 PSF
Roof (Snow)	25 PSF
Roof (used for promenade)	60 PSF

TESTS & INSPECTIONS

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SPECIAL INSPECTIONS

STATEMENT OF SPECIAL INSPECTIONS

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CONCRETE SEALER

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STRUCTURAL STEEL

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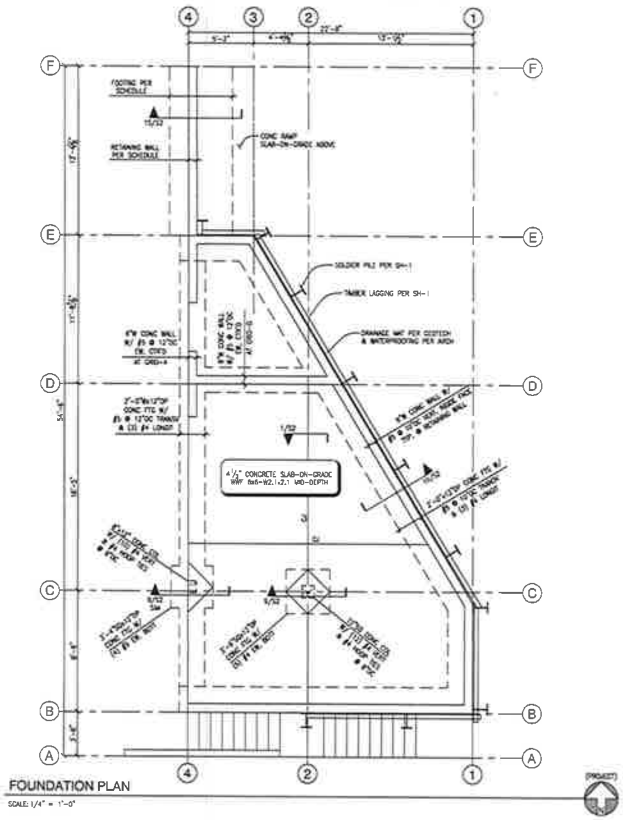
WELDING

SHOP PAINTING

WOOD FRAMING

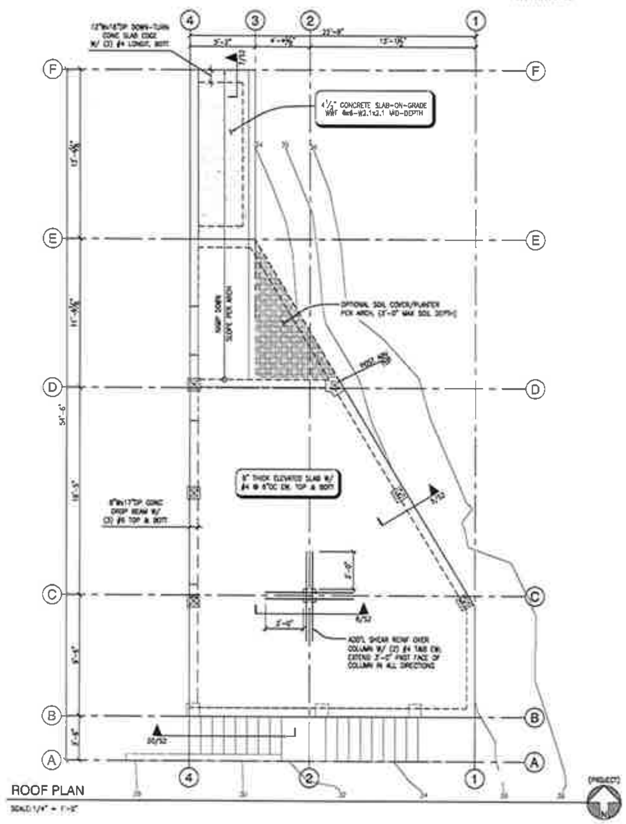
REFERENCE STANDARDS

MATERIALS



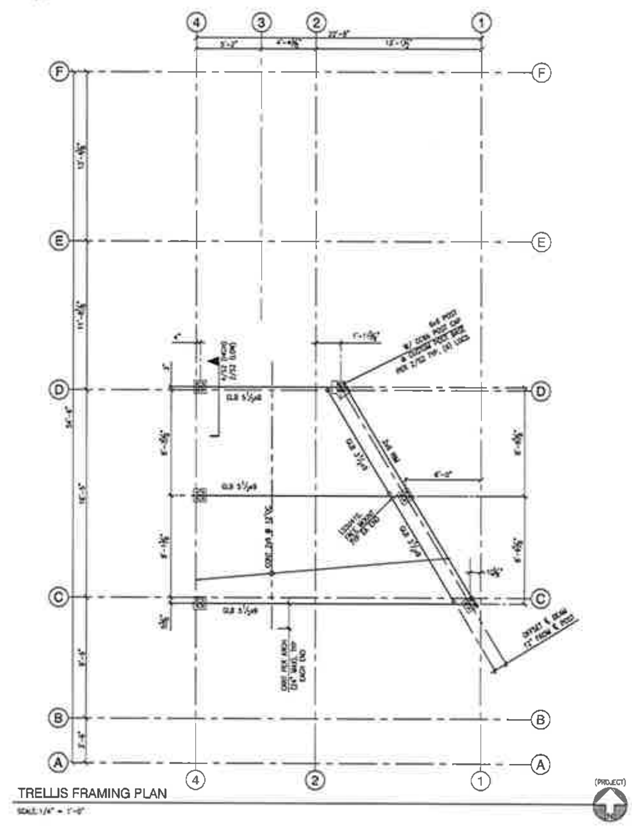
FOUNDATION PLAN

SCALE: 1/4" = 1'-0"



ROOF PLAN

SCALE: 1/4" = 1'-0"



TRELLIS FRAMING PLAN

SCALE: 1/4" = 1'-0"

1/8/16

DIBBLE ENGINEERS, INC.
Professional Structural Engineering Services

BERNIER & McCAW

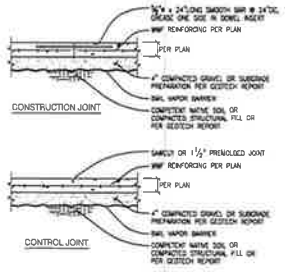
BELLEVUE, WA

STRUCTURAL
GENERAL NOTES,
FOUNDATION & FRAMING PLAN

DEI 14-422

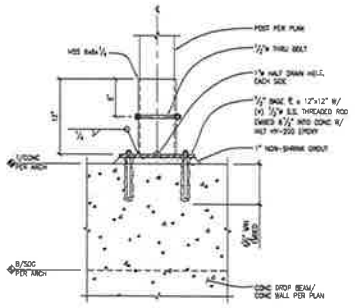
S-1

PERMIT

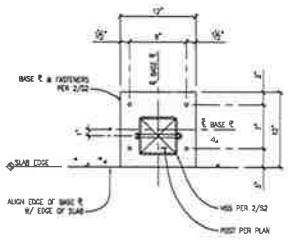


NOTES:
1. FOR CONSTRUCTION OR CONTROL JOINT LOCATIONS REFERENCE FOUNDATION/SLAB PLAN
2. USE "SOFTCUT SAW" AS SOON AS POSSIBLE WITHOUT CAUSING RAVELING OF CONCRETE EDGES. SAWCUT ALONG SHORT DIRECTION OF POUR FIRST.
3. PROVIDE CONSTRUCTION/CONTROL JOINT TO ENCLOSE APPROXIMATE SQUARE AREAS OF 225 SF MAX

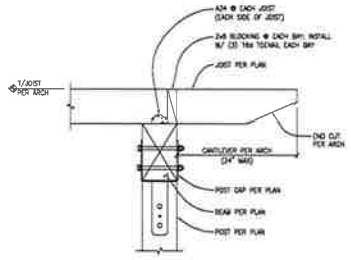
TYPICAL SLAB ON GRADE JOINT DETAILS — 1



TRELLIS POST BASE CONNECTION — 2

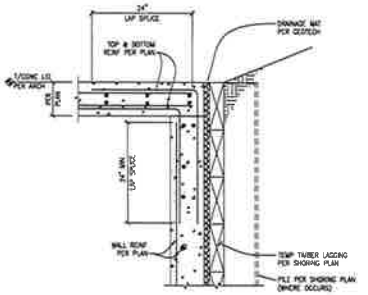


PLAN VIEW - BASE PLATE CONNECTION — 3

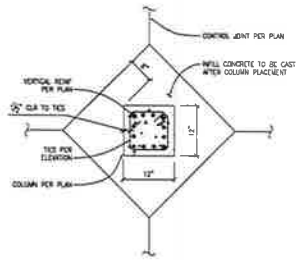


NOTE:
AT ROTATED POSTS, CUSTOM CC66 POST CAPS WILL BE REQUIRED WITH STRAPS ROTATED RELATIVE TO BUCKET TO MATCH POST ROTATION ANGLE (31° PER ARCH). CONTRACTOR TO CONTACT SIMPSON STRONG-TIE DIRECTLY FOR ORDERING INFORMATION.

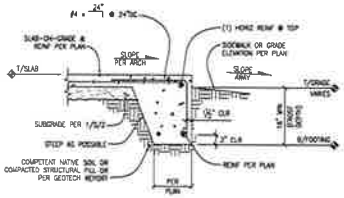
POST/BEAM/JOIST CONNECTION — 4



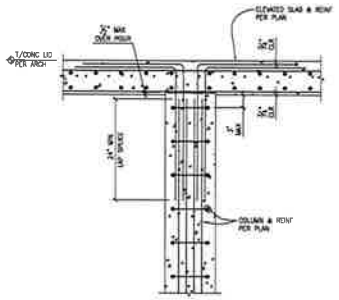
LID-TO-WALL CONNECTION — 5



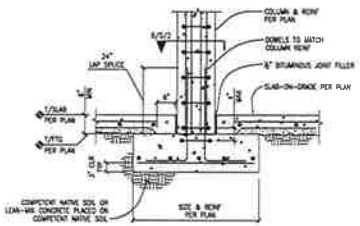
TYPICAL CONTROL JOINT AT CONCRETE COLUMN — 6



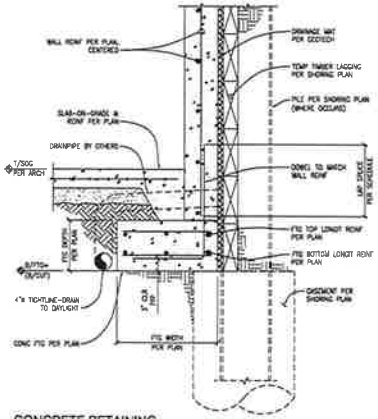
TYPICAL THICKENED SLAB EDGE FOOTING — 7



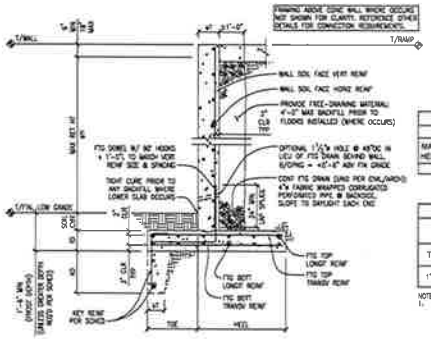
TOP CONCRETE COLUMN AT ELEVATED SLAB — 8



TYPICAL
SPREAD FOOTING AT CONCRETE COLUMN — 9



CONCRETE RETAINING
WALL FOOTING CONNECTION — 10

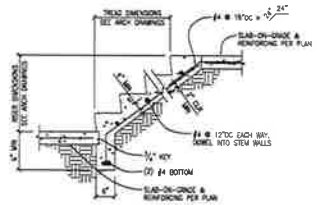


WALL SCHEDULE			
SIZE		REINFORCING	
MAX RETAIN HEIGHT (wH)	WIDTH (wT)	SOIL FACE VERTICAL	SOIL FACE HORIZONTAL
5'-6"	5'-6"	#5 @ 12"OC	#4 @ 12"OC

FOOTING SCHEDULE									
SIZE					REINFORCING				MIN SOIL COVER AT TOE
					TRANSVERSAL		LONGITUDINAL		
TOE	HEEL	THK (D)	DEPTH (xD)	THK (xT)	TOP	BOTTOM	TOP	BOTT	
1'-6"	3'-6"	1'-3"	1'-6"	1'-0"	#5 @ 12"OC	#5 @ 12"OC	#4 @ 12"OC	#4 @ 18"OC	8"

NOTE:
1. CONTRACTOR TO COORDINATE FOOTING SIZES WITH RETAINED SOIL HEIGHT AT WALL.

TYPICAL CONCRETE RETAINING WALL & SCHEDULE — 15



TYPICAL STAIR-ON-GRADE — 20

1/8/16

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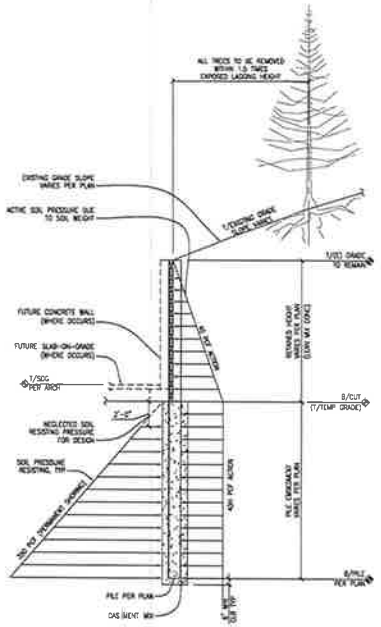
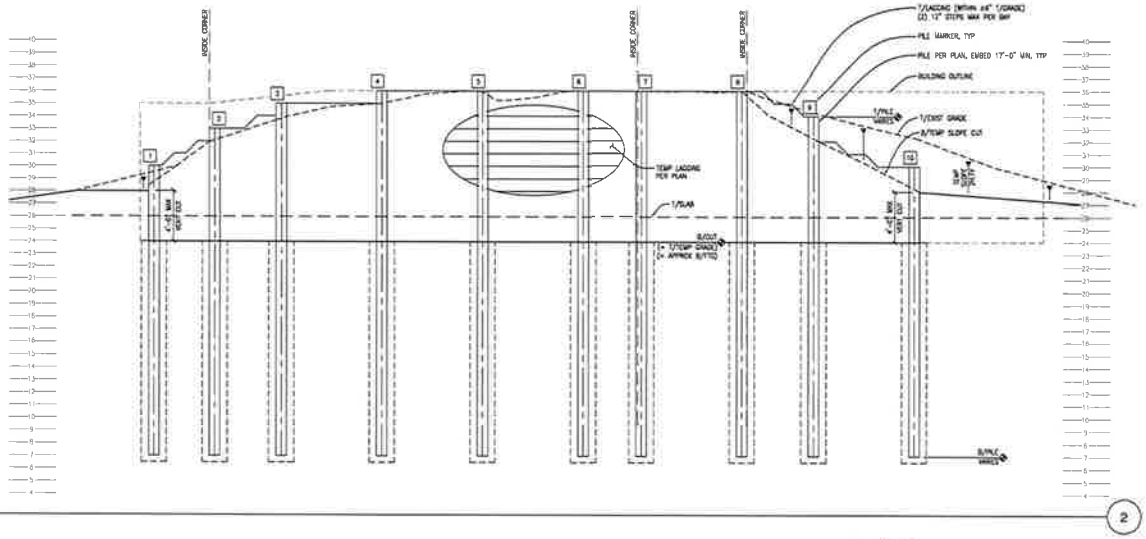


SOIL DESIGN PRESSURE DIAGRAM

SCALE: N.T.S.

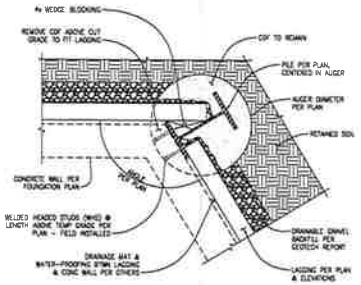
1



SOLDIER PILE ELEVATION

SCALE: 1/4" = 1'-0"

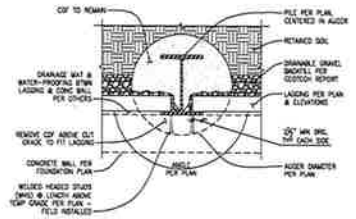
2



SKEWED OUTSIDE CORNER - PLAN VIEW

SCALE: N.T.S.

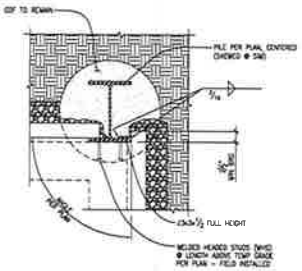
3



TYPICAL SOLDIER PILE - PLAN VIEW

SCALE: N.T.S.

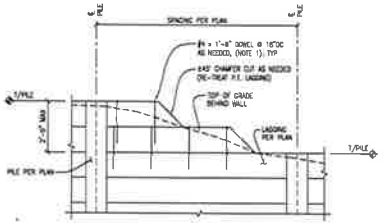
4



90° CORNER PILE - PLAN VIEW

SCALE: N.T.S.

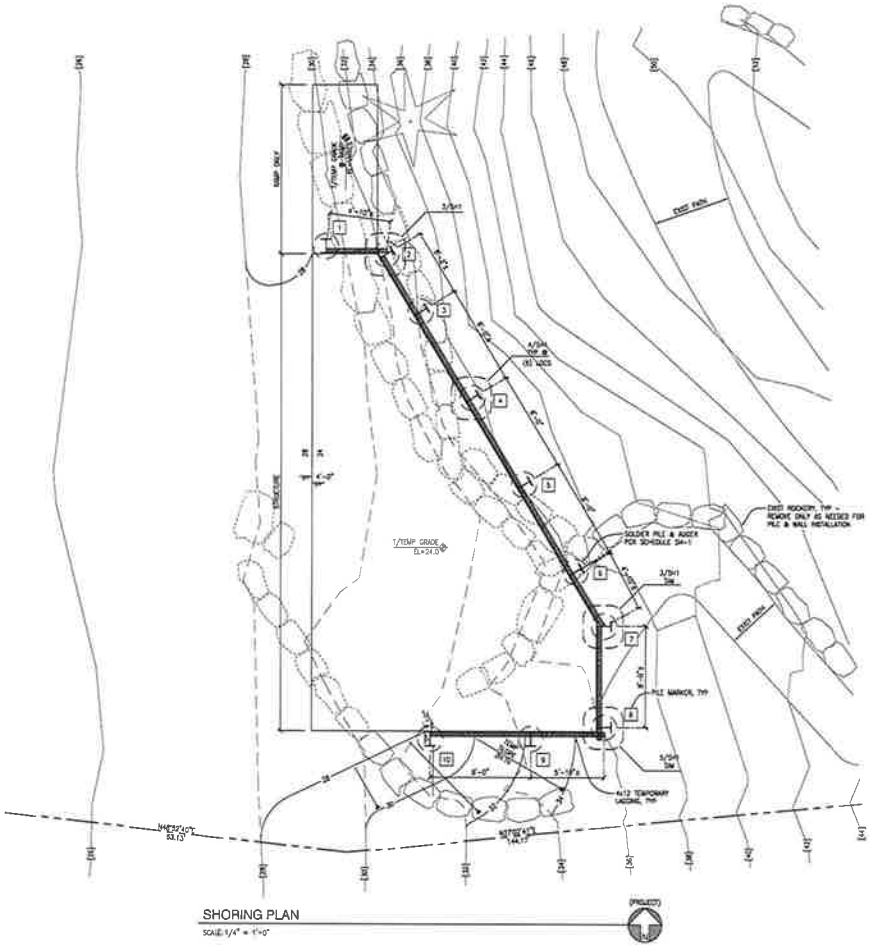
5



LAGGING TRANSITION AT WALL STEP

SCALE: N.T.S.

6



SHORING PLAN

SCALE: 1/4" = 1'-0"

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