



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

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

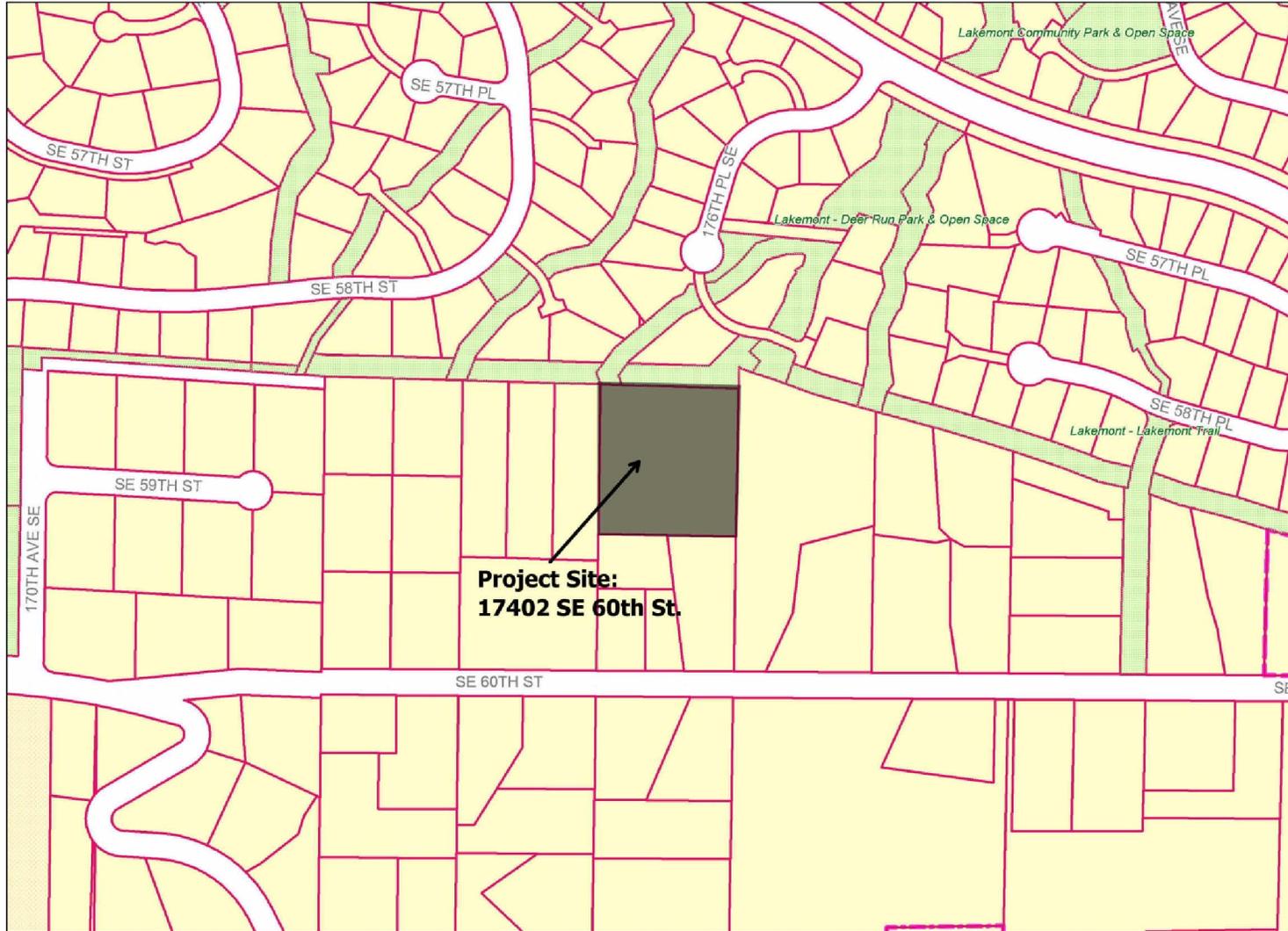
The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. 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. 10-111665-LN
Project Name/Address: Sodhi Short Plat/17402 SE 60th St.
Planner: Reilly Pittman
Phone Number: 425-452-4350
Minimum Comment Period: July 15, 2010

Materials included in this Notice:

- Blue Bulletin
- Checklist
- Vicinity Map
- Plans
- Other: Critical Areas Study and Habitat Assessment

Sodhi Short Plat Vicinity Map
File Number: 10-111665-LN



BACKGROUND INFORMATION

Property Owner: Dr. Verinder Sodhi

Proponent: SAME

Contact Person: John J Pittman PE,
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 12819 SE 38th Street #159; Bellevue WA 98006

Phone: 425-562-7226

Proposal Title: Sodhi Short Plat

Proposal Location: 17402 SE 60th Street
(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: Two lot short plat
- 2. Acreage of site: 2.53 Acres
- 3. Number of dwelling units/buildings to be demolished: 0
- 4. Number of dwelling units/buildings to be constructed: 1
- 5. Square footage of buildings to be demolished: 0
- 6. Square footage of buildings to be constructed: approx 3500SF
- 7. Quantity of earth movement (in cubic yards): 45 CY
- 8. Proposed land use: single family
- 9. Design features, including building height, number of stories and proposed exterior materials:
3 story house approx 30' in height
- 10. Other

Received
6/29/10

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

Summer 2010

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.

Habitat Assessment, Critical Area Study

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.

N/A

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.

Short Plat Approval

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)?

50%

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

Gravelly sandy loam

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

None known

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

Driveway access & construction of
new single family home (Approx 45CY)

of fill.

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

Yes - but measures will be taken to minimize the potential

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

10% +/-

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

Silt fence, quarry spalls

BMPs per Clearing and Grading Code BCC 23.76 and Development Standards. RP

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.

Prior - Construction equipment & vehicles
After - Passenger vehicles

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

None known

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

0

3. WATER

a. Surface The streams on site are named Stream A and Stream B in the submitted critical area study and are classified as Type N streams in the study not Type A. RP

(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.

Type A stream at SE corner of site

24" storm drainage pipe at NW corner of site

(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 - 50' buffers/setbacks have been established for these features

Streams and buffers are required to be placed into separate tracts. No work is proposed within critical areas. RP

- (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.

N/A

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.

Dispersal trenches will be used to collect and disperse roof and surface water. It will disperse overland across the property.

(2) Could waste material 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:

City of Bellevue methods.

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?

Trees and ground cover required in order to construct driveway and house

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:

as required by City of Bellevue

5. ANIMALS

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

- Birds: hawk, heron, eagle, songbirds, other:
- Mammals: deer, bear, elk, beaver, other:

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

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

None known

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

Not to our knowledge

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

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.

Natural Gas for heating

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:

N/A

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.

Fire, Police

(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)?

None

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

Short Term - Construction Equipment & Vehicles

Long Term - Passenger vehicles

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

None

Noise is regulated under BCC 9.18 RP

8. Land and Shoreline Use

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

Single Family Residence

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

No

c. Describe any structures on the site.

One single family home

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

No

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

Single Family R-1

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

Single Family SF-L, Single-Family Low Density

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

—

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

Type A stream at southeast corner

Streams A and B on-site stated as Type N streams in submitted study. RP

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

4-5

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

0

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

9. Housing

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

One - high income

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

0

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?

30 feet

- 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?

Single Family Home Usage

- 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?

Parks, Schools

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

No

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

—

None

13. Historic and Cultural Preservation

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

No

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

—

None

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

—

None

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.

SE 60th Street

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

Yes

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

3

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).

Improve access road and construct new driveway

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.

6 + 1

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.

Fire, police, hospital, schools

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

Impact Fees to be determined

16. Utilities

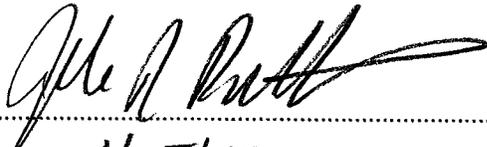
a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

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

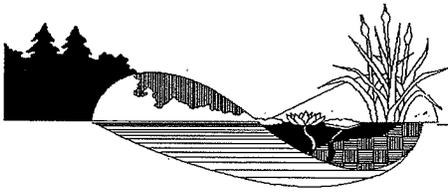
All of the above

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..... 4/15/10



SODHI PROPERTY

CRITICAL AREA REPORT

CITY OF BELLEVUE, WASHINGTON

Prepared For:

**Scott Medsker
Sodhi Brothers
12557 39th Avenue NE
Seattle, WA 98125**

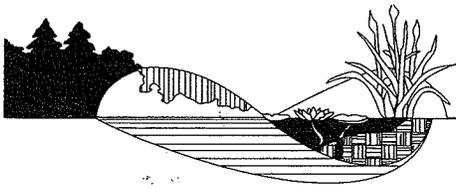
Received

12-19-08

Permit Processing

December 19, 2008

Job #A8-198



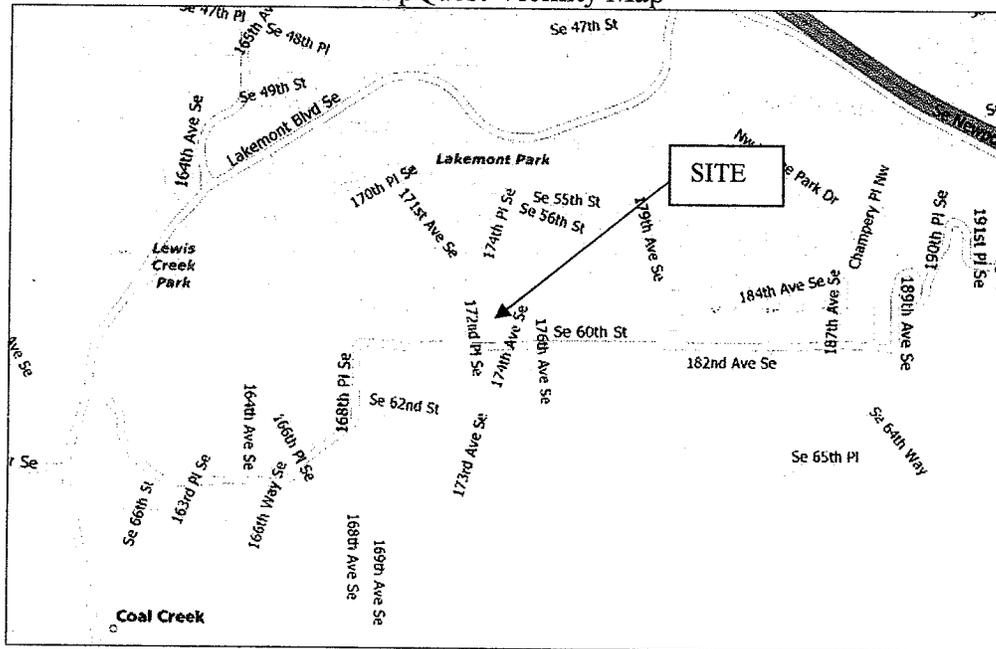
SODHI PROPERTY
CRITICAL AREA REPORT
CITY OF BELLEVUE, WASHINGTON

1.0 INTRODUCTION

1.1 Location

This report describes the critical areas located at the Sodhi Brothers Property. The 2.53 acre property is located at 17402 Southeast 60th Street (parcel 2424059033), in the City of Bellevue, Washington.

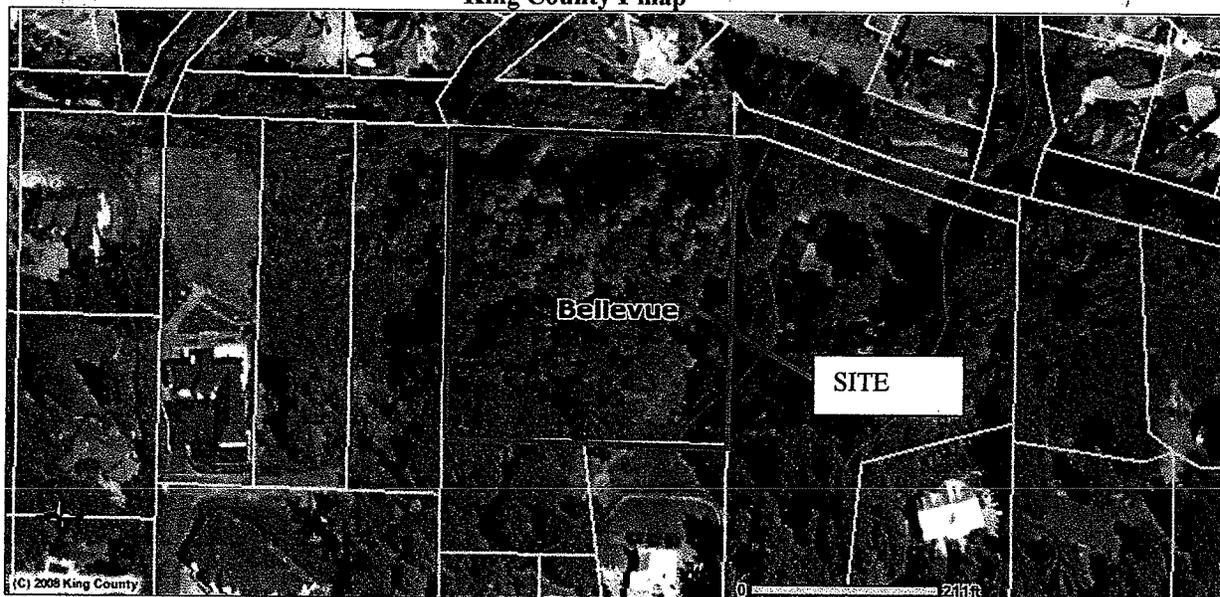
MapQuest Vicinity Map



1.2 Existing Conditions and Proposed Project

The property is currently developed with a single family residence near the southeast property corner. The proposed project is the subdivision of the property into two parcels and the development of an additional single family residence.

King County I-map



2.0 METHODOLOGY

A site visit was conducted by Sewall Wetland Consulting, Inc. on August 26, 2008, to identify any jurisdictional wetlands, streams, or buffers.

Streams were delineated by the Ordinary High Water Mark (OHWM). The definition of the OHWM as defined by the Washington State Department of Ecology as a part of the Shoreline Management Act is,

“the mark on all lakes, streams, and tidal water that will be found by examining the bed and banks and ascertaining where the presence and action of waters are so common and usual, and so long continued in all ordinary years, as to mark upon the soil a character distinct from that of the abutting upland, in respect to vegetation as that condition exists on June 1, 1971, as it may naturally change thereafter, or as it may change thereafter in accordance with permits issued by a local government or the department: PROVIDED, That in any area where the ordinary high water mark cannot be found, the ordinary high water mark adjoining salt water shall be the line of mean higher high tide and the ordinary high water mark adjoining fresh water shall be the line of mean high water”.

A combination of field indicators (including vegetation, soils, and hydrology) were used to determine wetland edges. Soil colors were identified using the 1990 Edited and Revised Edition of the *Munsell Soil Color Charts* (Kollmorgen Instruments Corp. 1990). The wetlands on site were identified using methodology described in the *Washington State Wetlands Identification Manual* (WADOE, March 1997). This is the methodology currently recognized by the City of Bellevue and the State of Washington for wetland determinations and delineations. The wetland areas identified would also be considered

wetlands using the methodology described in the *Corps of Engineers Wetlands Delineation Manual* (Environmental Laboratory, 1987), as required by the US Army Corps of Engineers.

The *Washington State Wetlands Identification and Delineation Manual* and the *Corps of Engineers Wetlands Delineation Manual* both require the use of the three-parameter approach in identifying and delineating wetlands. A wetland should support a predominance of hydrophytic vegetation, have hydric soils and display wetland hydrology. To be considered hydrophytic vegetation, over 50% of the dominant species in an area must have an indicator status of facultative (FAC), facultative wetland (FACW), or obligate wetland (OBL), according to the National List of Plant Species That Occur in Wetlands: Northwest (Region 9) (Reed, 1988). A hydric soil is "a soil that is saturated, flooded, or ponded long enough during the growing season to develop anaerobic conditions in the upper part". Anaerobic conditions are indicated in the field by soils with low chromas (2 or less), as determined by using the Munsell Soil Color Charts; iron oxide mottles; hydrogen sulfide odor and other indicators. Generally, wetland hydrology is defined by inundation or saturation to the surface for a consecutive period of 12.5% or greater of the growing season. Areas that contain indicators of wetland hydrology between 5%-12.5% of the growing season may or may not be wetlands depending upon other indicators. Field indicators include visual observation of soil inundation, saturation, oxidized rhizospheres, water marks on trees or other fixed objects, drift lines, etc. Under normal circumstances, indicators of all three parameters will be present in wetland areas.

3.0 OBSERVATIONS

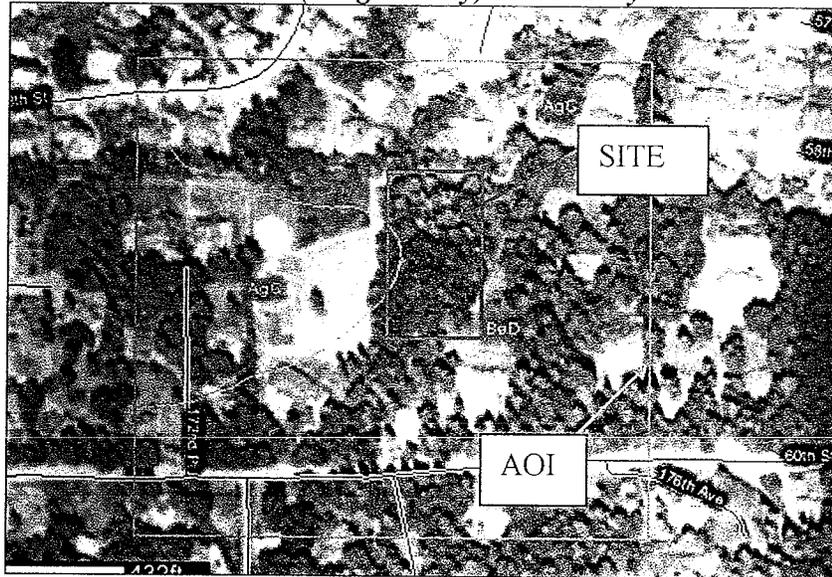
3.1 Existing Site Documentation.

A review of several natural resource inventory maps was conducted, prior to visiting the site. Resources reviewed included the King County Soil Survey, National Wetlands Inventory Map, and the Department of Natural Resources (DNR) Stream Type Map.

3.1.1 NRCS Soil Survey

According to the NRCS soil survey Area of Interest (AOI) the site contains areas of Alderwood gravelly sandy loam (AgC); which typically occurs on slopes of 6 to 15 percent, and Beausite gravelly sandy loam (BeD); which typically occurs on slopes of 15 to 30 percent. Alderwood gravelly sand loam soils are moderately well drained soils formed under conifers, in glacial deposits. Beausite gravelly sandy loam soils are made up of well drained soils that formed in glacial deposits.

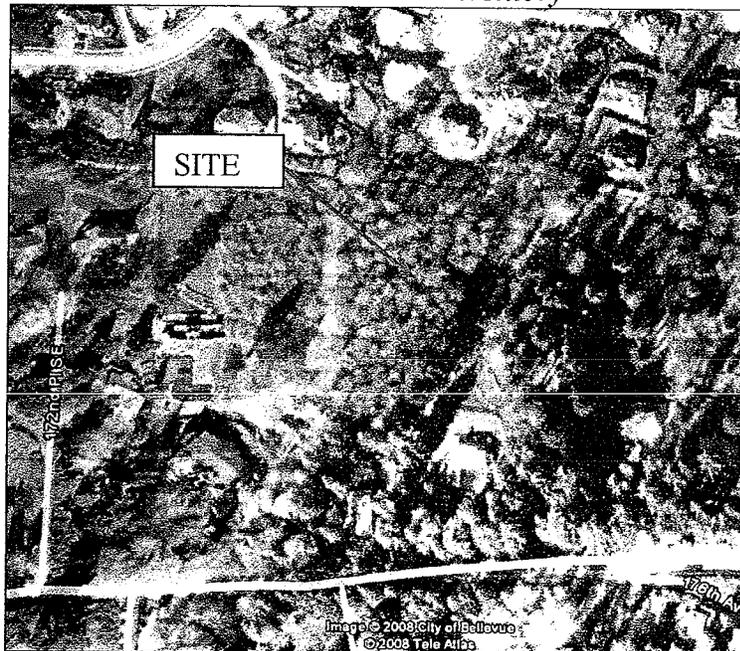
NRCS (King County) Soil Survey



3.1.2 National Wetlands Inventory

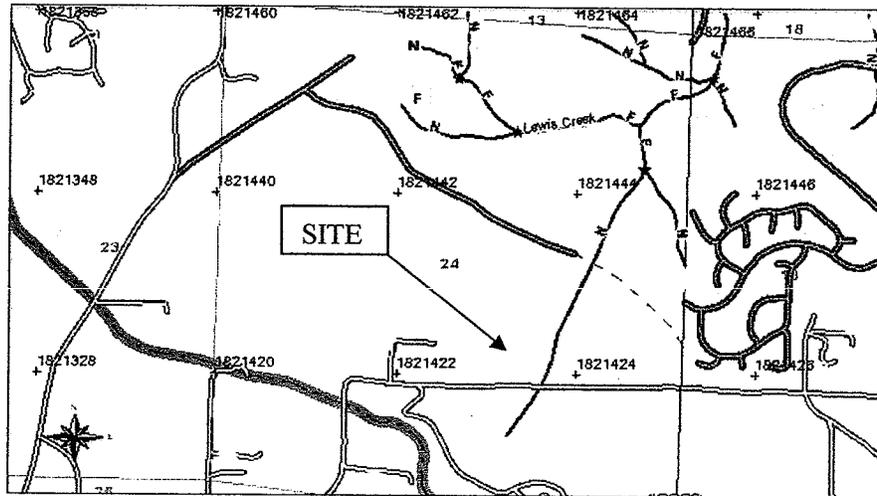
According to the National Wetlands Inventory overlaid onto Google Earth, there are no wetlands on or near the site.

National Wetland Inventory



3.1.2 Department of Natural Resources Stream Type Map

According to the Department of Natural Resources Forest Permit Application Review System (FPARS) map, there is a stream located along the eastern boundary of the site. The stream is identified as a Type "N" stream. Type "N" streams are defined as non-fish streams. A natural fish blockage is identified to the northeast of the site and appears to be a steep slope blockage.



3.2 Field Observations

The site is an undeveloped property with generally a deciduous forested canopy. The site slopes from the south downward to the north.

3.2.1 Uplands

Uplands are comprised of a forested canopy with a predominantly deciduous under story. Vegetation on the site generally includes western hemlock (*Tsuga heterophylla*), western red cedar (*Thuja plicata*), big leaf maple (*Acer macrophyllum*), red alder (*Alnus rubra*), Indian plum (*Oemleria cerasiformis*), red elderberry (*Sambucus racemosa*), salmonberry (*Rubus spectabilis*), evergreen huckleberry (*Vaccinium ovatum*), stinging nettle (*Urtica dioica*), herb robert (*Geranium robertianum*), bleeding heart (*Dicentra formosa*), orchard grass (*Dactylis glomerata*), devil's Club (*Oplopanax horridum*), sword fern (*Polystichum munitum*), bracken fern (*Pteridium aquilinum*), and trailing blackberry (*Rubus ursinus*).

Soil pits excavated within the upland revealed a 16-inch layer of gravelly sandy silt with a color of 2.5Y 4/3. Soils were dry during the time of our field investigation or moist near the surface due to heavy rainfall conditions.

3.2.2 Wetlands

No wetlands were found on or adjacent to the property. Several soil test pits were excavated near the northwest property corner as there is a small population of herbaceous

hydrophytic vegetation. This area did not meet the 50 percent rule and soils within this area were found to be non-hydric.

3.2.3 Stream A

The northwestern ordinary high water mark of Stream A was flagged with white with blue polka dot flagging labeled WA-1 through WA-4. Only the western OHWM was flagged adjacent to the property as the eastern OHWM does not affect the site or rating of the stream. Stream A flows generally from the southwest to the northeast and crosses the southeast corner of the site.

Stream A appears to be a seasonally flowing stream as flows within the channel were observed as minimal after a summer storm event. The channel width is approximately 1-2 feet wide with defined banks. The channel substrate contains areas of gravelly sand with very small cobbles and some small areas of unconsolidated bottom.

Stream A flows off-site to the north through a fairly large subdivision and has an off-site connection to the north with Lewis Creek. According to the DNR FPARS map, there is an identified natural fish blockage located downstream of the site which appears to be associated with known steep slopes.

According to the Critical Areas Code (§20.25H.075) this aquatic feature would be considered a Type N stream due to a lack of fish utilization and natural stream blockage downstream of the site. Typically, Type N streams located on undeveloped property have a 50-foot buffer measured from the OHWM. A 15-foot structure setback is measured from the 50-foot stream buffer.

3.2.4 Off-site Stream (Stream B)

To the north of the site near the northwest property corner there is a small stream. This stream is located completely off-site and appears to be part of the trail ditch in addition to overflow of a stream located approximately 600-feet to the west of the site. The off-site stream flows through the constructed channel along the southern boundary of a trail that is positioned generally from west to east. Near the northwest property corner the stream is collected in a culvert and routed to the north.

Further off-site to the north, the stream connects to Stream A up stream of the DNR identified fish blockage. According to the Critical Areas Code (§20.25H.075) this aquatic feature would be considered a Type N stream due to a lack of fish utilization and natural stream blockage downstream of the site. Typically, Type N streams located on undeveloped property have a 50-foot buffer measured from the OHWM. A 15-foot structure setback is measured from the 50-foot stream buffer.

4.0 REGULATIONS

In addition to the wetland regulations previously described for wetlands and streams, certain activities (filling and dredging) within "waters of the United States" may fall

under the jurisdiction of the US Army Corps of Engineers (ACOE). The ACOE regulates all discharges into "waters of the United States" (wetlands) under Section 404(b) of the Clean Water Act.

Discharges (fills) into isolated and headwater wetlands up to 0.5 (1/2) acre are permitted under the Nationwide 39 Permit (NWP 39). However, discharges that result in over 0.1 (1/10th) acre of fill (and less than 0.5 acres) will require "Notification" and mitigation at a ratio of 1:1 (minimum). Washington State Department of Ecology has placed Regional Conditions on the Nationwide 39 permit that are more restrictive than the national regulations. The limits of fill can be modified if the agencies conclude that ESA fisheries could be impacted by the proposed wetland or stream fill activities.

Due to the increasing emphasis on Endangered Species Act compliance for all fills of Waters of the United States and Waters of the State, both the Corps of Engineers and Washington Department of Ecology should be contacted regarding permit conditions, compliance, and processing prior to commitment to any fill of wetlands or streams. Additionally, any work within the OHWM would require a HPA (Hydrologic Project Approval) permit which can be applied for by submitting a JARPA (Joint Aquatic Resource Permits Application).

5.0 CONCLUSION

The proposed project is the subdivision of the parcel into two single family lots. The proposed project will not impact any critical areas on the site.

If you have any questions regarding this report or need any additional information, please contact us at (253) 859-0515 or by email at awill@sewallwc.com.

Sincerely,
Sewall Wetland Consulting, Inc.



J. Aaron Will
Wetland Scientist

REFERENCES

City of Bellevue, Land Use Code, Title 20.

Cowardin, L., V. Carter, F. Golet, and E. LaRoe. 1979. Classification of Wetlands and Deepwater Habitats of the United States. U.S. Fish and Wildlife Service, FWS/OBS-79-31, Washington, D. C.

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

Reed, P., Jr. 1988. National List of Plant Species that Occur in Wetlands: Northwest (Region 9). 1988. U. S. Fish and Wildlife Service, Inland Freshwater Ecology Section, St. Petersburg, Florida.

Reed, P.B. Jr. 1993. 1993 Supplement to the list of plant species that occur in wetlands: Northwest (Region 9). USFWS supplement to Biol. Rpt. 88(26.9) May 1988. Snohomish County Code, Chapter 30.62, Critical Area Regulations.

Washington Department of Ecology, 1997. Washington State Wetlands Identification and Delineation Manual. Ecology Publication #96.94.

Snyder, D. E., Gale, P. S., Pringle, R. F. 1973 Soil Survey, King County Area, Washington, USDA Soil Conservation Service, Washington, D.C.

ROUTINE WETLAND DETERMINATION DATA FORM
(Washington State Wetlands Identification & Delineation Manual, 1997)

SEWALL WETLAND CONSULTING, INC.
 27641 Covington Way SE #2
 Covington, WA 98042
 (253) 859-0515

Project Name/#: Sodhi Property Date: 8-26-08 Investigator: Aaron Will Data Point: /
 Jurisdiction: Belleuve State: WA Atypical Analysis: No Problem Area: No

VEGETATION

Dominant plant species	Stratum	Indicator	Coverage %
1. <u>Alnus rubra</u>	<u>T</u>	<u>FAC</u>	
2. <u>Polystichum munifolium</u>	<u>H</u>	<u>FACU</u>	
3. <u>Athyrium Filix femina</u>	<u>H</u>	<u>FACU</u>	
4. <u>Rubus w. nus</u>	<u>H</u>	<u>FACU</u>	
5. <u>Rubus spectabilis</u>	<u>S</u>	<u>FACU</u>	
6.			
7.			
8.			
9.			
10.			

% of species OBL, FACW and/or FAC: 60% Hydrophytic vegetation criteria met: Yes No Marginal
 Comments: _____

SOILS

Mapped Soil Series: Beavusite On Hydric Soils List?: Yes No Drainage Class: well drained
 Depth(0 in) Matrix color Redox concentration color Texture
16 in. 7.5 Y 4/3 many coarse distinct gravelly sandy loam
 in. _____
 in. _____
 in. _____

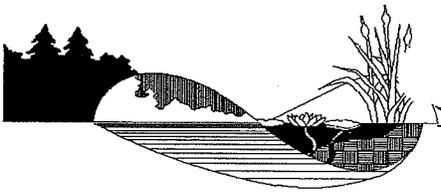
Organic soil __, Histic epipedon __, Hydrogen sulfide __, gleyed __, redox concentrations __, redox depletions __, pore linings __, iron concretions __, manganese concretions __, organic matter in surface horizon (sandy soil) __, organic streaking (sandy soils) __, organic pan (sandy soil) __.
 Hydric soil criteria met: Yes No Basis: high chroma
 Comments: _____

HYDROLOGY

Recorded data __, inundation __, saturation __, watermarks __, drift lines __, sediment deposits __, drainage patterns __.
 Wetland hydrology criteria met: Yes No Basis: Dry
 Comments: _____

SUMMARY OF CRITERIA

Soil Temp. at 19.7" depth: _____ Growing Season?: Y N
 Hydrophytic vegetation: Y N Hydric soils: Y N Wetland hydrology: Y N
 Data point meets the criteria of a jurisdictional wetland?: Yes No



**SODHI PROPERTY
HABITAT ASSESSMENT REPORT**

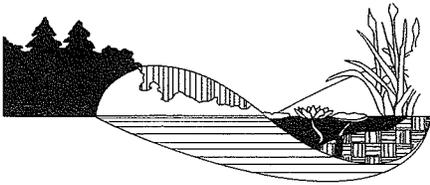
CITY OF BELLEVUE, WASHINGTON

Prepared For:

**Scott Medsker
Sodhi Brothers
12557 39th Avenue NE
Seattle, WA 98125**

Received
APR 10 2009
Permit # 08-0000000000

**December 18, 2008
Job #A8-198**



SODHI BROTHERS

HABITAT ASSESSMENT REPORT

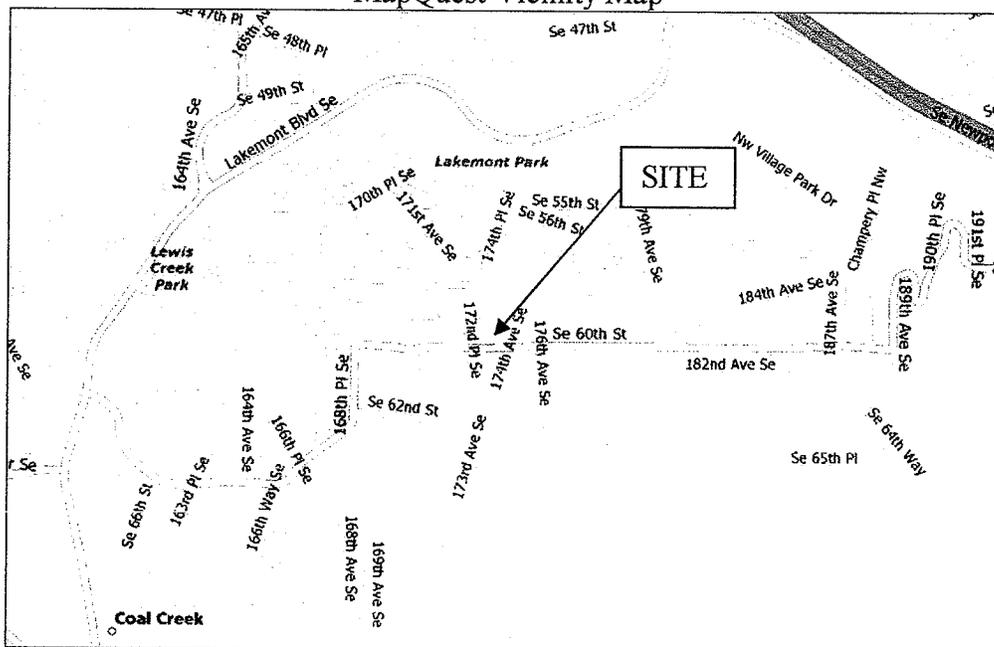
City of Bellevue, Washington

1.0 INTRODUCTION

1.1 Location

This report describes our observations in regards to wildlife habitat and listed wildlife species in and around the proposed Sodhi Brothers Property subdivision. The 2.53 acre property is located at 17402 Southeast 60th Street (parcel 2424059033), in the City of Bellevue, Washington.

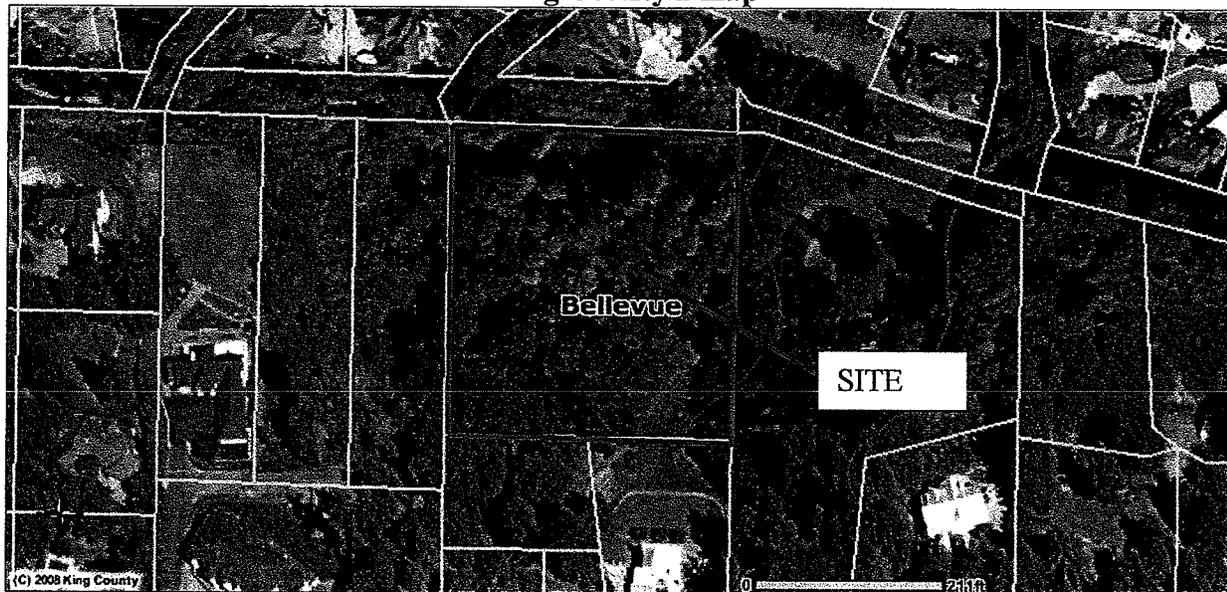
MapQuest Vicinity Map



1.2 Existing Conditions and Proposed Project

The property is currently developed by a single family residence near the southeast property corner. The proposed project is the subdivision of the property and the development of an additional single family residence. There are two streams located on and adjacent to the site. Stream A is located in the southeast property corner and extends along the eastern property boundary. Stream B is located off-site near the northwest property corner.

King County I-map



2.0 METHODOLOGY

The City of Bellevue requires a “Habitat Assessment” to evaluate a site for the potential presence or absence of designated species of local importance or habitat for species of local importance. As required by the City, a critical areas report for habitat for species of local importance shall contain an assessment of habitats, including the following site and proposal-related information at a minimum;

1. Detailed description of the site.
2. Identification of any species of local importance that have a primary association with habitat on or adjacent to the site, and an assessment of potential project impacts to the use of the site by the species.
3. A discussion of federal, state and local special management recommendations to include WDFW recommendations of species or habitats on or adjacent to the site.
4. A detailed discussion of the direct and indirect potential impacts on habitat by the project, including water quality.
5. A discussion of measures of avoidance, minimization and mitigation for impacts.
6. A discussion of ongoing management practices that will protect habitat after the site has been developed.

As defined in City Code 20.25H.150, the following species are hereby designated as species of local importance: *Bald eagle (Haliaeetus leucocephalus)*, *Peregrine falcon (Falco peregrinus)*, *Common loon (Gavia immer)*, *Pileated woodpecker (Dryocopus pileatus)*, *Vaux’s swift (Chaetura vauxi)*, *Merlin (Falco columbarius)*, *Purple martin (Progne subis)*, *Western grebe (Aechmophorus occidentalis)*, *Great blue heron (Ardea herodias)*, *Osprey (Pandion haliaetus)*, *Green heron (Butorides striatus)*, *Red-tailed hawk (Buteo jamaicensis)*, *Western big-eared bat*

(Plecotus townsendii), Keen's myotis (Myotis keenii), Long-legged myotis (Myotis volans), Long-eared myotis (Myotis evotis), Oregon spotted frog (Rana pretiosa), Western toad (Bufo boreas), Western pond turtle (Clemmys marmorata), Chinook salmon (Oncorhynchus tshawytscha), Bull trout (Salvelinus confluentus), Coho salmon (Oncorhynchus kisutch), River lamprey (Lampetra ayresi).

2.1 Wildlife Habitat

We have reviewed the site for any federally listed threatened or endangered species through data search review and site observations. The field investigation was conducted on August 26, 2008.

Habitat cover types were inspected for tree, shrub and herb species as well as significant habitat features such as snags, caves old growth forest, large woody debris, cliffs and other habitats considered "Priority Habitats" by Washington Department of Fish and Wildlife. Vegetation types and/or significant habitat features (snags, downed logs, large trees etc.) were noted during our field reconnaissance. General observations were also made of species utilizing or likely to utilize the site.

A review of the existing data on file with Washington State Department of Natural Resources Natural Heritage Program and the Washington Department of Wildlife Non-game Priority Habitat Data Systems was also conducted to identify any sensitive species or habitats known to be on or near the site.

3.0 OBSERVATIONS

3.1 Existing Site Documentation

A review of several resources was used for this study including the WDFW Priority Habitat System Data Bank, and the Washington State Department of Natural Resources Natural Heritage Program.

3.1.1 Washington Department of Natural Resources Natural Heritage Data Search

A data search through the WDFW Natural Heritage Program for threatened and endangered plant species and rare plant communities was conducted for the site. According to the data, there are no records of any rare plants or high quality native ecosystems on or in the vicinity of the project.

In addition to the data search, our field observations of the site revealed no observations of any rare or listed plant species or any rare or unusual ecosystems on or in the vicinity of the site.

3.1.2 State of Washington Department of Fish and Wildlife Priority Habitats

A data search through the Washington Department of Fish and Wildlife Priority Habitats and Species Map and subsequent cross reference report indicated that the site is located within an area that is “unknown or the area was not mapped” for priority species of habitats.

The habitat map indicates there is stream located near the eastern property boundary. The mapping of the stream does correspond to the stream identified on the site and discussed within the critical area report prepared by Sewall Wetland Consulting, Inc as Stream A. Stream A is mapped as flowing to the north and flows into Lewis Creek. Near the confluence of Stream A and Lewis Creek is a priority habitat identified as UNOS (urban natural open space), which documented as steep and forested areas in the Bear, Evans Creek Area. This priority listed habitat is located approximately 1,700 lineal feet to the north of the site.

Lewis Creek, located approximately 2,100 lineal feet to the north of the site is documented as containing Resident Cutthroat, Fall Chinook, Coho Salmon, Kokanee Salmon and Sockeye Salmon.

No additional requirements are needed to provide protection for the UNOS priority habitat located off-site to the north. General protection for fish within Lewis Creek is provided by the critical area regulations within the Bellevue Land Use Code (LUC 20.25H).

3.2 Site Observations

Previous development of the site as a single family development is not shown on currently available aerial photos, as the development of the existing single family residence was relatively new. The remaining habitat is generally comprised of a well developed mixed deciduous and evergreen forested canopy (deciduous dominant) with a deciduous shrub under story.

Vegetation on and adjacent to the site included western hemlock (*Tsuga heterophylla*), western red cedar (*Thuja plicata*), big leaf maple (*Acer macrophyllum*), red alder (*Alnus rubra*), Indian plum (*Oemleria cerasiformis*), red elderberry (*Sambucus racemosa*), salmonberry (*Rubus spectabilis*), evergreen huckleberry (*Vaccinium ovatum*), stinging nettle (*Urtica dioica*), herb robert (*Geranium robertianum*), bleeding heart (*Dicentra formosa*), orchard grass (*Dactylis glomerata*), devil's Club (*Oplopanax horridum*), sword fern (*Polystichum munitum*), bracken fern (*Pteridium aquilinum*), and trailing blackberry (*Rubus ursinus*).

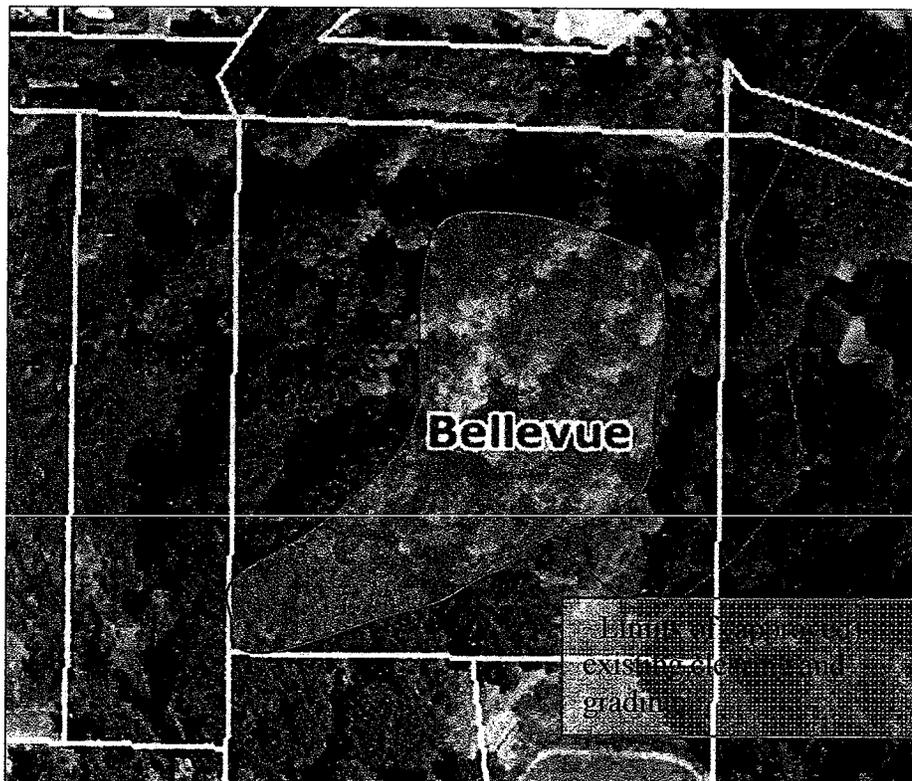
Some habitat features observed on and adjacent to the site included downed large woody debris in the form of fallen trees and fallen trees with uprooted root wads, vertical standing snags, and rotten limbs of deciduous tree species such as big leaf maple and red alder, and rotten stumps from historic logging activity.

Several large trees are located on the site. No nests of any type were noted in these trees nor were any birds observed perching on these trees. The trees located on the site are suitable for perches and nests; however, due to the distance from open fields as well as Lake Sammamish and Lake

Washington, 1.4 miles and 4.2 miles respectively, it is highly unlikely that raptors would utilize the site.

Signs of wildlife observed on the site included deer tracts in the recently graded soils (as part of the previously approved single family development), an old deer rub on an alder sapling and evergreen huckleberry bush (next to each other and would likely be considered one rub location), coyote scat, and raccoon tracts near Stream A. The downed logs and rotten stumps did not appear to be gnawing locations for local wildlife. In addition, no nesting cavities were observed within the snags. No species of "local importance" as defined by LUC 20.25.H.150 were observed on or near the site.

The site undoubtedly supports other human-tolerant species typically found in the area including opossum (*Didelphis virginiana*), common crow (*Corvus caurinus*), Norway rat (*Rattus norvegicus*), house mouse (*Mus musculus*), European starling (*Sturnus vulgaris*), barn swallows (*Hirundo rustica*), coyote (*Canis lutris*), garter snake (*Thamnophis sirtalis*), house sparrow (*Passer domesticus*) and mule deer.



4.0 PROPOSED PROJECT

The proposed project is the subdivision of the property into two lots. One existing single family residence will remain and a new single family residence is proposed on the second lot. The

development of the additional residence will require additional clearing and grading on the site. Therefore, there will be direct impact to existing forested area and shrub understory. However, several significant trees are to remain on the site. Critical area buffers near the northwest corner southeast property corner, as well as the eastern property boundary will provide a vegetative corridor and will retain native opens space and subsequent tree and shrub habitat. As there are already protected critical areas on the property, further protection of habitat is not warranted. No mitigation for the development or monitoring is recommended.

Surface water run off from the developed area will be collected and discharged near the northwest property corner outside the critical area buffer. A series of dispersal trenches is proposed and will provide erosion control. The dispersal trenches will be surrounded by existing native vegetation as to provide protection for downstream water quality.

50 CONCLUSION

No species of local significance as defined by LUC 20.25H.150, nor were any state or federally listed threatened or endangered plant or wildlife species were observed on the site, nor are they known to use either the site according to WDNR & WDFW data records. Streams and wetlands are considered Priority Habitats by WDFW. No high quality habitats exist on or in close proximity to the site. The proposed project will retain and protect a significant amount of the site through critical area protection associated with the streams, which is generally the most important area to protect. The site will continue to be utilized by human tolerant species.

If you have any questions or need any additional information please contact our office at 253.859.0515 or by e-mail at awill@sewallwc.com.

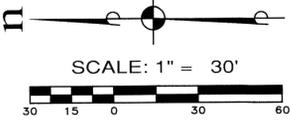
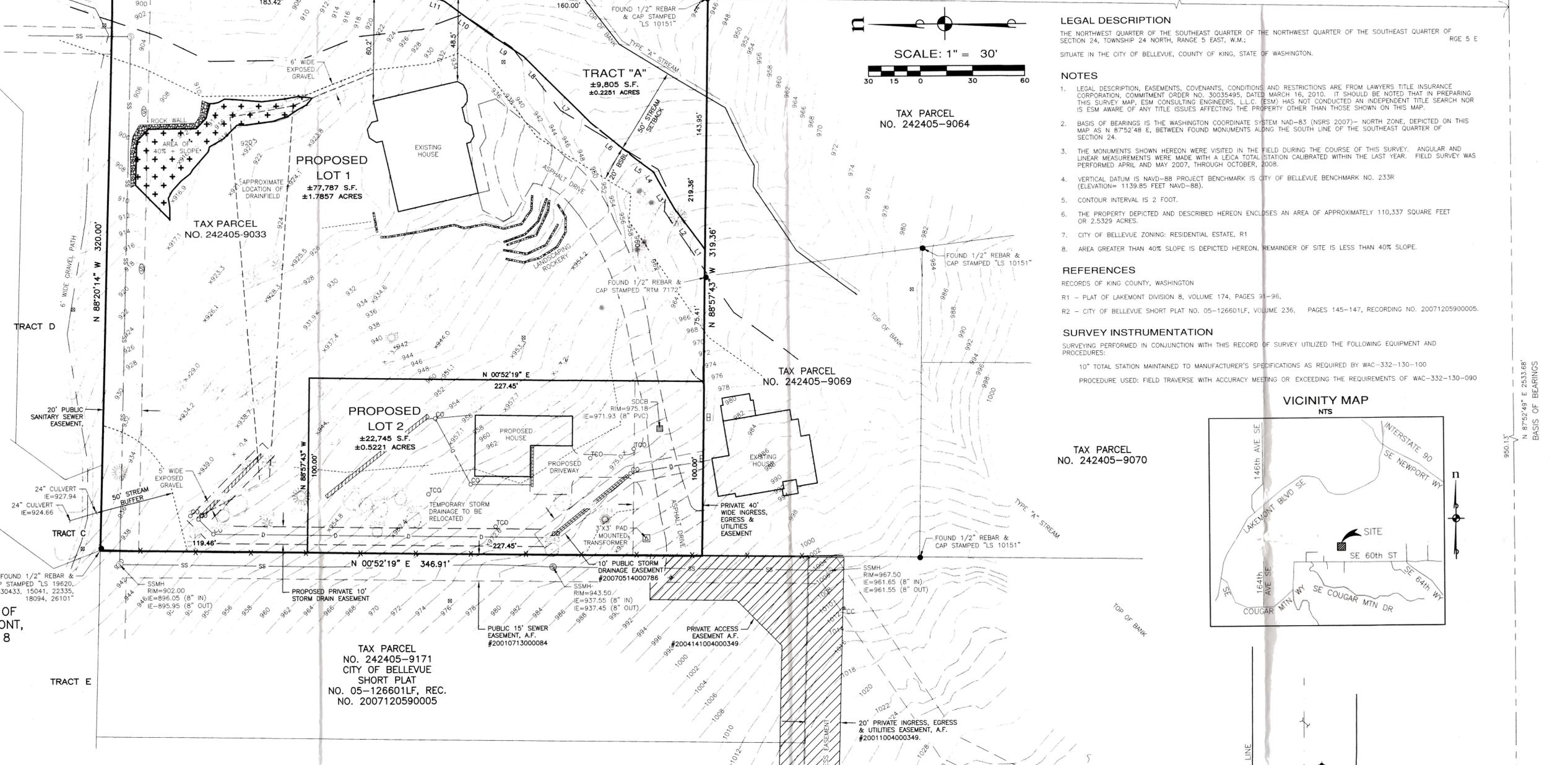
Sincerely,
Sewall Wetland Consulting, Inc.



J. Aaron Will
Wetland Scientist

A PORTION OF THE NW 1/4 OF THE SE 1/4 OF SECTION 24, TWP. 24 N., RGE. 5 E., W.M., CITY OF BELLEVUE, KING COUNTY, WASHINGTON

TAX PARCEL NO. 242405-9030
TAX PARCEL NO. 242405-9064
TAX PARCEL NO. 242405-9069
TAX PARCEL NO. 242405-9070
TAX PARCEL NO. 242405-9041

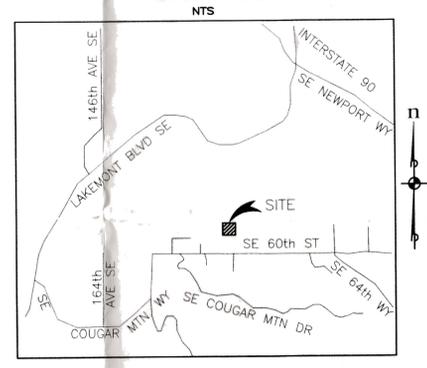


LEGAL DESCRIPTION
THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M.; SITUATE IN THE CITY OF BELLEVUE, COUNTY OF KING, STATE OF WASHINGTON.

- NOTES**
- LEGAL DESCRIPTION, EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS ARE FROM LAWYERS TITLE INSURANCE CORPORATION, COMMITMENT ORDER NO. 30035495, DATED MARCH 16, 2010. IT SHOULD BE NOTED THAT IN PREPARING THIS SURVEY MAP, ESM CONSULTING ENGINEERS, LLC (ESM) HAS NOT CONDUCTED AN INDEPENDENT TITLE SEARCH NOR IS ESM AWARE OF ANY TITLE ISSUES AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN ON THIS MAP.
 - BASIS OF BEARINGS IS THE WASHINGTON COORDINATE SYSTEM NAD-83 (NSRS 2007) - NORTH ZONE, DEPICTED ON THIS MAP AS N 87°52'48" E, BETWEEN FOUND MONUMENTS ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 24.
 - THE MONUMENTS SHOWN HEREON WERE VISITED IN THE FIELD DURING THE COURSE OF THIS SURVEY. ANGULAR AND LINEAR MEASUREMENTS WERE MADE WITH A LEICA TOTAL STATION CALIBRATED WITHIN THE LAST YEAR. FIELD SURVEY WAS PERFORMED APRIL AND MAY 2007, THROUGH OCTOBER, 2008.
 - VERTICAL DATUM IS NAVD-88 PROJECT BENCHMARK IS CITY OF BELLEVUE BENCHMARK NO. 233R (ELEVATION= 1139.85 FEET NAVD-88).
 - CONTOUR INTERVAL IS 2 FOOT.
 - THE PROPERTY DEPICTED AND DESCRIBED HEREON ENCLOSES AN AREA OF APPROXIMATELY 110,337 SQUARE FEET OR 2.5329 ACRES.
 - CITY OF BELLEVUE ZONING: RESIDENTIAL ESTATE, R1
 - AREA GREATER THAN 40% SLOPE IS DEPICTED HEREON, REMAINDER OF SITE IS LESS THAN 40% SLOPE.

REFERENCES
RECORDS OF KING COUNTY, WASHINGTON
R1 - PLAT OF LAKEMONT DIVISION 8, VOLUME 174, PAGES 91-96.
R2 - CITY OF BELLEVUE SHORT PLAT NO. 05-126601LF, VOLUME 236, PAGES 145-147, RECORDING NO. 20071205900005.

SURVEY INSTRUMENTATION
SURVEYING PERFORMED IN CONJUNCTION WITH THIS RECORD OF SURVEY UTILIZED THE FOLLOWING EQUIPMENT AND PROCEDURES:
10" TOTAL STATION MAINTAINED TO MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY WAC-332-130-100
PROCEDURE USED: FIELD TRAVERSE WITH ACCURACY MEETING OR EXCEEDING THE REQUIREMENTS OF WAC-332-130-090



TRACT "A" LINE TABLE

LINE	LENGTH	BEARING
L1	2.36'	N 57°27'46" E
L2	26.73'	N 53°21'00" E
L3	19.66'	N 59°52'51" E
L4	4.91'	N 62°02'30" E
L5	12.05'	N 36°27'19" E
L6	33.96'	N 38°58'39" E
L7	31.83'	N 45°01'32" E
L8	22.58'	N 45°01'32" E
L9	21.86'	N 33°36'54" E
L10	33.26'	N 35°59'53" E
L11	8.92'	N 20°53'53" E

TREE TABLE

TAG NO.	DIA.	TYPE
2000	20"	HEMLOCK
2001	40"	FIR
2002	28"	FIR
2003	16"	FIR
2004	24"	FIR
2005	12"	MAPLE
2006	14"	MAPLE
2007	12"	FIR
2008	22"	MAPLE
2009	24"	MAPLE
2010	20"	MAPLE
2011	18"	2-16" & 12" MAPLE
2012	20"	MAPLE
2013	20"	MAPLE
2014	12"	HEMLOCK
2015	20"	MAPLE
2016	8"	MAPLE
2017	18"	MAPLE
2018	12"	MAPLE
2019	14"	MAPLE
2020	14"	HEMLOCK
2021	20"	MAPLE
2022	12"	MAPLE
2023	22"	MAPLE
2024	14"	ALDER
2025	14"	MAPLE
2026	18"	MAPLE
2027	20"	MAPLE
2028	18"	ALDER
2029	18"	MAPLE
2030	14"	ALDER
2031	18"	ALDER
2032	16"	MAPLE
2033	14"	ALDER
2034	18"	ALDER
2035	16"	ALDER
2036	18"	ALDER
2037	22"	MAPLE
2038	16"	MAPLE
2039	10"	MAPLE
2040	16"	ALDER
2041	8"	MAPLE
2042	20"	HEMLOCK
2043	16"	MAPLE
2044	22"	MAPLE
2045	16"	MAPLE
2046	18"	MAPLE
2047	14"	MAPLE
2048	12"	MAPLE
2049	26"	MAPLE
2050	10"	MAPLE
2051	16"	ALDER
2052	18"	ALDER
2053	24"	MAPLE
2054	12"	ALDER
2055	14"	MAPLE
2056	12"	MAPLE
2057	18"	ALDER
2058	18"	HEMLOCK
2059	16"	MAPLE
2060	12"	ALDER
2061	14"	ALDER
2062	18"	ALDER

LEGEND

⊕	SANITARY SEWER MANHOLE	◆	FOUND PK NAIL
⊙	SANITARY SEWER STUB MARKER POST	●	FOUND REBAR & CAP
⊞	STORM DRAIN CATCH BASIN	⊞	SET HUB & TACK
⊙	STORM DRAIN CLEAN OUT	⊙	SET PK NAIL
⊙	TEMPORARY STORM DRAIN CLEAN OUT	⊙	SET REBAR & CAP CONTROL CAP
—	STORM PIPE INLET/OUTLET	—	BOUNDARY LINE
—	STORM DRAIN MANHOLE	—	CREEK OR STREAM CENTERLINE
—	ROOF DRAIN	—	BUILDING SETBACK (BSBL)
⊞	PAD MOUNTED TRANSFORMER	—	EXISTING GROUND CONTOURS
⊙	ALDER	—	FENCE, WIRE
⊙	CLUSTER	—	STORM
⊙	FIR	—	SANITARY SEWER PAINT LINE
⊙	HEMLOCK	—	ASPHALT
⊙	MAPLE	—	GRAVEL
⊙	FOUND CASED MONUMENT		

OWNERS
DR. VIRENDER SODHI, REKHA SODHI, TEJINDER SODHI, SUSHMA SODHI, SHAILINDER SODHI, ANJU SODHI, JITENDER SODHI

CONTACT INFORMATION FOR ALL PARTIES IS:
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BELLEVUE, WA 98004-2946
425-453-8022

SURVEYOR
ESM CONSULTING ENGINEERS
1010 S.E. EVERETT MALL WAY, #203
EVERETT, WA 98205-2855
425-297-9900
www.esmcivil.com

SODHI SHORT PLAT
CITY OF BELLEVUE
FILE NO. 10-111665-LN

REVISIONS

NO.	DESCRIPTION/DATE	BY
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		



ESM CONSULTING ENGINEERS, LLC
20021 120th Avenue NE
Suite 111
Bellevue, WA 98011-8248
www.esmcivil.com

Land Surveying
Project Management
Civil Engineering
Public Works

DR. VIRENDER SODHI
17402 SE 60TH ST
PRELIMINARY SHORT PLAT
CITY OF BELLEVUE

JOB NO.: 1382-001-007
DWG. NAME: PP-01
DESIGNED BY:
DRAWN BY: JDC
CHECKED BY: RECEIVED
DATE: 06-07-2010
DATE OF PRINT: JUN 07 2010
PERMIT PROCESSING

1 OF 1 SHEETS