



Development Services Department
Environmental Coordinator
450 110th Ave NE
Bellevue WA 98004

**NOTICE OF PROPOSED ADOPTION OF EXISTING
ENVIRONMENTAL DOCUMENTS PURSUANT TO WAC 197-11-630**

After independent review, the City of Bellevue's Environmental Coordinator has identified and adopted the document referenced below as being appropriate for this proposal. The document meets our environmental review needs for the current proposal as provide pursuant to WAC 197-11-630.

Proposal Name: Weinstein Coal Creek Enhancement

Proposal Location: 75 Skagit Key

Proposal Description: Proposal to construction elements of a previously approved permit (06-115928-WG) not constructed within the allotted time. Elements of the previously approved plan detailed below. Proposed Adoption of an Existing Threshold Determination previously issued on November 30, 2006 to restore and enhance portions of Coal Creek at its mouth as it passes between 73 and 75 Skagit Key (06-115928-WG).

1. Planted Berm: Sedimentation impacts in the project reach have raised the elevation of the streambed, causing a section of the bank on the south side of the stream to be overtopped during flood events. The applicant proposes to replace the existing sandbag berm with coir-wrapped topsoil lifts, live staked and willows.

2. Enhanced Salmon Channel: During low-lake conditions, Coal Creek creates a number of small, meandering channels through the delta or sheet flows across the delta. Passage of adult salmon through the delta and into Coal Creek is at least partially blocked as a result. The proposal includes a number reach, and installation of a series of log structures in a herringbone pattern extending out onto the delta such that Coal Creek flows would be directed through them creating a fish-passable primary channel. As needed, pools would be excavated in the channel (approximately 35 cubic yards) so that logs would provide functional habitat at low flows. Placed log complexes are expected to provide the scour needed to maintain pools around them over time. The proposal also includes buffer enhancements along Coal Creek.

File Number: 11-103221-GJ

Applicant: William Weinstein

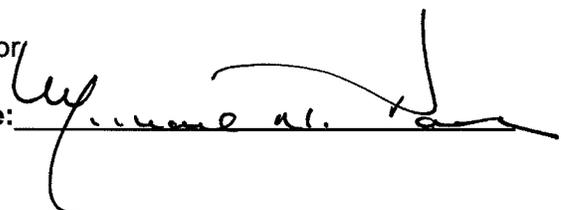
The documents are available to be read at the Development Services Records Department 450 110th Ave NE.

Planner: Leah Chulsky

Phone: 425-452-6834

Responsible Official: Carol Helland, Land Use Director

Date: 4/7/2011

Signature: 

Materials included in this Notice:

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



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
ENVIRONMENTAL COORDINATOR
P.O. BOX 90012
BELLEVUE, WA 98009-9012

MITIGATED DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: William Weinstein

NAME & DESCRIPTION OF PROPOSAL:

The applicant is proposing to restore and enhance portions of Coal Creek as it passes between 73 and 75 Skagit Key.

The following elements are included as part of the proposal:

1. Riparian Corridor Restoration: Sedimentation impacts in the project reach have raised the elevation of the streambed, causing a section of the bank on the south side of the stream to be overtopped during flood events. A new flood control berm is proposed that will replace existing sandbags left in place. The berm will be constructed as multiple layers of coir wrapped topsoil. Each lift will be a maximum of 1' in height. The face and top of each berm will be staked with a total of 420 live willows.
2. Enhanced Salmon Channel: Sedimentation impacts have resulted in an extensive delta of sand and gravel extending approximately 270 feet beyond the mouth of Coal Creek into Lake Washington. During low-lake conditions (fall through spring), Coal Creek creates a number of small meandering channels through the delta or sheet flows across the delta. The proposal would provide a number of in-stream log habitat structures throughout the project reach, and install a series of log weirs extending out into the delta such that Coal Creek flows would be directed through and over them, creating a fish passable primary channel. Four V-logs, 16 fallen trees and 26 revetment logs and rootwads shall be placed within the channel. The proposed V-logs will be either Douglas Fir or Western Red Cedar logs with rootwads attached in 16' long and minimum 12" diameter at tip. Each pair of V-logs are to be attached to three anchors. The proposed revetment logs will either be Douglas Fir or Western Red Cedar a minimum of 16' long and a minimum 12" in diameter at the tip. Two of every three revetment logs shall have rootwad intact and each one shall be attached with one anchor. The proposed fallen trees shall be either Douglas Fir or Western Red Cedar a minimum of 16' in length and 12" in diameter. Anchors shall consist of manta ray earth anchors or the equivalent. Anchors will be driven a minimum 4' into the ground at an angle approximately 30 degrees from vertical aimed away from the center of the channel and upstream. All anchors are to be load tested to a minimum of 12,000 pounds which is sufficient force to anchor logs entirely submerged in a flow of 10' per second. As needed, pools would be excavated in the channel so that logs would provide functional habitat at low flows. Also included in the proposal are placed log complexes which are intended to provide the scour needed to maintain the pools around them over time.
3. Footbridge: The applicant proposes to build a footbridge across Coal Creek between 73 and 75 Skagit Key; it is the applicant's intention to have two homes on separate lots connected by a footbridge and trail.

FILE NUMBER: 06-115928-WG

Attachment B

City of Bellevue Submittal Requirements	27
ENVIRONMENTAL CHECKLIST	
12/21/00	
<p><i>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 the Permit Center (425-452-6864) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Our TTY number is 425-452-4636.</i></p>	
INTRODUCTION	
Purpose of the Checklist:	
<p>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.</p>	
Instructions for Applicants:	
<p>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." Complete answers to the questions now may avoid unnecessary delays later.</p>	
<p>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 references to any reports or 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.</p>	
Use of a Checklist for Nonproject Proposals: <i>A nonproject proposal includes plans, policies, and programs where actions are different or broader than a single site-specific proposal.</i>	
<p>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.</p>	
<p>For nonproject actions, the references in the checklist to the words <i>project</i>, <i>applicant</i>, and <i>property</i> or <i>site</i> should be read as <i>proposal</i>, <i>proposer</i>, and <i>affected geographic area</i>, respectively.</p>	
Attach an 8½" x 11" vicinity map which accurately locates the proposed site.	

RECEIVED

Ulyatt
06-115927-6067
11/21/06

JUN 02 2006

Permit Processing

ENVIRONMENTAL CHECKLIST

12/21/00

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

BACKGROUND INFORMATION

Property Owner: **William Weinstein**

Proponent: **William Weinstein**

Contact Person: **The Watershed Company Attn: Bill Way**
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: **750 6th Street South, Kirkland WA 98033**

Phone: **(425) 822-5242**

Proposal Title: **Weinstein Residence and Critical Areas Enhancement**

Proposal Location (Street address and nearest cross street or intersection) Provide a legal description if available:
73 & 75 Skagit Key, Bellevue, WA 98006; Parcel # 6065310400 and 6065310410; NE ¼ Section 17, Township 24 North, Range 5 East. 14 2 New Port Div #3 and 15 2 New Port Div #3.

Please attach an 8½" 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:

The applicant proposes to construct a single-family residence at 75 Skagit Key in Bellevue, WA. The 50-foot buffer and 100-year floodplain of Coal Creek encumber the lot, along with a wetland associated with the creek and its 50-foot buffer. A Protected Area Development Exception (PADE) was approved by the City that allows a disturbance envelope of 10 percent of the lot that is above the elevation of the ordinary high water mark (OHWM). This disturbance envelope is to occur in the least sensitive portion of the property, with the least amount of disturbance to stream and wetland buffers as is feasible.

Ten percent of the lot is equivalent to 4,000.4 square feet, which is the space allowed for development of a single family home, including driveway, patio, and trails. The owner also wishes to build a footbridge across Coal Creek between 75 Skagit Key and his present home at 73 Skagit Key. It is the owner's intention to have a family compound of two homes connected by footbridge and trail. The proposed development envelope is 3,998.43, which is less than the 4,000.4 square foot threshold.

The remainder of 75 Skagit Key is to be preserved as natural area or restored to become natural area (for purposes of this project, "natural area" includes the disturbed wetland/buffer areas and the remaining upland areas outside of the disturbance envelope). Approximately 474 square feet of wetland and 8,755 square feet of wetland/stream buffer that were previously cleared are included in the restoration area. Additionally, an open water pond is proposed within the restored buffer.

The applicant is also proposing to restore and enhance portions of Coal Creek (WRIA 08-0268) as it

passes between 73 and 75 Skagit Key (the applicant currently resides at 73 Skagit Key).

- 1) **Flood Control Berm:** Sedimentation impacts in the project reach have raised the elevation of the streambed, causing a section of the bank on the south side of the stream to be overtopped during flood events. During a large flood event several years ago, the Bellevue Fire Department constructed a sand bag berm in the overtopped area. This proposal would replace the sandbag berm with coir-wrapped topsoil lifts, staked with willows.
- 2) **Enhanced Salmon Channel:** Sedimentation impacts have also resulted in an extensive delta of sand and gravels extending at least 270 feet beyond the mouth of Coal Creek into Lake Washington. During low-lake conditions (fall through spring), Coal Creek creates a number of small, meandering channels through the delta or sheet flows across the delta. Passage of adult salmon through the delta and into Coal Creek is at least partially blocked as a result. This proposal would provide a number of in-stream log habitat structures throughout the project reach, and install a series of log structures in a herringbone pattern extending out onto the delta such that Coal Creek flows would be directed through them, creating a fish-passable primary channel. As needed, pools would be excavated in the channel (~35 cy of excavation) so that logs would provide functional habitat at low flows. Placed log complexes are expected to provide the scour needed to maintain pools around them over time.
2. Acreage of site: 75 Skagit Key (the primary parcel) is 0.65 acre; 73 Skagit Key is 0.76 acre.
3. Number of dwelling units/buildings to be demolished: None
4. Number of dwelling units/buildings to be constructed: One
5. Square footage of buildings to be demolished: 0
6. Square footage of buildings to be constructed: 3,277.04 ft²
7. Quantity of earth movement (in cubic yards): approximately 548 cubic yards total cut and 186 cy total fill (house, stream enhancements and pond)
8. Proposed land use: The project area will include one single-family residence, as well as a wetland, stream, and wetland/stream buffer.
9. Design features, including building height, number of stories, and proposed exterior materials: The proposed residence is 31 feet, 3.625 inches tall. The house will be sided with cedar shake and roofed with slate tiles.
10. Other

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

The residence and associated structures would likely take one year to complete, and would begin as soon as all permits have been obtained.

In-water portions of the project will likely take two weeks to construct, commencing as soon as all permits have been obtained, but outside the limits of fish-protection timing restrictions (work between 16 July through 31 July and 16 November through 31 December).

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

None at this time.

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

- The Watershed Company. 23 May 2006. Memorandum to Michael Paine regarding ordinary high water mark at 75 Skagit Key. (attached)
- The Watershed Company. March 2006. Biological Evaluation for Sensitive Fish and Wildlife Species at the Proposed Coal Creek Enhancement Project, 73/75 Skagit Key, Bellevue, WA. (attached)
- The Watershed Company. March 2006. JARPA prepared for submittal to U.S. Army Corps of Engineers, Washington Department of Ecology, and Washington Department of Fish and Wildlife. (attached)
- Earth Solutions NW LLC. 28 October 2005. Pin Pile Foundation Recommendations, 75 Skagit Key, Bellevue, WA. Geotechnical letter prepared for William Weinstein. (attached)
- The Watershed Company. 13 October 2005. Wetland Delineation and Stream Location Survey (attached).

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. OS-115929-6H
06-115928-W6

The applicant does not have any other proposals in government review for either 73 or 75 Skagit Key.
OS-135511-B8

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.

- U.S. Army Corps of Engineers Nationwide Permit, submitted 24 March 2006, Corps Ref #: 200600368
- Washington Department of Fish and Wildlife Hydraulic Project Approval
- Washington Department of Ecology 401 Water Quality Certification
- City of Bellevue SEPA Review
- City of Bellevue Clearing & Grading Permit
- City of Bellevue Shoreline Substantial Development
- City of Bellevue Building Permit

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

NOTE: RESPONSES ARE GENERALLY PROVIDED FOR 75 SKAGIT KEY. WHERE RELEVANT, ADDITIONAL INFORMATION MAY BE PROVIDED ABOUT 73 SKAGIT KEY

1. EARTH

- a. General description of the site (circle one): Flat Rolling Hilly Steep slopes Mountains Other: **Very gradual slope downhill to the southwest**

The property slopes gradually downhill to the west/southwest. There is a small, closed depression near the north property line in the western portion of 75 Skagit Key.

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

The steepest slope on the site is the vertical stream bank.

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

According to the King County Soil Survey, the site is mapped as Briscot silt loam (Br) soils. Briscot silt loam is classified as a hydric soil.

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

Coal Creek flood flows compromised a section of streambank on 73 Skagit Key several years ago. As an interim measure, a sand-bag berm was constructed. Part of this proposal is to replace the sand-bags with a bioengineered solution. No other signs of soil instability were readily visible.

The geotechnical report describes the soils underlying the proposed residence as "55 feet of loose and compressible soils." While not visually unstable, these soils are not suitable for a typical building foundation.

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

Filling and grading would be conducted as necessary to construct the proposed residence, implement stream restoration actions, and excavate a pond.

Residence: Approximately 135 cy (probably silty sand fill as identified in geotechnical report) would be excavated to construct the basement/cellar, and approximately 25 to 28 cy would be placed to fine grade the final slope. Fill materials would either be a portion of the excavated material or imported fill from a local supplier.

Stream Restoration: Existing streambed substrate materials (gravel, sands, silts) will be removed to excavate pools for placement of in-stream/in-lake logs (35 cy). The sandbag berm will be removed (31 cy). Fill material consists of coir-wrapped topsoil lifts (29 cy) to replace the sandbag berm.

Pond: Approximately 347 cy of material (probably silty sand fill as identified in geotechnical report) would be excavated to construct the pond. This includes overexcavation of the pond by 12 inches to allow for incorporation of bentonite (to increase water retention in pond) and topsoil. 132 cy of bentonite/topsoil will then be placed back in the newly excavated pond.

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

c. Water runoff (including stormwater):

- 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.

Runoff from project impervious surfaces will be directed into the proposed pond, supplying it with the necessary hydrology. Impervious surfaces are almost entirely rooftop, all other solid surfaces will be pavers with gaps between to allow infiltration. The downslope lip of the pond is at the grade of the wetland buffer, enabling any overflow water to leak onto essentially level ground, then drain west into the wetland and ultimately into Lake Washington. No appreciable slopes occur between the pond elevation and any overflow waters heading toward Lake Washington.

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

During construction, fuel, lubricant or other material spills from equipment could enter surface waters.

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

The erosion control measures described under question 1h would help control impacts to surface and runoff water. Hydraulic Project Approvals (HPAs) issued by Washington Department of Fish and Wildlife (WDFW) direct the contractor to take extreme care for the duration of the project to "ensure that no petroleum products, hydraulic fluid, fresh cement, sediments, sediment-laden water, chemicals, or any other toxic or deleterious materials are allowed to enter or leach into the lake." In addition, equipment would be in good working order with no known leaks.

Further, the in-stream work would comply with the following measures:

- a) In-water construction activity would only occur from 16 July through 31 July for protection of fish and wildlife.
- b) Erosion control and spill-prevention measures would be in place prior to commencement of construction, and would be maintained throughout the construction period.
- c) To prevent siltation, stream flows would be routed around certain project areas during construction, depending on the type and extent of work involved. Fish would be captured and safely removed as necessary from those localized project areas where in-stream work is required.
- d) Prior to commencement of excavation, a sedimentation control curtain would be installed around the work area.
- e) In-lake construction shall be performed from a barge or workboat.
- f) All construction debris shall be properly disposed of on land in such a manner that it cannot enter into the waterway or cause water quality degradation (Section 13, Rivers and Harbors Act).
- g) Erosion and sediment control measures would be implemented as appropriate during and following installation of the proposed plantings, including measures for both the short-term and permanent stabilization of exposed soils, such as silt fence or erosion-control mulch.

4. PLANTS

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

- deciduous tree: **alder**, maple, aspen, other: **willow, black cottonwood**
- evergreen tree: **fir, cedar**, pine, other: madrone
- shrubs: **Himalayan blackberry, red-osier dogwood**
- pasture
- crop or grain
- wet soil plants: **cattail, buttercup, bulrush**, skunk cabbage, other: **reed canarygrass, giant horsetail, birdsfoot trefoil**
- water plants: water lily, eelgrass, milfoil, other:
- other types of vegetation

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

Invasive species such as Himalayan blackberry and other weedy, herbaceous species will be removed and replaced with native species.

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

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

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

A detailed planting plan using only native species has been prepared for the disturbed wetland, disturbed wetland/stream buffer areas, and the remaining upland area not occupied by the proposed residence. (see attached plans) Proposed trees include paper birch, Sitka spruce and western red cedar. Shrubs include willows, vine maple, red-osier dogwood, red-flowering currant, hazelnut, and twinberry. A variety of groundcovers and emergents will also be installed.

5. ANIMALS

a. 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: **waterfowl**

mammals: deer, bear, elk, **beaver**, other: **raccoon, opossum, small mammals such as voles and shrews, muskrat**

fish: **bass, salmon, trout**, herring, shellfish, other:

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

Adult and juvenile chinook and coho salmon (listed as Threatened and Species of Concern under the Federal Endangered Species Act, respectively) and steelhead (proposed Threatened) migrate through Lake Washington and into Coal Creek. Adults migrate upstream to reach spawning grounds; juveniles migrate downstream from their natal streams to reach the ocean. Lake Washington also contains bull trout, a salmonid listed as Threatened under the Federal Endangered Species Act.

The nearest nesting bald eagle pair is located more than 1.0 mile from the site. Bald eagles commonly forage in Lake Washington, particularly at the mouths of salmon-bearing streams such as Coal Creek.

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

As described above, adult and juvenile salmon migrate up and downstream, respectively, through Lake Washington and Coal Creek. Migrating waterfowl may use the lake as resting and foraging areas during spring and fall migrations.

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

The proposed project includes several features that will enhance wildlife habitat: 1) stream enhancement work will add habitat complexity and improve fish passage conditions into Coal Creek; 2) construction of a pond will provide amphibian breeding habitat; and 3) after project implementation, the entire site (other than areas occupied by structures or driveway) will be vegetated with native species. A split-rail fence will limit human intrusion into buffers. In-water work will occur within the construction window established by state and federal agencies to minimize or avoid impacts to fish and wildlife.

6. ENERGY AND NATURAL RESOURCES

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

The proposed residence will utilize electricity and natural gas for typical uses such as heating, lighting, powering electronic devices and household appliances, etc.

- 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 this proposal? List other proposed measures to reduce or control energy impacts, if any:

No measures are proposed.

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.

Typical hazards related to heavy equipment fuels are associated with construction of the proposed project.

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

Emergency services are not anticipated at the site. In the unlikely event that an accident (spill, fire, other exposure) occurs involving toxic chemicals or hazardous wastes, the local Fire Department's Hazardous Materials Team would respond. If necessary, local medical services might also be required. The full range of safety and accident response supplies would be on-site to treat any emergency.

- 2) Proposed measures to reduce or control environmental health hazards, if any:

Standard precautions would be taken to ensure the safety of the work crew. The construction manager would be contacted by a crew member immediately upon discovery of a spill. The construction manager would then ensure that the spill is cleaned up in the manner dictated by the chemical use instructions and would contact the appropriate authorities.

- b. Noise

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

There is no noise in the area that would affect this project.

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

Noise associated with the proposed project would be restricted to use of construction-related equipment. Construction noise would be limited to normal daytime working hours. There would be no long-term noise associated with the proposed project.

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

As mentioned above, noise would be limited to daylight weekday hours. All heavy equipment would be equipped with effective mufflers in good repair. No other noise-control measures are necessary.

Mitigated by application of BCC 9.18

8. LAND AND SHORELINE USE

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

75 Skagit Key is currently undeveloped. 73 Skagit Key and adjacent properties each contain a single-family residence.

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

No.

- c. Describe any structures on the site.

75 Skagit Key does not have any on-site structures. 73 Skagit Key contains a single-family residence. Neither property has a pier for Lake Washington access.

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

No structures will be demolished.

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

Suburban Residential (R-2.5).

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

SF-M (Single-family medium).

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

Residential.

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

Lake Washington is a shoreline of the state. Coal Creek is a Type A riparian corridor, and the wetland associated with Lake Washington/Coal Creek is a Type A wetland.

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

The family of the applicant will reside in the proposed residence.

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

No person will be displaced as a result of this project.

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

Does not apply.

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

The residence is proposed in a single-family residential neighborhood zoned R-2.5. The City's future land use map does not indicate a different use for the area.

9. HOUSING

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

The project includes one single-family residence that would fall into the high-income category.

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:

Does not apply

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 tallest portion of the residence is 31 feet, 3.625 inches tall. The home will be sided with cedar shake and roofed with slate tiles.

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

Currently the street-ward portion of the property may be considered a neighborhood eyesore. It is vegetated with unmaintained grasses and other weeds, with Himalayan blackberry at the fringe. This area will be replaced with an aesthetically pleasing residence, consistent with other homes in the area. The area around the home will be extensively landscaped.

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

No measures are necessary.

11. LIGHT AND GLARE

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

The proposed residence will include typical residential outdoor lighting, likely at all entryways and outdoor living spaces and flanking the garage

- 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 and glare impacts, if any:

No measures are necessary.

12. RECREATION

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

Lake Washington provides boating, fishing and wildlife viewing opportunities.

- 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:

No measures are necessary.

13. HISTORIC AND CULTURAL PRESERVATION

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

No places or objects of this type are known to exist in the immediate vicinity.

Clean fill material would be obtained from local suppliers.

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

Upland erosion could occur if exposed soils are mobilized by rainfall. Short-term erosion may occur along the streambanks during habitat log placement or re-construction of the flood control berm. The measures described below would help minimize upland erosion. Potential streambank erosion is discussed under 3 Water d.

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

The proposed project will add close to 4,000 SF of impervious surfaces – 3,277 for the residence, 528 for the driveway, and 193 for the paths and bridge. This is equivalent to the 10 percent of the site calculated using the latest measurement of site area above the lake's ordinary high water mark located by Triad. The driveway and paths will be constructed of pavers with gaps to allow for infiltration so that it would not effectively function as impervious surface.

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

All clearing and grading construction would be in accordance with City of Bellevue Clearing & Grading Code, Clearing & Grading Erosion Control Standard Details (EC-1 through EC-23), Development Standards, Land Use Code, permit conditions, and all other applicable codes, ordinances, and standards. All material would be stockpiled on site above the OHWM and outside of the wetland.

The proposed residence utilizes one of the recommendations made by the geotechnical engineer to address the foundation soils.

Erosion mitigated by application of BCC 23.76.

2. AIR

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Any air quality impacts from construction vehicle emissions and dust generation would be temporary and rapidly dissipated. After project completion, no further impacts to air would occur.

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

There are no off-site sources of emissions that will affect the project.

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

Standard methods of reducing impacts to air would be utilized, and include keeping all heavy equipment in good operating condition and managing disturbed soils as described above under 1h.

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.

Portions of the project occur in a Type A wetland, a Type A riparian corridor (Coal Creek), and a shoreline of the state (Lake Washington). Both Coal Creek and Lake Washington are perennial waterbodies that ultimately drain into Puget Sound.

- 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.

The entire project will occur in or within 200 feet of either Lake Washington or Coal Creek:

- 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.

As noted above under 1e, existing streambed substrate materials (gravel, sands, silts) will be removed to excavate pools for placement of in-stream/in-lake logs (35 cy). The sandbag berm will be removed (31 cy). Fill material consists of coir-wrapped topsoil lifts (29 cy) to replace the sandbag berm. Clean fill material would be obtained from local suppliers.

- 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.

A portion of 75 and 73 Skagit Key are designated as 100-year floodplain.

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

No intentional discharges of waste materials would occur during project construction. Measures would be taken as described above to insure that silt-laden water from uplands does not reach the water.

b. Ground

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give a general description, purpose, and approximate quantities if known.

There will be no withdrawal of or discharge to ground water associated with this project.

- 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.

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

There are no landmarks or evidence of such in the immediate vicinity.

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

Should historic, archeological, scientific or cultural significant items be encountered during implementation of this project, work would be temporarily stopped while the appropriate agencies are notified.

14. TRANSPORTATION

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

The proposed residence will have a driveway off of Skagit Key, with easy access to and from Interstate 405 via Coal Creek Parkway/Lake Washington Boulevard SE.

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

The nearest King County Metro transit stop is 0.7 mile southeast at the intersection of I-405 and Coal Creek Parkway SE.

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

The project will create 2 off-road parking spaces (driveway) and 2 garage parking spaces to accommodate the applicant and his family's vehicles.

- 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).

This project will not affect public roads in any way.

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

A portion of the lake enhancement work will be conducted from a barge.

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

The number of trips generated per day would be typical of most families.

- 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 public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

Adding one single-family residence to an existing neighborhood is not expected to increase public services needs significantly.

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

None

16. UTILITIES

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

No utilities are currently available at 75 Skagit Key. After construction of the residence, the following companies are likely to provide services:

- **Allied/Rabanco: refuse service**
- **Puget Sound Energy: gas/electric**
- **Verizon or Qwest or Comcast: telephone, cable**
- **Bellevue Utilities: wastewater, drinking water (through Cascade Water Alliance)**

The utilities are generally available in the Skagit Key road corridor. Some roadbed disturbance may be necessary to connect the house to those utility stubs. The utilities will be brought to the house under the proposed driveway.

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: _____

Attachment B

City of Bellevue Submittal Requirements

27

ENVIRONMENTAL CHECKLIST

12/21/00

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 the Permit Center (425-452-6864) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Our TTY number is 425-452-4636.

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." 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 references to any reports or 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 8½" x 11" vicinity map which accurately locates the proposed site.

RECEIVED

Llyatt
06-115907-667
11/21/06

JUN 02 2006

Permit Processing

ENVIRONMENTAL CHECKLIST

12/21/00

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

BACKGROUND INFORMATION

Property Owner: **William Weinstein**

Proponent: **William Weinstein**

Contact Person: **The Watershed Company Attn: Bill Way**
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: **750 6th Street South, Kirkland WA 98033**

Phone: **(425) 822-5242**

Proposal Title: **Weinstein Residence and Critical Areas Enhancement**

Proposal Location (Street address and nearest cross street or intersection) Provide a legal description if available:
73 & 75 Skagit Key, Bellevue, WA 98006; Parcel # 6065310400 and 6065310410; NE ¼ Section 17, Township 24 North, Range 5 East. 14 2 New Port Div #3 and 15 2 New Port Div #3.

Please attach an 8½" 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:

The applicant proposes to construct a single-family residence at 75 Skagit Key in Bellevue, WA. The 50-foot buffer and 100-year floodplain of Coal Creek encumber the lot, along with a wetland associated with the creek and its 50-foot buffer. A Protected Area Development Exception (PADE) was approved by the City that allows a disturbance envelope of 10 percent of the lot that is above the elevation of the ordinary high water mark (OHWM). This disturbance envelope is to occur in the least sensitive portion of the property, with the least amount of disturbance to stream and wetland buffers as is feasible.

Ten percent of the lot is equivalent to 4,000.4 square feet, which is the space allowed for development of a single family home, including driveway, patio, and trails. The owner also wishes to build a footbridge across Coal Creek between 75 Skagit Key and his present home at 73 Skagit Key. It is the owner's intention to have a family compound of two homes connected by footbridge and trail. The proposed development envelope is 3,998.43, which is less than the 4,000.4 square foot threshold.

The remainder of 75 Skagit Key is to be preserved as natural area or restored to become natural area (for purposes of this project, "natural area" includes the disturbed wetland/buffer areas and the remaining upland areas outside of the disturbance envelope). Approximately 474 square feet of wetland and 8,755 square feet of wetland/stream buffer that were previously cleared are included in the restoration area. Additionally, an open water pond is proposed within the restored buffer.

The applicant is also proposing to restore and enhance portions of Coal Creek (WRIA 08-0268) as it

passes between 73 and 75 Skagit Key (the applicant currently resides at 73 Skagit Key).

- 1) **Flood Control Berm:** Sedimentation impacts in the project reach have raised the elevation of the streambed, causing a section of the bank on the south side of the stream to be overtopped during flood events. During a large flood event several years ago, the Bellevue Fire Department constructed a sand bag berm in the overtopped area. This proposal would replace the sandbag berm with coir-wrapped topsoil lifts, staked with willows.
- 2) **Enhanced Salmon Channel:** Sedimentation impacts have also resulted in an extensive delta of sand and gravels extending at least 270 feet beyond the mouth of Coal Creek into Lake Washington. During low-lake conditions (fall through spring), Coal Creek creates a number of small, meandering channels through the delta or sheet flows across the delta. Passage of adult salmon through the delta and into Coal Creek is at least partially blocked as a result. This proposal would provide a number of in-stream log habitat structures throughout the project reach, and install a series of log structures in a herringbone pattern extending out onto the delta such that Coal Creek flows would be directed through them, creating a fish-passable primary channel. As needed, pools would be excavated in the channel (~35 cy of excavation) so that logs would provide functional habitat at low flows. Placed log complexes are expected to provide the scour needed to maintain pools around them over time.
2. Acreage of site: **75 Skagit Key (the primary parcel) is 0.65 acre; 73 Skagit Key is 0.76 acre.**
3. Number of dwelling units/buildings to be demolished: **None**
4. Number of dwelling units/buildings to be constructed: **One**
5. Square footage of buildings to be demolished: **0**
6. Square footage of buildings to be constructed: **3,277.04 ft²**
7. Quantity of earth movement (in cubic yards): **approximately 548 cubic yards total cut and 186 cy total fill (house, stream enhancements and pond)**
8. Proposed land use: **The project area will include one single-family residence, as well as a wetland, stream, and wetland/stream buffer.**
9. Design features, including building height, number of stories, and proposed exterior materials: **The proposed residence is 31 feet, 3.625 inches tall. The house will be sided with cedar shake and roofed with slate tiles.**
10. Other

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

The residence and associated structures would likely take one year to complete, and would begin as soon as all permits have been obtained.

In-water portions of the project will likely take two weeks to construct, commencing as soon as all permits have been obtained, but outside the limits of fish-protection timing restrictions (work between 16 July through 31 July and 16 November through 31 December).

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

None at this time.

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

The Watershed Company. 23 May 2006. Memorandum to Michael Paine regarding ordinary high water mark at 75 Skagit Key. (attached)

The Watershed Company. March 2006. Biological Evaluation for Sensitive Fish and Wildlife Species at the Proposed Coal Creek Enhancement Project, 73/75 Skagit Key, Bellevue, WA. (attached)

The Watershed Company. March 2006. JARPA prepared for submittal to U.S. Army Corps of Engineers, Washington Department of Ecology, and Washington Department of Fish and Wildlife. (attached)

Earth Solutions NW LLC. 28 October 2005. Pin Pile Foundation Recommendations, 75 Skagit Key, Bellevue, WA. Geotechnical letter prepared for William Weinstein. (attached)

The Watershed Company. 13 October 2005. Wetland Delineation and Stream Location Survey (attached).

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. OS-115929-6H
06-115928-W67

The applicant does not have any other proposals in government review for either 73 or 75 Skagit Key. OS-135511-28

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.

U.S. Army Corps of Engineers Nationwide Permit, submitted 24 March 2006, Corps Ref #: 200600368
Washington Department of Fish and Wildlife Hydraulic Project Approval
Washington Department of Ecology 401 Water Quality Certification
City of Bellevue SEPA Review
City of Bellevue Clearing & Grading Permit
City of Bellevue Shoreline Substantial Development
City of Bellevue Building Permit

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

NOTE: RESPONSES ARE GENERALLY PROVIDED FOR 75 SKAGIT KEY. WHERE RELEVANT, ADDITIONAL INFORMATION MAY BE PROVIDED ABOUT 73 SKAGIT KEY

1. EARTH

- a. General description of the site (circle one): Flat Rolling Hilly Steep slopes Mountains Other: **Very gradual slope downhill to the southwest**

The property slopes gradually downhill to the west/southwest. There is a small, closed depression near the north property line in the western portion of 75 Skagit Key.

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

The steepest slope on the site is the vertical stream bank.

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

According to the King County Soil Survey, the site is mapped as Briscot silt loam (Br) soils. Briscot silt loam is classified as a hydric soil.

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

Coal Creek flood flows compromised a section of streambank on 73 Skagit Key several years ago. As an interim measure, a sand-bag berm was constructed. Part of this proposal is to replace the sand-bags with a bioengineered solution. No other signs of soil instability were readily visible.

The geotechnical report describes the soils underlying the proposed residence as "55 feet of loose and compressible soils." While not visually unstable, these soils are not suitable for a typical building foundation.

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

Filling and grading would be conducted as necessary to construct the proposed residence, implement stream restoration actions, and excavate a pond.

Residence: Approximately 135 cy (probably silty sand fill as identified in geotechnical report) would be excavated to construct the basement/cellar, and approximately 25 to 28 cy would be placed to fine grade the final slope. Fill materials would either be a portion of the excavated material or imported fill from a local supplier.

Stream Restoration: Existing streambed substrate materials (gravel, sands, silts) will be removed to excavate pools for placement of in-stream/in-lake logs (35 cy). The sandbag berm will be removed (31 cy). Fill material consists of coir-wrapped topsoil lifts (29 cy) to replace the sandbag berm.

Pond: Approximately 347 cy of material (probably silty sand fill as identified in geotechnical report) would be excavated to construct the pond. This includes overexcavation of the pond by 12 inches to allow for incorporation of bentonite (to increase water retention in pond) and topsoil. 132 cy of bentonite/topsoil will then be placed back in the newly excavated pond.

Clean fill material would be obtained from local suppliers.

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

Upland erosion could occur if exposed soils are mobilized by rainfall. Short-term erosion may occur along the streambanks during habitat log placement or re-construction of the flood control berm. The measures described below would help minimize upland erosion. Potential streambank erosion is discussed under 3 Water d.

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

The proposed project will add close to 4,000 SF of impervious surfaces – 3,277 for the residence, 528 for the driveway, and 193 for the paths and bridge. This is equivalent to the 10 percent of the site calculated using the latest measurement of site area above the lake's ordinary high water mark located by Triad. The driveway and paths will be constructed of pavers with gaps to allow for infiltration so that it would not effectively function as impervious surface.

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

All clearing and grading construction would be in accordance with City of Bellevue Clearing & Grading Code, Clearing & Grading Erosion Control Standard Details (EC-1 through EC-23), Development Standards, Land Use Code, permit conditions, and all other applicable codes, ordinances, and standards. All material would be stockpiled on site above the OHWM and outside of the wetland.

The proposed residence utilizes one of the recommendations made by the geotechnical engineer to address the foundation soils.

Erosion mitigated by application of BCC 23.76.

2. AIR

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Any air quality impacts from construction vehicle emissions and dust generation would be temporary and rapidly dissipated. After project completion, no further impacts to air would occur.

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

There are no off-site sources of emissions that will affect the project.

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

Standard methods of reducing impacts to air would be utilized, and include keeping all heavy equipment in good operating condition and managing disturbed soils as described above under 1h.

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.

Portions of the project occur in a Type A wetland, a Type A riparian corridor (Coal Creek), and a shoreline of the state (Lake Washington). Both Coal Creek and Lake Washington are perennial waterbodies that ultimately drain into Puget Sound.

- 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.

The entire project will occur in or within 200 feet of either Lake Washington or Coal Creek:

- 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.

As noted above under 1e, existing streambed substrate materials (gravel, sands, silts) will be removed to excavate pools for placement of in-stream/in-lake logs (35 cy). The sandbag berm will be removed (31 cy). Fill material consists of coir-wrapped topsoil lifts (29 cy) to replace the sandbag berm. Clean fill material would be obtained from local suppliers.

- 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.

A portion of 75 and 73 Skagit Key are designated as 100-year floodplain.

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

No intentional discharges of waste materials would occur during project construction. Measures would be taken as described above to insure that silt-laden water from uplands does not reach the water.

b. Ground

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give a general description, purpose, and approximate quantities if known.

There will be no withdrawal of or discharge to ground water associated with this project.

- 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.

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

c. Water runoff (including stormwater):

- 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.

Runoff from project impervious surfaces will be directed into the proposed pond, supplying it with the necessary hydrology. Impervious surfaces are almost entirely rooftop, all other solid surfaces will be pavers with gaps between to allow infiltration. The downslope lip of the pond is at the grade of the wetland buffer, enabling any overflow water to leak onto essentially level ground, then drain west into the wetland and ultimately into Lake Washington. No appreciable slopes occur between the pond elevation and any overflow waters heading toward Lake Washington.

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

During construction, fuel, lubricant or other material spills from equipment could enter surface waters.

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

The erosion control measures described under question 1h would help control impacts to surface and runoff water. Hydraulic Project Approvals (HPAs) issued by Washington Department of Fish and Wildlife (WDFW) direct the contractor to take extreme care for the duration of the project to "ensure that no petroleum products, hydraulic fluid, fresh cement, sediments, sediment-laden water, chemicals, or any other toxic or deleterious materials are allowed to enter or leach into the lake." In addition, equipment would be in good working order with no known leaks.

Further, the in-stream work would comply with the following measures:

- a) In-water construction activity would only occur from 16 July through 31 July for protection of fish and wildlife.
- b) Erosion control and spill-prevention measures would be in place prior to commencement of construction, and would be maintained throughout the construction period.
- c) To prevent siltation, stream flows would be routed around certain project areas during construction, depending on the type and extent of work involved. Fish would be captured and safely removed as necessary from those localized project areas where in-stream work is required.
- d) Prior to commencement of excavation, a sedimentation control curtain would be installed around the work area.
- e) In-lake construction shall be performed from a barge or workboat.
- f) All construction debris shall be properly disposed of on land in such a manner that it cannot enter into the waterway or cause water quality degradation (Section 13, Rivers and Harbors Act).
- g) Erosion and sediment control measures would be implemented as appropriate during and following installation of the proposed plantings, including measures for both the short-term and permanent stabilization of exposed soils, such as silt fence or erosion-control mulch.

4. PLANTS

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

- deciduous tree: **alder**, maple, aspen, other: **willow, black cottonwood**
- evergreen tree: **fir, cedar**, pine, other: madrone
- shrubs: **Himalayan blackberry, red-osier dogwood**
- pasture
- crop or grain
- wet soil plants: **cattail, buttercup, bulrush**, skunk cabbage, other: **reed canarygrass, giant horsetail, birdsfoot trefoil**
- water plants: water lily, eelgrass, milfoil, other:
- other types of vegetation

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

Invasive species such as Himalayan blackberry and other weedy, herbaceous species will be removed and replaced with native species.

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

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

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

A detailed planting plan using only native species has been prepared for the disturbed wetland, disturbed wetland/stream buffer areas, and the remaining upland area not occupied by the proposed residence. (see attached plans) Proposed trees include paper birch, Sitka spruce and western red cedar. Shrubs include willows, vine maple, red-osier dogwood, red-flowering currant, hazelnut, and twinberry. A variety of groundcovers and emergents will also be installed.

5. ANIMALS

a. 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: **waterfowl**

mammals: deer, bear, elk, **beaver**, other: **raccoon, opossum, small mammals such as voles and shrews, muskrat**

fish: **bass, salmon, trout**, herring, shellfish, other:

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

Adult and juvenile chinook and coho salmon (listed as Threatened and Species of Concern under the Federal Endangered Species Act, respectively) and steelhead (proposed Threatened) migrate through Lake Washington and into Coal Creek. Adults migrate upstream to reach spawning grounds; juveniles migrate downstream from their natal streams to reach the ocean. Lake Washington also contains bull trout, a salmonid listed as Threatened under the Federal Endangered Species Act.

The nearest nesting bald eagle pair is located more than 1.0 mile from the site. Bald eagles commonly forage in Lake Washington, particularly at the mouths of salmon-bearing streams such as Coal Creek.

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

As described above, adult and juvenile salmon migrate up and downstream, respectively, through Lake Washington and Coal Creek. Migrating waterfowl may use the lake as resting and foraging areas during spring and fall migrations.

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

The proposed project includes several features that will enhance wildlife habitat: 1) stream enhancement work will add habitat complexity and improve fish passage conditions into Coal Creek; 2) construction of a pond will provide amphibian breeding habitat; and 3) after project implementation, the entire site (other than areas occupied by structures or driveway) will be vegetated with native species. A split-rail fence will limit human intrusion into buffers. In-water work will occur within the construction window established by state and federal agencies to minimize or avoid impacts to fish and wildlife.

6. ENERGY AND NATURAL RESOURCES

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

The proposed residence will utilize electricity and natural gas for typical uses such as heating, lighting, powering electronic devices and household appliances, etc.

- 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 this proposal? List other proposed measures to reduce or control energy impacts, if any:

No measures are proposed.

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.

Typical hazards related to heavy equipment fuels are associated with construction of the proposed project.

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

Emergency services are not anticipated at the site. In the unlikely event that an accident (spill, fire, other exposure) occurs involving toxic chemicals or hazardous wastes, the local Fire Department's Hazardous Materials Team would respond. If necessary, local medical services might also be required. The full range of safety and accident response supplies would be on-site to treat any emergency.

- 2) Proposed measures to reduce or control environmental health hazards, if any:

Standard precautions would be taken to ensure the safety of the work crew. The construction manager would be contacted by a crew member immediately upon discovery of a spill. The construction manager would then ensure that the spill is cleaned up in the manner dictated by the chemical use instructions and would contact the appropriate authorities.

- b. Noise

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

There is no noise in the area that would affect this project.

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

Noise associated with the proposed project would be restricted to use of construction-related equipment. Construction noise would be limited to normal daytime working hours. There would be no long-term noise associated with the proposed project.

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

As mentioned above, noise would be limited to daylight weekday hours. All heavy equipment would be equipped with effective mufflers in good repair. No other noise-control measures are necessary.

Mitigated by application of BCC 9.18

8. LAND AND SHORELINE USE

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

75 Skagit Key is currently undeveloped. 73 Skagit Key and adjacent properties each contain a single-family residence.

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

No.

- c. Describe any structures on the site.

75 Skagit Key does not have any on-site structures. 73 Skagit Key contains a single-family residence. Neither property has a pier for Lake Washington access.

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

No structures will be demolished.

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

Suburban Residential (R-2.5).

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

SF-M (Single-family medium).

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

Residential.

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

Lake Washington is a shoreline of the state. Coal Creek is a Type A riparian corridor, and the wetland associated with Lake Washington/Coal Creek is a Type A wetland.

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

The family of the applicant will reside in the proposed residence.

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

No person will be displaced as a result of this project.

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

Does not apply.

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

The residence is proposed in a single-family residential neighborhood zoned R-2.5. The City's future land use map does not indicate a different use for the area.

9. HOUSING

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

The project includes one single-family residence that would fall into the high-income category.

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:

Does not apply

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 tallest portion of the residence is 31 feet, 3.625 inches tall. The home will be sided with cedar shake and roofed with slate tiles.

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

Currently the street-ward portion of the property may be considered a neighborhood eyesore. It is vegetated with unmaintained grasses and other weeds, with Himalayan blackberry at the fringe. This area will be replaced with an aesthetically pleasing residence, consistent with other homes in the area. The area around the home will be extensively landscaped.

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

No measures are necessary.

11. LIGHT AND GLARE

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

The proposed residence will include typical residential outdoor lighting, likely at all entryways and outdoor living spaces and flanking the garage

- 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 and glare impacts, if any:

No measures are necessary.

12. RECREATION

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

Lake Washington provides boating, fishing and wildlife viewing opportunities.

- 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:

No measures are necessary.

13. HISTORIC AND CULTURAL PRESERVATION

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

No places or objects of this type are known to exist in the immediate vicinity.

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

There are no landmarks or evidence of such in the immediate vicinity.

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

Should historic, archeological, scientific or cultural significant items be encountered during implementation of this project, work would be temporarily stopped while the appropriate agencies are notified.

14. TRANSPORTATION

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

The proposed residence will have a driveway off of Skagit Key, with easy access to and from Interstate 405 via Coal Creek Parkway/Lake Washington Boulevard SE.

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

The nearest King County Metro transit stop is 0.7 mile southeast at the intersection of I-405 and Coal Creek Parkway SE.

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

The project will create 2 off-road parking spaces (driveway) and 2 garage parking spaces to accommodate the applicant and his family's vehicles.

- 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).

This project will not affect public roads in any way.

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

A portion of the lake enhancement work will be conducted from a barge.

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

The number of trips generated per day would be typical of most families.

- 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 public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

Adding one single-family residence to an existing neighborhood is not expected to increase public services needs significantly.

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

None

16. UTILITIES

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

No utilities are currently available at 75 Skagit Key. After construction of the residence, the following companies are likely to provide services:

- **Allied/Rabanco: refuse service**
- **Puget Sound Energy: gas/electric**
- **Verizon or Qwest or Comcast: telephone, cable**
- **Bellevue Utilities: wastewater, drinking water (through Cascade Water Alliance)**

The utilities are generally available in the Skagit Key road corridor. Some roadbed disturbance may be necessary to connect the house to those utility stubs. The utilities will be brought to the house under the proposed driveway.

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: _____

Vicinity Map from MapQuest (top) and King County iMAP (bottom)

