

ENVIRONMENTAL CHECKLIST

4/18/02

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: TERRANCE C. MCCARTHY

Proponent:

Contact Person: TODD LOZIER · LOCKWOOD-LOZIER REMODELING CO. (425) 576-9200
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 17047 MAIN ST. #514; BELLEVUE, WA. 98004



15) 271-5000

MCCARTHY ESTATE

305 PARKRIDGE LANE · BELLEVUE, WA. 98004
(nearest cross street or intersection) Provide a legal description if available.

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: DEMO EXISTING SFR + BUILDING NEW SFR
2. Acreage of site: 1.32 ACRES
3. Number of dwelling units/buildings to be demolished: 1
4. Number of dwelling units/buildings to be constructed: 1
5. Square footage of buildings to be demolished: 2,290 S.F.
6. Square footage of buildings to be constructed: 5,680 S.F. ±
7. Quantity of earth movement (in cubic yards): 395 C.YOS
8. Proposed land use: SINGLE FAMILY RESIDENCE
9. Design features, including building height, number of stories and proposed exterior materials:
BLDG HT = 35' OR LESS, 1 STORY w/ DAYLIGHT BASEMENT, + STUCCO + STONE EXTERIOR
10. Other Two critical steep slope areas occur on site, one measuring 5892 square feet at the NE property line and another measuring 3818 square feet at the SW property line

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

ESTIMATED COMPLETION OF PROJECT IS SEPT. 2012

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.

NONE THAT WE KNOW OF

A topographic survey was prepared by Group Four engineering on 3/3/11 and a geotechnical report was prepared by Terra Associates Inc. on 3/11/11

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.

NONE THAT WE KNOW OF

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.

NONE THAT WE KNOW OF

A building permit will be required for the construction of the proposed home. No application for this permit has been submitted yet.

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

- Land Use Reclassification (rezone) Map of existing and proposed zoning
- Preliminary Plat or Planned Unit Development Preliminary plat map
- Clearing & Grading Permit Plan of existing and proposed grading Development plans
- Building Permit (or Design Review) Site plan Clearing & grading plan
- Shoreline Management Permit Site plan

A. ENVIRONMENTAL ELEMENTS

1. Earth

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

b. What is the steepest slope on the site (approximate percent slope)? 40% Geotech report indicates the steepest slopes on site range between 45 and 67%

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.

STIFF TO VERY STIFF SILT TO SANDY SILT OVERLAYING VERY HARD CLAY PER GEOTECH REPORT BY TERRA ASSOC., INC. (PROJECT # T-0499)

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

REFER TO GEOTECH REPORT BY TERRA ASSOC., INC. (PROJECT T-1499)
SEC. 4.1.1 PAGE 4

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

NO FILL TO BE IMPORTED WITH EXCEPTION OF GRAVEL FOR
PERMANENT FOUNDATION DRAINAGE & RIPRAP FOR TEMPORARY DRIVEWAY

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

EXCAVATION WILL BE CONTAINED MOSTLY IN NON-GRADE AREA

Temporary erosion & sedimentation controls will be required prior to and during all work per BCC 23.76

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

13.4%

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

MOST EXCAVATION & CONSTRUCTION WILL BE CONTAINED TO THIS LEVEL PORTION OF THE PARCEL. SILT FENCING, GROUND COVER (I.E. STRAW), WILL BE INCORPORATED WHERE REQUIRED BY CODE.

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.

THERE WILL BE NO ON SITE BURNING OF RUBBISH. ALL GARBAGE & WOOD RECYCLING WILL BE HAULED AWAY. STANDARD DUST CONTROL MEASURES WILL BE INCORPORATED. ALL VEHICLES & EQUIPMENT WILL HAVE EMISSION CONTROL PER FEDERAL REQUIREMENT.

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

NONE, TO MY KNOWLEDGE

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

AS STATED ABOVE, ALL VEHICLES & EQUIPMENT WILL HAVE EMISSION CONTROL PER FEDERAL STANDARDS

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

NONE

Lake Washington is located to the west of the site, no bodies of water are located within 200 feet of the subject property

appropriate, state what stream or river it flows into.

N/A

- (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.

No

- (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.

N/A

- (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.

NOT TO MY KNOWLEDGE

- (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.

NO WASTE MATERIALS WILL BE DISCHARGED

c. Water Runoff (Including storm water)

- (1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. Storm water run-off will be reviewed by City Utilities staff for compliance with NPDES

ONLY SOURCE OF RUNOFF WILL BE RAIN WATER. DISPOSAL WILL BE NORMAL GROUND ABSORPTION. NO SURFACE FLOW IS EXPECTED TO REACH ANY OTHER WATERS

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

NO WASTE MATERIALS EXPECTED TO ENTER GROUND OR SURFACE WATERS

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

STANDARD SWPP MEASURES WILL BE EMPLOYED (I.E. STRAW BALES, SILT FENCING, ETC.) PER BELLEVUE BMP.

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?

GRASS, GROUND COVER, & ORNAMENTAL SHRUBS WILL BE TEMPORARILY REMOVED & THEN REPLACED UPON CONSTRUCTION COMPLETION

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

NONE THAT I KNOW OF

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

ANY CRITICAL AREAS AFFECTED WILL BE MITIGATED ON A MINIMUM OF A 1:1 RATIO PER CITY OF BELLEVUE REQUIREMENTS.

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: owls, woodpeckers, doves, jays
- Mammals: deer, bear, elk, beaver, other: coyote, racoon, chipmunk, squirrel, rabbits, opossum, and other small mammals such as voles, shrews and bats.
- Fish: bass, salmon, trout, herring, shellfish, other: salmon and trout in Lake Washington, approximately 750 feet downhill from this site

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

NONE THAT I KNOW OF The subject property lies approximately 225 downslope from a known Bald Eagle nest.

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

UNKNOWN

d. Proposed measures to preserve or enhance wildlife, if any: A Bald Eagle Management plan will be required prior to

USE OF BEST CONSTRUCTION MANAGEMENT PRACTICES construction. A mitigation/replanting plan will be required to mitigate for the increased permanent disturbance on site

6. Energy and Natural Resources

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

ELECTRICITY FOR LIGHTING, NATURAL GAS FOR COOKING, & GEOTHERMAL FOR HEAT

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:

GEOTHERMAL HEATING SYSTEM TO REDUCE CARBON FOOTPRINT

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

NONE THAT I KNOW OF

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

FIRST AID KIT ON SITE w/ TRAINED PERSONNEL ON SITE

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

N/A

b. Noise

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

EXCAVATION EQUIPMENT & TRUCKS AND STANDARD CONSTRUCTION TOOLS (I.E., SAWS, NAIL GUNS, ETC)

- (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.

ABOVE STATED EQUIPMENT & TOOL DURING STANDARD WORKING HOURS 7AM TO 5PM M-F.

Construction noise shall comply with the requirements of BCC 9.18

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

NONE Work windows may apply during critical nesting and fledging seasons for the adjacent Bald Eagle nest.

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 RESIDENCE w/ ATTACHED GARAGE

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

YES, EXISTING SINGLE FAMILY RESIDENCE w/ ATTACHED GARAGE

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

I.B

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

SINGLE FAMILY LOW

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

N/A

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

SITE HAS DESIGNATED CRITICAL STEEP SLOPE WITHIN ITS BOUNDARIES

2 critical steep slopes exist on site.

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

3-5

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

0

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

N/A

- i. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: PLAN SUBMITTAL TO CITY OF BELLEVUE FOR REVIEW AND APPROVAL

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. ONE MIDDLE TO HIGH INCOME SINGLE FAMILY RESIDENCE
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. REMOVAL OF ONE MIDDLE TO HIGH INCOME SINGLE FAMILY RESIDENCE
- c. Proposed measures to reduce or control housing impacts, if any:
N/A

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? 35' ABOVE EXISTING GRADE, STUCCO & STONE
- b. What views in the immediate vicinity would be altered or obstructed?
NONE THAT ARE NOT ALREADY OBSTRUCTED
- c. Proposed measures to reduce or control aesthetic impacts, if any:
NEW HOME DESIGN WILL BETTER FIT AESTHETICALLY WITH OTHER HOUSES IN THE NEIGHBORHOOD

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
LIGHT & GLARE FROM WEST FACING WINDOWS @ SUNSET
- 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 THAT I KNOW OF

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

N/A. STRUCTURE WILL BE ABOVE OR BELOW NEIGHBORING HOUSES

12. Recreation

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

CITY PARK TO THE WEST OF PROPERTY Chism Beach Park

- 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:

N/A

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.

NONE THAT I KNOW OF.

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

N/A

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

N/A

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.

PARKRIDGE LANE RUNS ADJACENT TO THE EASTERN PROPERTY LINE

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

NO. NEAREST STOP = .5 MILES

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

NEW SITE WILL PROVIDE 4 PARKING SPOTS & ELIMINATE 3 SPOTS

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

No

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

No

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

ESTIMATED 4-6 TRIPS DAILY 2@8AM, 2@5PM, + 2 VARIOUS TIMES

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

NONE AT THIS TIME

15. Public Services

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

No

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

NONE NECESSARY

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.

ELECTRICITY - } PUGET SOUND ENERGY
NAT. GAS - }
WATER - CITY OF BELLEVUE
REFUSE SVC - WASTE MANAGEMENT

TELEPHONE - QWEST
CABLE - QWEST
SANITARY SEWER - CITY OF BELLEVUE

Signature

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

Signature.....
Date Submitted..... 3/14/2011

305 Parkridge Lane

Permit # 11-105322-LO
Modification of critical steep slope structure
setback for the construction of a new SFR

