



**City of Bellevue
Development Services Department
Land Use Staff Report**

Proposal Name: Brabec Retaining Wall

Proposal Address: 12121 SE 26th Street

Proposal Description: The applicant requests a Critical Areas Land Use Permit for construction of a concrete block retaining wall in order to stabilize a steep slope adjacent to an existing residence and driveway.

File Number: 12-121930-LO

Applicant: Jeff Brabec

Decisions Included: Critical Areas Land Use Permit
(Process II. LUC 20.30P)

Planner: Kevin LeClair, Planner

**State Environmental Policy Act
Threshold Determination:**

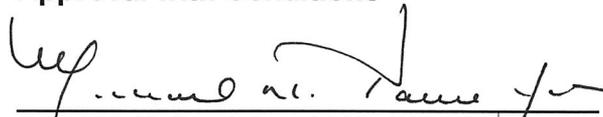
Determination of Non-Significance



Carol V. Helland, Environmental Coordinator
Development Services Department

Director's Decision:

Approval with Conditions



Carol V. Helland, Land Use Director
Development Services Department

Application Date:	August 16, 2012
Notice of Application Publication Date:	September 13, 2012
Decision Publication Date:	December 6, 2012
Project/SEPA Appeal Deadline:	December 20, 2012

For information on how to appeal a proposal, visit Development Services Center at City Hall or call (425) 452-6800. Comments on State Environmental Policy Act (SEPA) Determinations can be made with or without appealing the proposal within the noted comment period for a SEPA Determination. Appeal of the Decision must be received in the City's Clerk's Office by 5 PM on the date noted for appeal of the decision.



DEVELOPMENT SERVICES DEPARTMENT
 ENVIRONMENTAL COORDINATOR
 450 100th Ave NE., P.O. BOX 90012
 BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Jeff Brabec

LOCATION OF PROPOSAL: 12121 SE 26th Street

NAME & DESCRIPTION OF PROPOSAL:

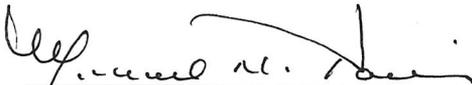
Brabec Retaining Wall - Critical Areas Land Use Permit for construction of a concrete block retaining wall to stabilize a steep slope adjacent to an existing residence and driveway and prevent further erosion and slope instability.

FILE NUMBER: 12-121930-LO

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Development Services Department. This information is available to the public on request.

- There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on _____.
- This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on **December 20, 2012.**
- This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on _____. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5 p.m. on _____.

This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information indicating, or on, a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project); or if the DNS was procured by misrepresentation or lack of material disclosure.



 Environmental Coordinator

December 6, 2012
 Date

OTHERS TO RECEIVE THIS DOCUMENT:

- State Department of Fish and Wildlife
- State Department of Ecology,
- Army Corps of Engineers
- Attorney General
- Muckleshoot Indian Tribe

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Attachments

1. Environmental Checklist
2. Site Plan - In project file

I. Proposal Description

The applicant is requesting a critical areas land use permit to construct a concrete block retaining wall to stabilize a steep slope adjacent to an existing driveway and residence. The purpose of the stabilization measure is to prevent future erosion and slope instability that are putting the existing house and driveway at risk.

“Stabilization measures” are considered an allowed use within a critical area or critical area buffer per Land Use Code (LUC) 20.25H.055 provide the applicant can demonstrate compliance with specific performance standards. For stabilization measures in steep slope critical areas, the standards include:

- LUC 20.25H.055.C.3.m
- LUC 20.25H.125

II. Site Description, Zoning, Land Use and Critical Areas

A. Site Description

The property is located at 12121 SE 26th Street. The property is an irregular rectangle with a total area of .33 acres. The property is developed with a single-family residence. The site slopes down to the southwest. The vegetation on the site is typical of a residential lot in the Pacific Northwest. The western half of the property, on and below the steep slope, is covered by a dense canopy of a Douglas-fir forest. The understory contains English ivy and some native shrubs. The eastern part of the property, south of the house, contains a lawn and some ornamental shrubs.

B. Zoning

The property is in the R-3.5 land use zoning district. It is also within the Critical Areas Overlay District (LUC 20.25H) due to the presence of steep slope critical areas.

C. Land Use Context

The property is in the Norwood Village neighborhood. The neighborhood was platted and developed in the 1950's. Most of the homes are one story structures, with flat or shallow sloping roofs. The vegetation is very mature and there is considerable distance between the homes, making each of the properties very private. The road system is rural in



character, with gravel shoulders and no gutters or sidewalks.

D. Critical Areas Functions and Values

i. Geologic Hazard Areas

Geologic hazards pose a threat to the health and safety of citizens when commercial, residential, or industrial development is inappropriately sited in areas of significant hazard. Some geologic hazards can be reduced or mitigated by engineering, design, or modified construction practices. When technology cannot reduce risks to acceptable levels, building in geologically hazardous areas is best avoided (WAC 365-190).

Steep slopes may serve several other functions and possess other values for the City and its residents. Several of Bellevue's remaining large blocks of forest are located in steep slope areas, providing habitat for a variety of wildlife species and important linkages between habitat areas in the City. These steep slope areas also act as conduits for groundwater, which drains from hillsides to provides a water source for the City's wetlands and stream systems. Vegetated steep slopes also provide a visual amenity in the City, providing a "green" backdrop for urbanized areas enhancing property values and buffering urban development.

III. Consistency with Land Use Code Requirements:

A. Zoning District Dimensional Requirements:

The site is located in the R-3.5 zoning district. The proposed retaining structure will be located within the required 20-foot front yard structure setback, which is allowed given the existing topography on the property.

B. Critical Areas Requirements LUC 20.25H:

i. Performance Standards for Stabilization Measures LUC 20.25H.055.C.3.m

New or enlarged stabilization measures shall be allowed only to protect existing primary structures and only where avoidance measures are not technically feasible.

The applicant has provided a geotechnical report prepared by Robert M. Pride, a licensed geotechnical engineer. In the report, the engineer states that he observed that the soils in the area of the proposed retaining wall consist of fill deposits underlain by glacial till. He observed that the slope shows signs of slumping and creep movement. The engineer's opinion is that avoidance is not technically feasible and, "that the slope must be stabilized to prevent future erosion and instability problems that will adversely impact the walkway, driveway and the existing house foundation."

The geotechnical engineer recommends that the slope be stabilized with a

concrete block retaining wall in order to support the load of the slope above and existing infrastructure on the property.

**ii. Performance Standards for Geologic Hazard Critical Areas – Steep Slopes
LUC 20.25H.125**

a. Structures and improvements shall minimize alterations to the natural contour of the slope, and foundations shall be tiered where possible to conform to existing topography;

Response: *The proposed stabilization measure is tier and curved to match the existing contours and minimize unnecessary alteration to the slope.*

b. Structures and improvements shall be located to preserve the most critical portion of the site and its natural landforms and vegetation;

Response: *There are two significant trees in the vicinity of the project area. The proposed retaining walls are designed to minimize disturbance to the critical root zones of these trees and preserve them both.*

c. The proposed development shall not result in greater risk or a need for increased buffers on neighboring properties;

Response: *The proposed retaining walls will stabilize a slope that is exhibiting slumping and creep. The development will not result in a greater risk or need for increased buffers on neighboring properties.*

d. The use of retaining walls that allow the maintenance of existing natural slope area is preferred over graded artificial slopes where graded slopes would result in increased disturbance as compared to use of retaining wall;

Response: *The retaining walls protect the existing infrastructure on the property and do not create artificially graded slopes that would increase the area of disturbance.*

e. Development shall be designed to minimize impervious surfaces within the critical area and critical area buffer;

Response: *There will be no new impervious surface within the critical area or buffer as a result of the proposed development.*

f. Where change in grade outside the building footprint is necessary, the site retention system should be stepped and regrading should be designed to minimize topographic modification. On slopes in excess of 40 percent, grading for yard area may be disallowed where inconsistent with this criteria;

Response: *The proposed stabilization measure is for the protection of the house and driveway. There will be a small flat area on the top of the stepped wall system that will provide access around the house, but no "yard area" is being created.*

g. Building foundation walls shall be utilized as retaining walls rather than rockeries or retaining structures built separately and away from the building wherever feasible. Freestanding retaining devices are only permitted when they cannot be designed as structural elements of the building foundation;

Response: *This performance standard does not apply.*

h. On slopes in excess of 40 percent, use of pole-type construction which

conforms to the existing topography is required where feasible. If pole-type construction is not technically feasible, the structure must be tiered to conform to the existing topography and to minimize topographic modification;

Response: *This performance standard does not apply.*

On slopes in excess of 40 percent, piled deck support structures are required where technically feasible for parking or garages over fill-based construction types; and

Response: *This performance standard does not apply.*

i. Areas of new permanent disturbance and all areas of temporary disturbance shall be mitigated and/or restored pursuant to a mitigation and restoration plan meeting the requirements of LUC 20.25H.210.

Response: *The applicant has proved a mitigation and restoration plan that preserves the desirable native vegetation on the slope and includes native plant restoration of the slope areas that are dominated by non-native invasive species.*

The mitigation and restoration measures will be monitored in accordance with the Director's guidelines for Mitigation and Restoration Monitoring for a period of three years.

IV. Public Notice and Comment

Application Date:	August 16, 2012
Public Notice (500 feet):	September 13, 2012
Minimum Comment Period:	September 27, 2012

The Notice of Application for this project was published in the City of Bellevue weekly permit bulletin on September 13, 2012. It was mailed to property owners within 500 feet of the project site. No comments have been received from the public as of the writing of this staff report.

V. Summary of Technical Reviews

Clearing and Grading:

The Clearing and Grading Division of the Development Services Department has reviewed the proposed development for compliance with Clearing and Grading codes and standards. The Clearing and Grading staff found no issues with the proposed development.

Utilities

The Utilities Department's Development Review Division has reviewed the proposed development for compliance with Bellevue Utilities' codes and standards. The Utilities Development Review staff noted that underground utilities (water and storm) are located in the vicinity of the proposed project. These utilities will be located in the field

and necessary protections utilized to ensure no interruption in service.

VI. State Environmental Policy Act (SEPA)

The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the proposal. The Environmental Checklist submitted with the application adequately discloses expected environmental impacts associated with the project. The City codes and requirements, including the Clear and Grade Code, Utility Code, Land Use Code, Noise Ordinance, Building Code and other construction codes are expected to mitigate potential environmental impacts. Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements.

A. Earth and Water

A Construction Stormwater Pollution Prevention Plan that includes temporary erosion and sedimentation control that will be employed during construction will be required for review and approval as a condition of the required clearing and grading permit. The clearing and grading permit will also include plans for ensuring that the site is protected from erosion and sedimentation at the end of the project. The applicant will also be required to submit information regarding the use of pesticides, insecticides, and fertilizers to avoid impacts to water resources. See Section X for a related condition of approval.

B. Animals

The project site is adjacent to a neighborhood-owned natural area that contains quality habitat for birds and mammals. The proposed retaining wall is designed to provide space for native plantings that will enhance the quality of wildlife habitat in the area. There are no known threatened or endangered animal species in the vicinity. No impacts are anticipated since no significant trees will be removed.

C. Plants

A conceptual mitigation and restoration plan has been submitted for review under the critical areas land use permit. A final mitigation and restoration plan will be prepared for the associated clearing and grading permit. See Section X for related conditions of approval.

D. Noise

The site is adjacent to single-family residences whose residents are most sensitive to disturbance from noise during evening, late night and weekend hours when they are likely to be at home. Construction noise will be limited by the City's Noise Ordinance (Chapter 9.18 BCC) which regulates construction hours and noise levels. See Section X for a related condition of approval.

VII. Changes to proposal as a result of City review

The original proposal called for a single, 8'-12' retaining wall in a straight configuration with no native plant restoration of the slope. The proposal has been modified so that the retaining walls are tiered and curved to match the existing terrain. The proposal was also amended to include a native plant restoration plan that replaces the English ivy dominating the slope with native shrubs and ground covers.

VIII. Decision Criteria

A. Critical Areas Land Use Permit Decision Criteria 20.30P

The Director may approve or approve with modifications an application for a critical areas land use permit if:

1. The proposal obtains all other permits required by the Land Use Code;

Finding: The proposal is required to obtain a clearing and grading permit before construction can commence on the retaining walls.

2. The proposal utilizes to the maximum extent possible the best available construction, design and development techniques which result in the least impact on the critical area and critical area buffer;

Finding: The proposal has been reviewed and recommended by a licensed geotechnical engineer and utilizes the best available construction and design techniques that will result in the least disturbance to the steep slope critical area.

3. The proposal incorporates the performance standards of Part 20.25H to the maximum extent applicable, and ;

Finding: As discussed in Section III, the proposal incorporates the performance standards of LUC 20.25H to the maximum extent applicable.

4. The proposal will be served by adequate public facilities including street, fire protection, and utilities; and;

Finding: The property is currently served by adequate public facilities. The proposed development will not change the need the public facilities.

5. The proposal includes a mitigation or restoration plan consistent with the requirements of LUC Section 20.25H.210; and

Finding: The proposal includes a conceptual mitigation and restoration plan. A final mitigation and restoration plan will be submitted for review and approval as part of the required clearing and grading permit.

6. The proposal complies with other applicable requirements of this code.

Finding: As discussed in Section III and V of this report, the proposal complies with all other applicable requirements of the Land Use Code.

IX. Conclusion and Decision

After conducting the various administrative reviews associated with this proposal, including Land Use Code consistency, SEPA, City Code and Standard compliance reviews, the Director of the Development Services Department does hereby **approve with conditions** the proposal to construct stabilization measures within the steep slope critical area and buffer at 12121 SE 26th Street.

Note- Expiration of Approval: In accordance with LUC 20.30P.150 a Critical Areas Land Use Permit automatically expires and is void if the applicant fails to file for a Clearing and Grading Permit or other necessary development permits within one year of the effective date of the approval.

X. Conditions of Approval

The applicant shall comply with all applicable Bellevue City Codes and Ordinances including but not limited to:

<u>Applicable Ordinances</u>	<u>Contact Person</u>
Clearing and Grading Code- BCC 23.76	Savina Uzunow, 425-452-7860
Land Use Code- BCC 20.25H	Kevin LeClair, 425-452-2928
Noise Control- BCC 9.18	Kevin LeClair, 425-452-2928

The following conditions are imposed under the Bellevue City Code or SEPA authority referenced:

1. Restoration of Temporary Disturbance: Prior to the approval and issuance of the required development permit, the applicant shall submit a plan that identifies the area of temporary disturbance around the proposed development and proposes a restoration plan that restores the area to a condition equal to or better than the condition prior to the proposed development. The restoration of temporary disturbance shall be monitored for a period of one-year from the date of acceptance to ensure the restoration effort has been successful. In order to be considered successful, 100% of the native plants shall be alive within one year of acceptance and the restoration area shall be entirely free of non-native invasive plants. A monitoring report meeting the minimum monitoring and reporting standards establish by the director shall be submitted to verify success.

Authority: Land Use Code 20.25H.220.H
Reviewer: Kevin LeClair, Land Use

2. Native Landscape Restoration Monitoring and Reporting: In order to ensure the critical area or critical area buffer native landscape restoration successfully establishes, the restoration shall meet the following performance standards for a period of three years following installation:

Year 1: 100% survival of all installed plants & 0% invasive coverage
Year 2: 90% survival of all installed plants & <10% invasive coverage
Year 3: 85% survival of all installed plants, >35% native coverage & <10% invasive coverage.

A monitoring report meeting the minimum monitoring and reporting standards establish by the director shall be submitted annually to verify success.

Authority: Land Use Code 20.25H.220.D
Reviewer: Kevin LeClair, Land Use

3. Maintenance Assurance Device: In order to ensure the restoration successfully establishes, a maintenance assurance device in an amount equal to 100% of the cost of labor and materials for the landscape installation shall be held for a period of three years from the date of successful installation. The maintenance assurance device will be released to the applicant upon receipt of documentation of reporting successful establishment in compliance with the performance standards stated in condition of approval #5 above.

Authority: Land Use Code 20.25H.220.F
Reviewer: Kevin LeClair, Land Use

4. Rainy Season restrictions: Due to the proximity to steep slope critical areas, no clearing and grading activity may occur during the rainy season, which is defined as October 1 through April 30 without written authorization of the Development Services Department. Should approval be granted for work during the rainy season, increased erosion and sedimentation measures, representing the best available technology must be implemented prior to beginning or resuming site work.

Authority: Bellevue City Code 23.76.093.A,
Reviewer: Savina Uzunow, Clearing and Grading

5. Pesticides, Insecticides, and Fertilizers: The applicant must submit as part of the required Clearing and Grading Permit information regarding the use of pesticides, insecticides, and fertilizers in accordance with the City of Bellevue's "Environmental Best Management Practices".

Authority: Land Use Code 20.25H.220.H
Reviewer: Kevin LeClair, Land Use

6. Noise Control: Noise related to construction is exempt from the provisions of BCC 9.18 between the hours of 7 am to 6 pm Monday through Friday and 9 am to 6 pm on Saturdays, except for Federal holidays and as further defined by the Bellevue City Code. Noise emanating from construction is prohibited on Sundays or legal holidays unless expanded hours of operation are specifically authorized in advance. Requests for construction hour extension must be done in advance with submittal of a construction noise expanded exempt hours permit.

Authority: Bellevue City Code 9.18
Reviewer: Kevin LeClair, Land Use

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: *Angela Thorne*

Proponent:

Contact Person: *Jeff Brabec*

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

Address: *12121 SE 26th st, Bellevue, WA 98005*Phone: *206 478 2006*

Reviewed under Bellevue
permit # 12-121930-LO
By Kevin LeClair
425-452-2928
kleclair@bellevuewa.gov

Proposal Title: *Block Retaining Wall*Proposal Location: *12121 SE 26th st. Bellevue, WA 98005*

(Street address and nearest cross street or intersection) Provide a legal description if available.

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

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

1. General description: *Ecology block retaining wall.*
2. Acreage of site: *13,000 sq. ft.*
3. Number of dwelling units/buildings to be demolished:
4. Number of dwelling units/buildings to be constructed:
5. Square footage of buildings to be demolished:
6. Square footage of buildings to be constructed:
7. Quantity of earth movement (in cubic yards): *10 estimated.*
8. Proposed land use: *Natural space*
9. Design features, including building height, number of stories and proposed exterior materials:
10. Other

Received

AUG 16 2012

Permit Processing

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

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.

Tree survey

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.

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.

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

A clearing and grading permit will be required to construct the retaining walls.

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

Shoreline Management Permit
Site plan

A. ENVIRONMENTAL ELEMENTS

1. Earth

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

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

50%

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

Glacial till

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
slumping and creep at slope from poorly compacted fill soils

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.
Ecology block wall with 2000psf soil with friction value of .35. 10 cu.yds fill estimated or less.

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

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

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

Follow guidelines from COB.

A construction stormwater pollution prevention plan will be required with the clearing and grading permit. Erosion control BMPs are required per BCC 23.76.

2. AIR

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

None

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

None

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

None

3. WATER

a. Surface

(1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If

None

appropriate, state whether stream or river it flows into.

- (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.

None

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

No

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

No

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

No

There are no open water bodies within the vicinity of the proposed retaining walls.

b. Ground

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

No

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

None

c. Water Runoff (Including storm water)

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

None

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

No

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

Crushed Gravel under wall and behind for subsurface drainage

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 *No*

crop or grain *No*

wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other *No*

water plants: water lily, eelgrass, milfoil, other *No*

other types of vegetation *various.*

There is one Douglas-fir and one madrone tree that may be impacted by the construction. These trees are intended to be preserved.

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

It will be the only vegetation removed.

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

Unknown.

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

Replant with native species, dogwood, etc.

5. ANIMALS

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

Birds: hawk, heron, eagle, songbirds, other:

Mammals: deer, bear, elk, beaver, other:

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

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

Unknown

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

Unknown

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

Ivy removal

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.

None

- 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:

None

7. Environmental Health

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

No

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

None

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

None

b. Noise

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

None

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

Small equipment. 8am - 5pm.

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

shut down equipment when idle.

8. Land and Shoreline Use

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

Single family home.

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

No

- c. Describe any structures on the site.

1980 sq. ft. Daylight basement vanabler.

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

No

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

Residential

Zoning is R-3.5 Comp. Plan Designation is SF-M. Zoning is consistent with Comp. Plan

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

?

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

?

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

steep slope areas.

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

N/A

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

None

- 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:
Regular meetings with COB. Land Use Planner.

9. Housing

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

N/A

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

N/A

- 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?

N/A

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

N/A

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

N/A

11. Light and Glare

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

None

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

None

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

None

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

None

12. Recreation

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

Unknown

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

No

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

None

13. Historic and Cultural Preservation

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

No

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

No

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

None

14. Transportation

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

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

No

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

N/A

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.

N/A

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

N/A

15. Public Services

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

No

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

None

16. Utilities

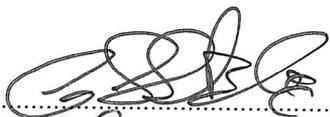
a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

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 new utilities.

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..... 8-16-12