



City of Bellevue
Development Services Department
Land Use Staff Report

Proposal Name: Lakeview Heights Short Plat

Proposal Address: 16805 SE 43rd St (KC Parcel # 1324059038)

Proposal Description: The applicant requests Preliminary Short Plat approval to subdivide 4.48 acres into 4 lots for the development of detached single-family dwellings in the R-4 zone. The proposed lot sizes range from 13,135 square feet to 2.37 acres, and the proposed density of the subdivision is .89 dwelling units per acres. This application is vested to King County regulations in effect, December 12, 2011 under King County File No. L12S0002.

File Number: 13-107255-LN

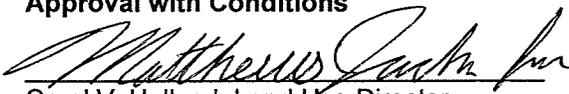
Applicant: Troy Schmell

Decisions Included: Preliminary Short Plat
(Process II. LUC 20.45B & Interlocal Agreement Between the City of Bellevue and King County relating to the South Bellevue Annexation, Effective June 1, 2012, Bellevue Clerk's Receiving No. 48794)

Planner: Leah Chulsky, Associate Planner

**State Environmental Policy Act
Threshold Determination:** **Determination of Non-significance**

Carol V. Helland, Land Use Director
Development Services Department

Director's Decision: **Approval with Conditions**

Carol V. Helland, Land Use Director
Development Services Department

Application Date: March 12, 2012 with King County
Notice of Application Publication Date: May 18, 2013 & May 23, 2012 by King County
Decision Publication Date: April 11, 2013 by City of Bellevue
Project/SEPA Appeal Deadline: April 25, 2013 with City of Bellevue

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.

I. Proposal Description

The applicant requests Preliminary Short Plat approval to subdivide 4.48 acres into 4 lots for the development of detached single-family dwellings in the R-4 zone. The proposed lot sizes range from 13,135 square feet to 2.37 acres, and the proposed density of the subdivision is .89 dwelling units per acres. This application is vested to King County regulations in effect, December 12, 2011 under King County File No. L12S0002.

II. Consistency with Interlocal Annexation Agreement (Clerk's Receiving No. 48794):

At the time the application was filed with King County on March 12, 2012, the property was located in unincorporated King County. On June 1, 2012, the property was annexed into the City of Bellevue.

In accordance with the Interlocal Annexation Agreement between King County and the City of Bellevue, land use permits filed with King County prior to the annexation effective date shall be reviewed by King County up to the point that King County is ready to make a final decision. King County shall then forward their recommendation to the City of Bellevue. King County forwarded their recommendation on the proposed subdivision on February 20, 2013.

The City of Bellevue has reviewed King County's attached recommendation and is issuing the final decision. Any subsequent appeals on this decision will be processed by the City of Bellevue Hearing Examiner.

III. Public Notice and Comment

Application Date:	March 12, 2012 with King County
Completeness Date:	May 8 2012 by King County
Public Notice (500 feet):	May 18, 2013 and May 23, 2012 by King County

The Notice of Application for this project was published by King County on May 18, 2012 in the Bellevue Reporter and May 23, 2012 in the Seattle Times. A Land Use Notification sign was also erected at the site. No comments were received from the public as of the writing of this report

IV. Summary of City of Bellevue Review

A. Clearing and Grading:

The Clearing and Grading Division of the Development Services Department has reviewed the proposed subdivision. The Clearing and Grading staff found no issues with the proposed subdivision and King County recommendations.

B. Utilities

The Utilities Department's Development Review Division has reviewed King County's recommendation and the associated technical information relative to the project's compliance with King County's Codes and Standards. The Utilities staff found no issues with the proposed subdivision and King County recommendations. See Conditions of Approval in Section VIII of this report.

C. Transportation

The Transportation Department's Development Review Division has reviewed the proposed subdivision. The Transportation Department will not be requiring frontage improvements for this applicant per City Code Section 14.60.110.E.1 which states that street frontage improvements may be waived if matching frontage will not be installed in the foreseeable future. This is the case for the Lakeview Heights Short Plat. The Transportation Department found no additional issues with the proposed development and King County recommendations.

V. 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 King County codes and requirements, 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.

See Conditions of Approval in Section VIII of this report.

VI. Zoning Code Compliance, Design Features, Utilities and Services

The proposed four lot short plat is vested to the King County Code that was in place on March 12, 2012. The County analysis of the proposal's compliance with applicable regulations is included in the attached King County Short Plat Staff Report and Recommendation. Refer to Attachment 1.

VII. Conclusion and Decision

After conducting the various administrative reviews associated with this proposal, including consistency with King County Code, Interlocal Annexation Agreement between King County and the City of Bellevue, City Code and Standard compliance reviews, the Director of the Development Services Department does hereby **approve with conditions** the proposal to subdivide **KC Parcel # 1324059038** into four single-family parcels, a private access tract and a storm drainage tract.

Note- Expiration of Approval: In accordance with King County Land Segregation Code Title 19A.12.040, the approved preliminary short plat is valid for a period of 84-months. If the final short plat is not filed before such time, the preliminary approval shall expire and be void.

VIII. Conditions of Approval

This approval adopts by reference all of the conditions of approval contained within the King County Short Plat Staff Report and Recommendation and King County SEPA Threshold Determination Recommendation. Refer to Attachments 1 and 2 respectively.

In addition to those in the attached recommendation, the following conditions of approval are imposed under the Bellevue City Code or SEPA authority referenced.

1. RAINY SEASON RESTRICTIONS

Due to the proximity to a stream critical area, 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: Tom McFarlane, Development Services Department

2. 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: Leah Chulsky, Development Services Department

3. PRELIMINARY DESIGN, UTILITY CODES AND ENGINEERING STANDARDS

Utility review has been completed on the preliminary information submitted at the time of this application. The review has no implied approvals for water, sewer and storm drainage components of the project. A Utility Extension Agreement will be required for review and approval of the utility design for storm and surface water facilities. The side sewer connection can be reviewed under the UE but will be permitted under a separate multi use side sewer permit. Submittal of the Utility extension will coincide with future clearing and grading permit review. Final civil engineering may require changes to the site layout to accommodate the utilities. Preliminary storm drainage review was completed under King County codes and standards in place at the time of the preliminary short plat application.

Authority: Bellevue City Code Title 24.02, 24.04, 24.06
Reviewer: Mark Dewey, Utilities



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

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Troy Schmell

LOCATION OF PROPOSAL: 16805 SE 43rd St (KC Parcel # 132405038)

NAME & DESCRIPTION OF PROPOSAL: Lakeview Heights Short Plat

The applicant requests Preliminary Short Plat approval to subdivide 4.48 acres into 4 lots for the development of detached single-family dwellings in the R-4 zone. The proposed lot size range from 13,135 square feet to 2.37 acres, and the proposed density of the subdivision is .89 dwelling units per acres. This application is vested to King County regulations in effect, December 12, 2011 under King County File No. L12S0002. **FILE NUMBER:** 13-107255-LN (King County file # L12S0002)

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 Department of Planning & Community Development. 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 March 16, 2006.
- 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 April 25, 2013.
- 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

April 11, 2013
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



**REPORT AND DECISION
SHORT SUBDIVISION FILE NO. L12S0002**

DRAFT

A. DESCRIPTION OF THE PROPOSED SHORT SUBDIVISION:

This is a proposal to subdivide 4.48 acres into four lots for the development of single-family residences in the R-4 zone. Lot 1 of the proposed short plat is 2.37 acres in size, and Lots 2 – 4 range from 13,135 to 15,945 square feet. The proposed density of the short subdivision is approximately one dwelling unit per 1.12 acres (or 0.89 dwelling units per acre). Refer to Attachment 1 of this report for a copy of the proposed short plat map.

It should be noted that the subject application was filed with King County on March 12, 2012, and at that time, the property was located in unincorporated King County. Subsequently, on June 1, 2012, the property was annexed into the City of Bellevue. Under state law, since the application vested prior to June 1, 2012, it is subject to King County regulations, rather than the City of Bellevue regulations. However, since the property now lies within the City, the City is the decision-maker on this application, not King County.

B. GENERAL INFORMATION:

Owner/Applicant: Troy Schmeil
16834 SE 43rd Street
Issaquah, WA 98027

Engineer: Jon Nelson, P.E.
Land Development Advisors, LLC
12865 SE 47th Place
Bellevue, WA 98006

STR: Northwest ¼ of Sec. 13, Twp. 24, Range 5

Location: Lying on the south side of SE 43rd St., at approximately 168th Ave SE if constructed.

Zoning: R-4
Acreage: 4.48 acres
Number of Lots: 4 lots
Density: 1 dwelling unit per 1.12 acres (also expressed as 0.89 dwelling units per acre)
Lot Sizes: Ranges from 13,135 square feet to 2.37 acres
Proposed Use: Detached single-family residences

Sewage Disposal: City of Bellevue
Water Supply: City of Bellevue
Fire District: King County Fire Protection District #10
School District: Issaquah School District #411
Complete Application (Vesting) Date: March 12, 2012

C. NATURAL ENVIRONMENT

1. Topography: The subject property generally increases in elevation to the southeast. The site has moderate slopes, with some areas of steep slopes on the southeast corner and within a stream ravine crossing the southeast portion of the site. The slopes range from approximately 25 to 42 percent.
2. Soils: The following two soil units are shown to be present on the site, per the 1973 King County Soil Survey. The descriptions below of these soils are taken from the Soil Survey.

AgD, Alderwood gravelly sandy loam, 15 to 30% slopes. Depth to the substratum in this soil unit varies within short distances, but is

commonly about 40 inches. Runoff is medium and the erosion hazard is severe. The slippage potential is moderate.

BeD, Beausite gravelly sandy loams, 15 to 30% slopes. Runoff is rapid and the hazard of erosion is severe.

A geotechnical evaluation of the site was prepared for a previous owner of the subject property, for the development of a 13-lot subdivision. The report was completed by Liu & Associates, Inc. and is dated July 20, 2004. Subsequently, another geotechnical study was completed by South Fork Geosciences, to evaluate the current 4-lot proposal. The South Fork report is dated August 17, 2012. South Fork concluded that the 4-lot proposal can be safely built on the site. Dr. Greg Wessel, a geologist on the Department staff, reviewed the above-noted reports and accepted the conclusions of the project reports.

3. Wetland/Streams: The subject property is located in the West Lake Sammamish drainage sub-basin. As noted previously, a stream crosses the southeast corner of the property, within a ravine. Both the applicant's consultant, Altmann Oliver Associates, LLC, and DPER staff have identified this stream as a Type N aquatic area, under King County's classification system (see KCC 21A.24.355). King County Code 21A.24.358 requires a 65-foot buffer from the ordinary high water mark of this stream. The applicant's proposed site plan meets this buffer requirement.
4. Vegetation: The subject property is densely wooded with a mixed deciduous/coniferous forest.
5. Wildlife: Small birds and animals undoubtedly inhabit this site. Larger species may visit it on occasion, though probably infrequently. No threatened or endangered species are known to exist on or near the property.
6. Mapped Critical Areas: King County's Geographic Information System shows the northern portion of the site in an Erosion Hazard Area, and shows the above-described aquatic area (stream) crossing the southeast portion of the property.

D. NEIGHBORHOOD CHARACTERISTICS

As noted above, the subject property lies within an area that was annexed into the City of Bellevue in June 2012. Bellevue's zoning of this area (lying both north and south of SE 43rd St.) is R-3.5. This zone classification has a minimum lot size of 10,000 square feet, though lot size averaging is permitted.

The area along SE 43rd St. is substantially developed with single-family residences on lots ranging in size from generally 9,000 square feet to an acre. Some larger parcels also exist along SE 43rd St., approximately 1 ½ to 4 ½ acres in size, that have the potential to be subdivided under the R-3.5 zone classification. In addition to the subject application, there are two other pending short subdivision applications located along SE 43rd St. that have been forwarded to the City of Bellevue (L12S0001 and L11S0008). These two applications, if completed, will create 10 additional lots which range in size from approximately 5,000 to 8,000 square feet.

The subject property is undeveloped.

E. ZONING CODE COMPLIANCE, DESIGN FEATURES, UTILITIES AND SERVICES

1. Comprehensive Plan, Zoning, Density and Lot Width: The King County Comprehensive Plan land-use designation for the site is "um" (Urban Residential 4 – 12 du/ac). The County's zoning of the site is R-4, and under the Base Density provisions for the R-4 zone classification, 18 lots/dwelling units could be developed on the site (KCC 21A.12.030A).

The County has also adopted a Minimum Density requirement for the County's Urban zone classifications. Without considering the moderate slopes that are present on the site, the Minimum Density requirement for the subject short plat application is six lots/dwelling units. (KCC 21A.12.085 allows a further reduction of this number to reflect the moderate slopes that are present on the property.) Since the applicant's proposal is for the creation of four lots, the Minimum Density requirement has been met.

Regarding lot width, the four proposed lots of the subject short plat application meet the 30-foot lot width requirement of the King County Zoning Code (KCC 21A.12.030).

2. **Access/Roadway Section:**

This four lot short plat is located on SE 43rd Street east of 164th Ave SE. SE 43rd Street had been classified by King County as an urban subcollector street with a 20-22 foot wide roadway and 1-2 foot gravel shoulders along the short plat frontage. This pavement is located on the south side of the right of way; with the crown of the roadway is about one to two feet south of the right of way centerline. A road in excess of 20 percent slope would be needed to create access to any proposed lots from SE 43rd Street to the southern portion of this lot. The proposal is to create one lot large lot in the southern part of the property with a pipe stem and a steep driveway and to use direct access to the other three lots to SE 43rd Street.

The proposal to King County is to provide urban frontage improvement with curb gutter and sidewalk 14 feet from the crown of the existing roadway with a driveway drop for each of the four lots. This short plat parcel was incorporated into the City of Bellevue prior to getting preliminary approval. The City of Bellevue road standards do not require urban frontage improvements for short plat that are unlikely to be installed in the foreseeable future. A driveway with about a 20 percent slope will be constructed through a pipe stem for the upper lot 1. The proposed driveways to the street frontage lots would require construction easements of adjoining lots. If these driveways are needed to access the proposed building sites they will need to be constructed prior to recording of the short plat.

3. **Drainage:**

The short plat is in the Lake Sammamish drainage basin and is in a forested condition. The site slopes upward between 25 -35 percent from the north boundary at SE 43rd street up to the south boundary. A drainage swale runs across the southeast corner of the existing lot from east 1/3 of the south boundary to the middle of the east boundary and then onto the adjacent property. The swale continues northeast until it enters a cross culvert under SE 43rd Street about 100 east of the east boundary. The remaining portion of the site sheet flows in the forested area to SE 43rd Street where any surface water flows enters the roadside ditch. This runoff then runs east in the ditch along the roadway and into the noted drainage swale about 100 feet east of the property boundary. All flows combine and are then conveyed under SE 43rd Street in a cross culvert then continues in a swale and culverts and into Lake Sammamish.

The proposal is convey all new impervious surface runoff to a water quality and detention tank then into a sand filter to provide for the sensitive lake water quality treatment. The facility will be located in the northeast corner of the short plat. The outlet of the tank would flow into the existing roadside ditch and then to the swale.

4. **Schools:** This proposal has been reviewed under RCW 58.17.110 and King County Code 21A.28 (School Adequacy).

- a. **School Facilities:** The lots of the proposed short plat will be served by - Sunset Elementary, Pacific Cascade Middle School and Issaquah High School, all located within Issaquah School District No. 411.

- b. School Impact Fees: The Issaquah School District currently has an adopted, development impact fee for funding school system improvements. That fee is \$3,738.00 per single-family residence. Under King County Code, that fee is collected at the time of issuance of a building permit for a residence on the proposed lots.
 - c. School Adequacy: The Issaquah School District has submitted a capital facilities plan to King County for review, and this plan has been approved by the King County Council. The plan evaluates the adequacy of school facilities to serve projected development in the District, and includes the above-noted school impact fee to help fund the construction of needed facilities. Per KCC 21A.28.140, short subdivision applications are exempt from review under King County's adopted school concurrency standard.
 - d. School Access: Per comments received from the Issaquah School District (10/3/12 phone conversation, Gail Morgan, Transportation Routing Coordinator), children from the proposed short plat will be bussed to all three schools noted above. The bus stop location for all the schools will be at the intersection of SE 43rd St. /164th Ave. SE.
5. Utilities:
- a. Sewage Disposal: The applicant has proposed to serve the proposed short plat with a public sewer system managed by the City of Bellevue. The City has completed a Certificate of Sewer Availability, dated February 27, 2012, which indicates the City has the ability to serve the short plat.
 - b. Water Supply: The applicant has proposed to serve the proposed short plat with a public water system managed by the City of Bellevue. The City has completed a Certificate of Water Availability, dated February 27, 2011, which indicates the City has the ability to serve the short plat.
6. Fire Protection: Based on the Certificate of Water Availability completed by the City of Bellevue, insufficient water is available to the site to meet the King County fire flow requirements (1,000 gpm for two hours or more). Building permits for future residences constructed on the proposed lots will be reviewed by the City. Thus, the City may require the installation of fire protection sprinkler systems in these residences.

F. SEPA THRESHOLD DETERMINATION:

Pursuant to the State Environmental Policy Act (SEPA), RCW 43.21C, the responsible official of the City of Bellevue issued a threshold determination of non-significance (DNS) for the proposed development on _____. This determination was based on the review of the environmental checklist and supporting documentation filed with the application, which resulted in the conclusion that the proposal would not cause probable significant adverse impacts on the environment, provided the measures which appear in Section H below are conditions of the project.

G. FINDINGS/CONCLUSIONS:

The subject application will comply with the goals and objectives of the King County Comprehensive Plan, the requirements of the King County Subdivision and Zoning Codes, and other official land use controls of King County (i.e. the 2007 Road Design and Construction Standards, the Surface Water Design Manual, etc.), based upon the following conditions for final short plat approval.

H. DECISION:

Short Plat File No. L12S0002, revised site plan received on December 13, 2012 and depicted on Attachment 1 to this report, is GRANTED PRELIMINARY APPROVAL; subject to the following conditions of final approval:

1. **KCC Title 19A – Compliance with Final Short Subdivision Requirements**

- A. Compliance with all of the Land Segregation provisions of King County Code Title 19A.
- B. The final short subdivision recording documents must be prepared by a professional land surveyor, licensed in the State of Washington. These documents shall comply with the conditions of approval listed in this report/decision.
- C. The final review process must be completed prior to the recording of the short subdivision or the sale of any lots contained within. It is strongly recommended that the Final Short Plat review package be submitted to the City of Bellevue at least one year prior to the expiration date of the preliminary approval decision.
- D. All persons having an ownership interest in the subject property shall sign on the face of the final short subdivision.
- E. All utilities within proposed rights-of-way must be included within a franchise approved by the City of Bellevue, prior to final short plat recording.
- F. Prior to recording, KCC 19A.08.160 requires that the following site work be completed:
 - 1. Drainage best management practices (BMP's) facilities and erosion control measures which are consistent with KCC 9.04.090;
 - 2. Water mains and hydrants are installed and fire flow is available, unless waived by the City of Bellevue;
 - 3. Grading as necessary so that all lots are accessible by passenger vehicle;
 - 4. Specific site improvements that are required by this decision to be completed prior to recording, or are required to remove any safety hazard as determined by the City.

2. **Access Requirements – KCC Title 14, 2007 King County Road Design and Construction Standards (KCRDCS)**

Roadway improvements are required to address access requirements and impacts to existing roads and right-of-way. The extent of improvements requires the submittal of engineering plan and profiles and appropriate review fees. Plans shall be prepared and stamped by a professional engineer licensed in the State of Washington, and shall contain the applicable elements outlined in KCRDCS and the 2009 Surface Water Design Manual (see Section 2.2.2). Please note that the applicant should submit the plans to the City of Bellevue a minimum of one year prior to the preliminary approval expiration date.

All construction and upgrading of public and private roads shall comply with the following conditions and the 2007 KCRDCS, unless otherwise approved by the City of Bellevue.

- a. SE 43rd Street is classified as an urban subaccess street (KCRDCS 2.03). Urban frontage improvements (including curb, gutter and sidewalk) shall be constructed along the entire frontage of this short plat, or the improvement shall be the per City of Bellevue code as determined by the engineering review official.
- b. If any of the access driveways to the location of the building site on any of the proposed lots will require the construction of retaining walls and/or slopes that would encroach on an adjoining lot, the driveway shall be constructed prior to recording of the final short plat.

Modifications to the above road improvement conditions may be considered by King County pursuant to the variance procedures in KCRDCS 1.12. Any request for a road variance shall be submitted to King County Department of Permitting and Environmental Review on the appropriate form and with the minimum fee deposit. Other engineering details that may be shown on the preliminary site plan with the exception of the above may not have been reviewed for compliance with KCRDCS. If differences exist, the final design shall be modified to meet KCRDCS. In addition to the above conditions, right-of-way construction permit is required for any utility work in County right-of-way

3. **Surface Water Management Control – KCC Title 9
2009 King County Surface Water Design Manual (SWDM)**

Final short plat approval shall require full compliance with the drainage provisions set forth in King County Code (KCC) 9.04. Compliance may result in reducing the number and/or location of lots as shown on the preliminary approved plat. Preliminary review has identified the following conditions of approval, which represent portions of the drainage requirements. All other applicable requirements in KCC 9.04 and the SWDM must also be satisfied during engineering and final review, unless otherwise approved by the City of Bellevue.

- a. Drainage plans and analysis shall comply with the 2009 SWDM. Approval of the drainage and roadway plans by the City of Bellevue is required prior to any construction.
- b. Standard plan notes and a construction sequence as specified in the SWDM shall be shown on the engineering plans (Reference Section 7B).
- c. As required in Chapter 2 of the SWDM, a storm water pollution prevention and spill plan shall be included with the project engineering plans.
- d. To implement the required Best Management Practices (BMP's) for the treatment of storm water, the final engineering plans and technical information report (TIR) shall clearly demonstrate compliance with all applicable design standards. As described in Chapter 5 of the SWDM, a subdivision project may implement the required BMP's or defer the BMP requirements until the future review of building permits. In either case, the final engineering plans shall clearly indicate the applicable BMP standards and requirements for implementation on the recorded plat. Any proposed clearing and grading of the site shall also comply with the soil amendment requirements in KCC 16.82.100.
- e. A proposal to implement the required BMP's for the development of the subdivision and to receive credit in sizing the flow control facility should be included with the short plat engineering submittal. The engineering plans and technical information report shall provide all required design standards and procedures for implementing the BMPs

when applied. During engineering review, the applicant may also choose alternative designs for best management practices as allowed by the SWDM. The final recorded plat shall include covenants, easements, notes, and other details to implement the BMP's for site development when applied.

f. Storm water facilities shall be designed using the KCRTS Conservation flow control standard. Water quality facilities shall also be provided using the sensitive lake protection menu. All runoff control facilities shall be located in a separate tract and/or right-of-way dedicated to the City of Bellevue, or if road right-of way is privately maintained, a public drainage easement shall be provided. If required, the size of the proposed drainage tracts may have to increase to accommodate the required detention storage volumes and water quality facilities

g. If the storm water BMP's are deferred until building permit review, the following note shall be shown on the final recorded plat:

“Permit applications for buildings or other improvements constructed on lots created by this subdivision must be reviewed by the City of Bellevue for compliance with Best Management Practices (BMP's) and other applicable drainage standards as specified in the SWDM. As determined by the City, the permit applicant for each lot must prepare a drainage site plan with procedures for design and maintenance details, and record a declaration of covenant and grant of easement for implementation of the BMPs.”

h. The August 27, 2008 geotechnical analysis that was prepared by the applicant's consultant, AESI (see Section C.2 above), indicated that the proposed stormwater pond may intersect the groundwater table. Therefore, the design and/or sizing of the pond may have to be modified, and could cause a reduction in the proposed number of lots in the subdivision.

4. **Site Improvement Inspections, Fees and Financial Guarantees (KCC Title 19 & 27)**

An inspection fee and applicable financial guarantees are required prior to either starting construction or recording this short plat. Please contact the City of Bellevue to request the initiation of the fee estimate and financial guarantee paperwork process and to request a pre-construction meeting.

5. **Health/Utilities (KCC 13)**

This project is exempt from King County Public Health Department review. However, if sewer and/or water improvements are required by the City of Bellevue to serve this proposed short plat, then the applicant shall provide documentation to verify the improvements have been bonded or installed, prior to recording the short plat.

6. **Building and Construction Standards (Title 16)**

The applicant shall comply with all applicable provisions of KCC Chapter 16.82, including KCC 16.82.156 concerning the preservation of “significant trees” on short subdivisions located in the King County “Urban” designated area. A detailed tree retention plan, which complies with KCC 16.82.156B2 and other applicable requirements of this code section, shall be submitted for review and approval prior to final short plat approval. Bonding may be required by the City of Bellevue to assure implementation of the tree retention/replacement

plan. No clearing or grading of the site shall occur until the City of Bellevue approves the detailed tree retention plan.

7. Zoning Code (KCC 21A)

A. Density and Dimensions (KCC 21A.12 and 21A.37)

All lots shall meet the density and dimensional requirements of the R-4 zone classification or shall be as shown on the face of the approved preliminary short subdivision, whichever is larger (see KCC 21A.37.030B). Minor revisions to the short subdivision, which do not result in substantial changes and do not create additional lots, may be approved by the City of Bellevue.

B. Street Trees (KCC 21A.16) – Street trees shall be provided as follows (per KCRDCS 5.03 and KCC 21A.16.050):

- i. Trees shall be planted at a rate of one tree for every 40 feet of frontage along SE 43rd Street. The requirement for these trees may be waived or the 40-foot spacing modified to accommodate sight distance requirements for driveways and intersections.
- ii. Trees shall be located within the street right-of-way and planted in accordance with Sec. 5.03 and Drawings 5-009 through 5-013 of the 2007 King County Road Design and Construction Standards (KCRDCS), unless the City of Bellevue determines that trees should not be located in the street right-of-way.
- iii. If the City determines that the required street trees should not be located within the right-of-way, they shall be located no more than 20-feet from the street right-of-way line.
- iv. The trees shall be owned and maintained by the individual, adjacent lot owners, unless the City has adopted a maintenance program. Ownership and maintenance shall be noted on the face of the final recorded plat.
- v. The species of trees shall be approved by the City if located within the right-of-way, and shall comply with KCRDCS 5.03L, M, and N. They shall not include species the City determines has the potential to disrupt utilities or impact roadway improvements. All tree planting in the right-of-way shall include the installation of an approved root barrier adjacent to walks and curbs for each tree, unless otherwise approved by the City.
- vi. The applicant shall submit a street tree plan and bond quantity worksheet for review and approval by the City.
- vii. The street trees must be installed and inspected, or a performance bond posted prior to recording the short plat. If a performance bond is posted, the street trees must be installed and inspected within one-year of recording of the short plat. At the time of inspection, if the trees are found to be installed per the approved plan, a maintenance bond must be submitted and held for one-year. After one-year, the maintenance bond may be released after the City has completed a second inspection and determined that the trees have been kept healthy and thriving.

8. Geotechnical Review

- a. All grading, building, and development activities shall honor the recommendations collectively presented in the project geotechnical

studies by Liu and Associates dated July 20, 2004, and South Fork Geosciences, dated August 17, 2012.

- b. Each site development, grading, and building permit application shall be accompanied by a review and approval of the development proposal by the project geotechnical engineer, which should be reviewed and approved by the geotechnical reviewer for the City of Bellevue. Onsite inspections and approvals of site development during construction activity may be required. Should the excavation of soils or rock require methods other than those described in the project geotechnical reports, a grading plan revision should be submitted for review and approval by the City of Bellevue.

9. **Critical Areas (KCC 21A.24)**

The proposed subdivision shall comply with the Critical Areas Ordinance as outlined in KCC 21A.24. Permanent survey marking and signs, as specified in KCC 21A.24.160, shall also be addressed prior to final short plat approval. Temporary marking of critical areas and their buffers (e.g., with bright orange construction fencing) shall be placed on the site and shall remain in place until all construction activities are completed.

Preliminary plat review has identified the following specific requirements which apply to this project. All other applicable requirements from KCC 21A.24 shall also be addressed by the applicant.

- a. The aquatic area (stream) and buffer as shown on the plat map dated September 7, 2012 shall be placed in Critical Area Tract (CAT) for long term protection. The aquatic area was determined to be a Type 'N' non-fish bearing stream and requires a 65-foot buffer as measured from the ordinary high water mark (OHWM).
- b. A 15-foot building setback line (BSBL) is required from the edge of the CAT and shall be shown on the plat map on all affected lots.
- c. The critical area tract shall be marked in a highly visible manner prior to construction and shall remain in place until construction is completed. Prior to plat recording, the location of the CAT shall be identified on the site with survey markers, per KCC 21A.24.160A.
- d. The plans shall be routed to the City of Bellevue Critical Area staff for critical area review and approval during engineering review and/or prior to final recording.

The following note shall be shown on the final engineering plan and recorded plat:

RESTRICTIONS FOR CRITICAL AREA TRACTS AND CRITICAL AREAS AND BUFFERS

Dedication of a critical area tract critical area and buffer conveys to the public a beneficial interest in the land within the tract/critical area and buffer. This interest includes the preservation of native vegetation for all purposes that benefit the public health, safety and welfare, including control of surface water and erosion, maintenance of slope stability, and protection of plant and animal habitat. The critical area tract/critical area and buffer imposes upon all present and future owners and occupiers of the land subject to the tract/critical area and buffer the obligation, enforceable on behalf of the public by the City of Bellevue, to leave undisturbed all trees and other vegetation within the tract/critical area and buffer. The vegetation within the tract/critical area and buffer may not be cut, pruned, covered by fill, removed or

damaged without approval in writing from the City of Bellevue, unless otherwise provided by law.

The common boundary between the tract/ critical area and buffer and the area of development activity must be marked or otherwise flagged to the satisfaction of the City prior to any clearing, grading, building construction or other development activity on a lot subject to the critical area tract/ critical area and buffer. The required marking or flagging shall remain in place until all development proposal activities in the vicinity of the critical area are completed.

No building foundations are allowed beyond the required 15-foot building setback line, unless otherwise provided by law.

11. **Road Mitigation Payment System (KCC 14.75)**

The applicant or subsequent owner shall comply with the Road Mitigation Payment System (MPS), King County Code 14.75, by paying the required MPS fee and administration fee. The applicant or subsequent owner has an option to either:

- A. Pay the MPS fee at final short plat recording, or
- B. Pay the MPS fee at the time of building permit issuance.

If the first option is chosen, the fee paid shall be the fee in effect at the time of short plat application and a note shall be placed on the face of the recorded short plat that reads, "All fees required by King County Code 14.75, Mitigation Payment System (MPS) have been paid." If the second option is chosen, the fee paid shall be the amount in effect as of the date of the building permit application.

Other Considerations

- A. Preliminary approval of this application does not limit the applicant's responsibility to obtain any required permit or license from the State or other regulatory body. This may include, but not be limited to, obtaining a forest practice permit, an HPA permit, and building permits.
- B. Development of the subject property may require registration with the Washington State Department of Licensing, Real Estate Division.

Parties and Persons of Interest:

Beverly Akers, Party of Record
Paul Kaald, Party of Record
Ronald & Linda Kalvin, Party of Record
Troy Schmeil, Applicant
Jon Nelson, Land Development Advisors, LLC
Greg Wessel, Geologist, Critical Areas Section, King County DPER
Nick Gillen, Environmental Scientist III, King County DPER
Laura Casey, Environmental Scientist III, King County DPER
Joanne Carlson, ASII, King County DPER
Dave Sandstrom, PPM III, King County DPER
Pat Simmons, Engineer, King County DPER
Molly Johnson, Development Engineer, King County DPER
Jarrod Lewis, Supervisor, Urban Product Line, King County DPER

Appeal Information

RIGHT TO APPEAL

(The City of Bellevue appeal procedures and related fees should appear here.)

State Environmental Policy Act (SEPA)

DRAFT

Determination Of Non-Significance for Short Plat L12S0002

DRAFT

Date of Issuance: _____

Project:

This is a proposal to subdivide 4.48 acres into four lots for single-family residences in the R-4 zone. Lot 1 of the proposed short plat is 2.37 acres in size, and Lots 2 – 4 range from 13,135 to 15,945 square feet. The proposed density of the short subdivision is approximately one dwelling unit per 1.12 acres (or 0.89 dwelling units per acre).

Location:

The site lies on the south side of SE 43rd Street at approximately 168th Ave SE if constructed

King County Permits:

Short Subdivision L12S0002

City Contact:

Proponent:

Callidus Development, Inc.
Attn: Troy Schmeil
16834 SE 43rd Street
Issaquah, WA 98027
425-818-8829

Zoning:

R-4

Drainage Subbasin:

West Lake Sammamish

Section/Township/Range:

Northwest ¼ of Sec. 13, Twp. 24, Range 5

Notes:

- A. This determination is based on the review of the project revised site plan received December 13, 2012, the Environmental Checklist received March 12, 2012, the Offsite/Level 1 Downstream Analysis Report received March 12, 2012, the Geotechnical Engineering Study received March 12, 2012, and other documents in the file.
- B. Short Plat Application L12S0002 was filed with King County on March 12, 2012. King County staff determined it was complete on May 8, 2012. The subject property was subsequently annexed to the City of Bellevue on June 1, 2012. Under state law (RCW 58.17.033), the application is vested to and will be reviewed under the County regulations in effect on March 12, 2012.
- C. Issuance of this threshold determination does not constitute approval of the subject application. The subject application has been reviewed for compliance with all applicable King County codes that regulate development activities, including KCC Title 21A (Zoning

Code), the International Fire Code, the King County Road Design and Construction Standards, the King County Surface Water Design Manual, and the Critical Area regulations.

Threshold Determination

The responsible official finds that the above described proposal does not pose a probable significant adverse impact to the environment.

This finding is made pursuant to RCW 43.21C, KCC 20.44 and WAC 197-11 after reviewing the environmental checklist and other information on file with the lead agency and considering mitigation measures which the agency or the applicant will implement as part of the proposal. The responsible official finds this information reasonably sufficient to evaluate the environmental impact of this proposal.

The lead agency has determined that the requirements for environmental analysis, protection, and mitigation measures have been adequately addressed in the development regulations and comprehensive plan adopted under chapter 36.70A RCW, and in other applicable local, state, or federal laws or rules, as provided by RCW 43.21C.240 and WAC 197-11-158. Our agency will not require any additional mitigation measures under SEPA.

Comments and Appeals

Written comments or any appeal of this threshold determination must be stamped received by the **City of Bellevue before ____ PM on _____, 2012.** Appeals must be accompanied by a nonrefundable filing fee. Please reference the file numbers when corresponding.

Appeals must be in writing and state the perceived errors in the threshold determination, specific reasons why the determination should be reversed or modified, the harm the appellant will suffer if the threshold determination remains unchanged, and the desired outcome of the appeal. If the appellant is a group, the harm to any one or more members must be stated. Failure to meet these requirements may result in dismissal of the appeal.

Comment/appeal deadline: _____

Appeal filing fee: \$___ check or money order made out to the _____

Address for comment/appeal: City of Bellevue

Responsible Official: _____

Date Mailed: _____

Date



King County
Department of Development and Environmental Services
900 Oakesdale Avenue Southwest
Renton, WA 98057-5212
206-296-6600 TTY 206-296-7217

**STATE ENVIRONMENTAL POLICY ACT
(SEPA) CHECKLIST**

For alternate formats, call 206-296-6600.

Purpose of the checklist

The State Environmental Policy Act (SEPA), RCW Chapter 43.21 C, 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 agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for the applicants

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. 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 governmental agencies 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. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impacts.

A. Background

- 1. Name of the proposed project, if applicable:
Lakeview Heights

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K.C. D.D.E.S.

#-14

- 2. Name of applicant:
Troy Schmeil

L1250002

3. Address and phone number of applicant and contact person:

Troy Schmeil
16834 SE 43rd Street
Issaquah, WA 98027
425-818-8829

Contact Person: Jon Nelson
12865 SE 47th Place
Bellevue, WA 98006
425 466 9234

4. Date checklist prepared: March 2, 2012

5. Agency requesting checklist: King County

6. Proposed timing or schedule (including phasing, if applicable):

Construction of infrastructure would begin in the Spring of 2013 followed by home construction beginning in late 2013 and continuing as necessary to keep pace with sales until all homes are sold.

7. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? Yes No If yes, explain.

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

Altman Oliver has reviewed the stream and determined it is a Type N. Their letter dated February 27, 2012 has been provided with the application.

9. Do you know whether applications are pending for government approvals of other proposals directly affecting the property covered by your proposal? Yes No If yes, explain.
The City of Bellevue may annex this area in 2012 provided a valid petition is submitted.

10. List any government approvals or permits that will be needed for your proposal, if known.

Preliminary Short Plat approval
SEPA Decision
Final Short Plat approval
Engineering Plan approval & Bellevue Developer Extension Agreement
Washington State DOE Construction Stormwater Permit ("NPDES")
Washington State Joint Aquatic Resources Permit ("JARPA")
Residential Building Permits.

11. Give brief complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

This proposal includes construction of the necessary infrastructure to support 6 new residential lots on a 3.73 acre site. Improvements include grading of the site to prepare the lots for homes; roads, storm drainage, detention and water quality enhancement, sanitary sewers and water distribution systems.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site or sites. Provide a legal description, site plan, vicinity map and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications to this checklist.

The project site is located at 168xx SE 43rd Street, Issaquah. Section 13, township 24 North, Range 5 E.W.M. Tax parcel no. 1324059038. Site plans have been submitted with the permit application.

To be completed by applicant	Evaluation for Agency Use Only
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B. Environmental elements

1. Earth

a. General description of the site (check one)

- Flat
- Rolling
- Hilly
- Steep slopes
- Mountainous
- Other: _____

b. What is the steepest slope on the site (approximate percent of slope)?
40%+

c. What general types of soil are found on the site (i.e., clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.
Soils in the northerly half of the site are mapped as Alderwood gravelly sandy loam. The southerly half are Bausite gravelly sandy loams.

d. Are there surface indications or history of unstable soils in the immediate vicinity? Yes No If so, describe.

e. Describe the purpose, type and approximate quantities of any filling or grading proposed. Indicate source of fill.
The site will be mass graded to prepare it for home and road construction. Estimated excavation is 40,000 cubic yards and the amount of embankment is negligible. Material that cannot be utilized onsite will be removed and disposed at a suitable receiving site.

To be completed by applicant	Evaluation for Agency Use Only
<p>f. Could erosion occur as a result of clearing, construction or use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If so, generally describe. Erosion caused by rainfall could occur during construction.</p> <p>g. About what percent of the site will be covered with impervious surfaces after project construction (i.e., asphalt or buildings)? Approximately 35%</p> <p>h. Proposed measures to reduce or control erosion or other impacts to the earth, if any: Erosion control measures will be provided and a Temporary Erosion Control Plan will be approved by King County. In addition, a Stormwater Pollution Prevention Plan will be prepared for the site and will include water quality monitoring during construction to insure erosion is controlled.</p> <p>2. Air</p> <p>a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke, greenhouse gases) during construction and when the project is completed? If any, generally describe and give approximate quantities if known? Dust and exhaust emissions from construction equipment will occur during the construction phase. Once the homes are occupied, emissions would be typical of residential homes such as fireplace smoke, automobile exhausts, etc.</p> <p>b. Are there any off-site sources of emissions or odor that may affect your proposal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, generally describe.</p>	

To be completed by applicant	Evaluation for Agency Use Only
<p>c. Proposed measures to reduce or control emissions or other impacts to air, if any: None.</p> <p>3. Water</p> <p>a. Surface:</p> <p>1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, salt water, lakes, ponds, wetlands)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe type and provide names. If appropriate, state what stream or river it flows into. An unnamed type N stream flows across the southeast corner of the site and flows to Lake Sammamish.</p> <p>2. Will the project require any work over, in or adjacent to (within 200 feet) the described waters? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, please describe and attach available plans. Construction work will generally occur outside the 65' NGPE stream buffer. A stormwater outfall will be constructed through the buffer (above ground where feasible) from the onsite detention facility to the stream.</p> <p>3. Estimate the amount of fill and dredge material that would be placed 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 anticipated.</p>	

To be completed by applicant	Evaluation for Agency Use Only
<p>4. Will the proposal require surface water withdrawals or diversions? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Give general description, purpose and approximate quantities if known.</p> <p>5. Does the proposal lie within a 100-year floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, note location on the site plan. All construction activity and site improvements are above the stream.</p> <p>6. Does the proposal involve any discharges of waste materials to surface waters? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, describe the type of waste and anticipated volume of discharge.</p> <p>b. Ground</p> <p>1. Will groundwater be withdrawn or will water be discharged to groundwater? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Give general description, purpose and approximate quantities if known.</p> <p>2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (i.e., 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 expected to be served by the system or systems. None.</p>	

To be completed by applicant	Evaluation for Agency Use Only
<p>c. Water runoff (including stormwater):</p> <p>1. Describe the source of runoff (including stormwater) 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.</p> <p style="padding-left: 40px;">Runoff from rainwater will be collected in a series of catchbasins and pipes and discharge to a detention vault in the north eastern corner of the site. Water will be released at pre-developed rates into the unnamed stream.</p> <p>2. Could waste materials enter ground or surface waters? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, generally describe.</p> <p>d. Proposed measures to reduce or control surface, ground and runoff water impacts, if any:</p> <p style="padding-left: 40px;">Detention will be provided and will comply with the Conservation flow control standard. In addition, a wetvault and sand filter will be provided to meet the Sensitive Lake water quality requirement. Construction plans for all drainage and detention improvements will be reviewed and approved by King County.</p> <p>4. Plants</p> <p>a. Check or circle types of vegetation found on the site:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Deciduous tree: alder, maple, aspen, other <input checked="" type="checkbox"/> Evergreen tree: fir, cedar, pine, other <input checked="" type="checkbox"/> Shrubs <input checked="" type="checkbox"/> Grass <input type="checkbox"/> Pasture <input type="checkbox"/> Crop or grain <input type="checkbox"/> Wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other <input type="checkbox"/> Water plants: water lily, eelgrass, milfoil, other <input type="checkbox"/> Other _____ 	

To be completed by applicant	Evaluation for Agency Use Only
<p>b. What kind and amount of vegetation will be removed or altered? All vegetation will be retained within the stream buffer except for some minor clearing for the stormdrain outfall. Approximately 75% of the vegetation outside the stream buffer will be removed. The remaining 25% of the site outside the buffer will remain undisturbed.</p> <p>c. List threatened or endangered species known to be on or near the site. None known.</p> <p>d. Proposed landscaping, use of native plants or other measures to preserve or enhance vegetation on the site, if any: Existing landscaping/trees that will remain will be identified, flagged and protected during construction. If necessary, replacement trees will be provided consistent with King County code. Ornamental landscaping typical of residential subdivisions will be installed by the homebuilder and homeowners. A 65' native growth protection buffer will be provided for the stream corridor.</p> <p>5. Animals</p> <p>a. Check or circle any birds and animals which have been observed on or near the site: <input checked="" type="checkbox"/> Birds: hawk, heron, eagle, songbirds, other <input checked="" type="checkbox"/> Mammals: deer, bear, elk, beaver, other <input type="checkbox"/> Fish: bass, salmon, trout, herring, shellfish, other</p> <p>b. List any threatened or endangered species known to be on or near the site. None known.</p> <p>c. Is the site part of a migration route? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, explain.</p>	

To be completed by applicant	Evaluation for Agency Use Only
<p>d. Proposed measures to preserve or enhance wildlife, if any: The stream buffer will be set-aside and can be utilized by wildlife.</p> <p>6. Energy and natural resources</p> <p>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. Homes will use electricity and natural gas for heating and/or lighting.</p> <p>b. Would your project affect the potential use of solar energy by adjacent properties? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, generally describe.</p> <p>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: Home construction will meet State energy code requirements.</p>	

To be completed by applicant	Evaluation for Agency Use Only
<p>7. Environmental health</p> <p>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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, describe.</p> <p>1. Describe special emergency services that might be required. None.</p> <p>2. Proposed measures to reduce or control environmental health hazards, if any: None.</p> <p>b. Noise</p> <p>1. What types of noise exist in the area which may affect your project (i.e., traffic, equipment, operation, other)? Noise typical of residential areas such as traffic, yard equipment operation, etc.</p> <p>2. What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (i.e., traffic, construction, operation, other)? Indicate what hours noise would come from the site. Construction equipment will generate noise short-term during agency approved working hours only. Typical long-term noise from the residential homes from automobiles, yard equipment operation, etc. can be expected.</p> <p>3. Proposed measures to reduce or control noise impacts, if any: Construction equipment will operate during agency approved working hours.</p>	

To be completed by applicant

Evaluation for Agency Use Only

8. Land and shoreline use

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

The site is currently vacant. Adjacent properties contain various sized residential homes.

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

c. Describe any structures on the site.

None.

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

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

R-4

f. What is the current Comprehensive Plan designation of the site?

UM

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

N/A

To be completed by applicant	Evaluation for Agency Use Only
<p>h. Has any part of the site been classified as an "environmentally sensitive" area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Is so, specify. There are steep slopes and an unnamed Type N stream in the southeasterly portion of the site.</p> <p>i. Approximately how many people would reside or work in the completed project? Assuming 2.3 people per home, appoximately 21 people would occupy the completed project.</p> <p>j. Proposed measures to avoid or reduce displacement impacts, if any: None.</p> <p>k. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: The proposal is governed by King County codes and policies that are designed to ensure area compatibility.</p> <p>9. Housing</p> <p>a. Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing. Six middle to high income homes will be constructed.</p> <p>b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle or low-income housing. None.</p>	

To be completed by applicant	Evaluation for Agency Use Only
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- c. Proposed measures to reduce or control housing impacts, if any:
None.

10. Aesthetics

- a. What is the tallest height of any proposed structure or structures, not including antennas? What is the principal exterior building material or materials proposed?

Homes will comply with King County height limits (35'). Home exteriors will likely be finished with a mixture of natural wood, stone and stucco.

- b. What views in the immediate vicinity would be altered or obstructed?
None.

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

Approximately 44 existing trees will be retained after development together with residential scale ornamental landscaping will be installed throughout the site.

11. Light and glare

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

Light from vehicles and homes will occur during the evening hours.

- b. Could light or glare from the finished project be a safety hazard or interfere with views? Yes No If yes, explain:

To be completed by applicant	Evaluation for Agency Use Only
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c. What existing off-site sources of light or glare may affect your proposal?
 Light from adjacent homes and vehicles.

d. Proposed measures to reduce or control light and glare impacts, if any:
 None.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?
 Formal opportunities include Vasa Park, Sunrise Park and Lakemont Park all within 2 miles of the site. Additional informal opportunities are available onsite.

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

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, in any:
 The project will provide at least 2,340 square feet of recreation area and will include formal and informal improvements including a tot lot and open sport field.

To be completed by applicant	Evaluation for Agency Use Only
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13. Historic and cultural preservation

a. Are there any places or objects listed on, or proposed for, the national state or local preservation registers known to be on or next to the site?
 Yes No If so, generally describe.

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

None

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

None

14. Transportation

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

The homes will be accessed from a new onsite street connected to SE 43rd Street.

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

0.3 miles to SE 43rd Street and 164th Way SE

To be completed by applicant

Evaluation for Agency Use Only

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

There will be 4 onsite parking spaces per home or 24 total spaces. None would be eliminated.

- d. Will the proposal require any new roads or streets or improvements to existing roads or streets, not including driveways? Yes No
If so, generally describe (indicate whether public or private).

A new street will be constructed to serve the new lots and widening will be required along SE 43rd Street.

- e. Will the project use (or occur in the immediate vicinity of) water, rail or air transportation? Yes No If so, generally describe.

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

The project will generate approximately 59 trips per day with peak volumes occurring in the morning and evening rush hours.

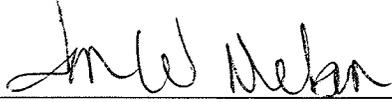
- g. Proposed measures to reduce or control transportation impacts, in any:

Additional width and capacity will be provided by widening the adjoining street. In addition, the project will pay applicable transportation mitigation fees.

To be completed by applicant	Evaluation for Agency Use Only
<p>15. Public services</p> <p>a. Would the project result in an increased need for public services (i.e., fire protection, police protection, health care, schools, other)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If so, generally describe. Additional services typical of residential homes will be required.</p> <p>b. Proposed measures to reduce or control direct impacts on public services, if any: None.</p> <p>16. Utilities</p> <p>a. Check utilities currently available at the site:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Electricity <input checked="" type="checkbox"/> Natural gas <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Refuse service <input checked="" type="checkbox"/> Telephone <input checked="" type="checkbox"/> Sanitary sewer <input type="checkbox"/> Septic system <input checked="" type="checkbox"/> Other: <u>Cable TV</u> <hr/> <p>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.</p> <p>Sewer and water will be provided by the City of Bellevue. New mains will be constructed onsite and will connect to existing facilities adjacent to the property. Puget Sound Energy will be providing electricity and natural gas service from existing facilities on or adjacent to the property. Century Link or Comcast will provide telephone service from existing facilities on or adjacent to the property. Comcast will provide cable TV service from existing facilities on or adjacent to the property.</p>	

C. 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

3-12-12

Date submitted

Check out the DDES Web site at www.kingcounty.gov/permits