



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

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No. 13-115540-WG & 13-115538-LO

Project Name/Address: Naidu Cable Lift Tram

Planner: Kevin LeClair

Phone Number and Email: 425-452-2928 kleclair@bellevuewa.gov

Minimum Comment Period: June 27, 2013

Materials included in this Notice:

- Blue Bulletin
- SEPA Checklist
- Vicinity Map
- Plans
- Other: Critical Areas Report

Proposal reviewed under
Bellevue Permits 13-115540-WG
and 13-115538-LO.
Reviewer: Kevin LeClair
Contact: 425-452-2928 or
kleclair@bellevuewa.gov

BACKGROUND INFORMATION

Property Owner: HARISH & SHALINI NAIDU

Proponent:

Contact Person: RAYMOND FREY, HALSAN FREY LLC
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 11225 NE 106TH PLACE, KIRKLAND, WA 98093

Phone: 425 466-1813

Proposal Title: NAIDU CABLE LIFT TRAM

Proposal Location: 905 SHODELAND DR SE, BELLEVUE 98004
(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: CONSTRUCT CABLE LIFT TRAM FROM HOUSE ON BLUFF TO WATER FRONT LANDING, WITH NO CONSTRUCTION ON SLOPE.
2. Acreage of site: .67a, 29347 SF
3. Number of dwelling units/buildings to be demolished: NONE
4. Number of dwelling units/buildings to be constructed: NONE
5. Square footage of buildings to be demolished: NONE
6. Square footage of buildings to be constructed: NONE
7. Quantity of earth movement (in cubic yards): 16 CY FOR 2 HOLES FOR CONCRETE ANCHORS
8. Proposed land use: NA
9. Design features, including building height, number of stories and proposed exterior materials:
TRAM STRUCTURE APPROX 4' TALL, CONSTRUCTED OF WOOD AND MANUFACTURED METAL COMPONENTS
10. Other

Estimated date of completion of the proposal or timing of phasing: FALL 2013 COMPLETION

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. **GEOTECHNICAL & BIOLOGICAL REPORTS TO BE PREPARED.**

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. **NO.**

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.

**SHORELINE DEVELOPMENT
CRITICAL AREA
BUILDING PERMIT**

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

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

A. ENVIRONMENTAL ELEMENTS

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)? **86%**
- 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.
SAND AND GRAVEL.
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. **NO.**

A geotechnical report has been prepared for the proposal.

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

NONE.

of fill.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
NO - THERE WILL BE NO CONSTRUCTION ON THE SLOPE.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
LESS THAN 1% OF ADDITIONAL LOT COVERAGE WILL BE ADDED TO EXISTING HOUSE.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
PROPER EROSION CONTROL MEASURES WILL BE OBSERVED DURING CONSTRUCTION OF UPPER & LOWER LANDINGS.

Erosion control measures complying with City of Bellevue Standards in BCC 23.76 are required and will be verified during the building permit review process.

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.
RELATIVELY LITTLE EMISSIONS FROM HAND OPERATED TOOLS DURING CONSTRUCTION. NO EMISSIONS AFTER CONSTRUCTION.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
NO.
- c. Proposed measures to reduce or control emissions or other impacts to the air, if any:
ALL TOOLS USED ARE EQUIPPED WITH FACTORY INSTALLED EMISSION CONTROL.

3. WATER

a. Surface

- (1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.
THE PROPERTY IS LOCATED ON LAKE WASHINGTON.
- (2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If Yes, please describe and attach available plans.
YES.

(3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. *NONE.*

(4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. *NO.*

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

NO

(6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. *NO.*

b. Ground

(1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description. *NO.*

(2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. *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. *STORM WATER WILL CONTINUE TO FLOW INTO THE LAWN AND BEACH AREA THROUGH BOTH LANDINGS, WHICH ARE CONSTRUCTED OF PERMEABLE MATERIAL.*

(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:
NEWLY CONSTRUCTED TRAM LANDINGS ARE PERMEABLE.

4. Plants

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

- deciduous tree: alder, maple, aspen, other DISEASED ORNAMENTAL TO BE REMOVED.
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

There are no known threatened or endangered plant species in the vicinity.

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

SOME LAWN AT THE UPPER LANDING.

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

LISTED AS ENDANGERED IN PUGET SOUND: PUGET SOUND CHINOOK COHO SALMON, BULLHEAD TROUT, BUT NEVER OBSERVED IN VICINITY OF THE SITE. SPOTTED OWL LISTED AS THREATENED IN WESTERN WASHINGTON ALTHOUGH NEVER OBSERVED IN THE VICINITY.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: LANDSCAPING TO BE ADDED TO THE LOWER LANDING - NATIVE PLANTS AND LOW GROWING SHRUBS. UPPER LANDING IS LOCATED IN THE ALREADY LANDSCAPED FRONT LAWN.

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:

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

b. List any threatened or endangered species known to be on or near the site. *NONE KNOWN.*

c. Is the site part of a migration route? If so, explain. *N/A*

d. Proposed measures to preserve or enhance wildlife, if any. *N/A*

Puget sound chinook salmon are known to use Lake Washington for part of their life cycle. The proposal is not expected to have any adverse impact on their habitat conditions. Eagles regularly use the shoreline of Lake Washington. The proposal is not removing any trees that would serve as habitat for bald eagles.

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.

ELECTRICAL ENERGY WILL RUN THE TRAM.

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:

HIGHLY EFFICIENT ELECTRIC MOTORS.

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 ANTICIPATED.

(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. *SOME MINOR CONSTRUCTION NOISE FROM HAND HELD TOOLS, NONE WHEN COMPLETE.*

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

CONSTRUCTION WILL TAKE PLACE DURING
NORMAL WORKHOURS.

8. Land and Shoreline Use

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

SINGLE FAMILY RESIDENTIAL

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

NO.

c. Describe any structures on the site.

ONE - 2 STORY SINGLE FAMILY HOME.

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

e. What is the current zoning classification of the site? R 2.5

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

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

RESIDENTIAL

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

YES - STEEP SLOPES.

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

NONE - IT IS A TRAIL.

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

NONE.

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

NONE.

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

NONE.

9. Housing

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kleclair@bellevuewa.gov
(425) 452-2928

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. *NA.*
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. *NONE.*
- c. Proposed measures to reduce or control housing impacts, if any:
NONE.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? *TRAM CAR IS 42" TALL AND APPROXIMATELY 1-2' OFF THE GROUND.*
- b. What views in the immediate vicinity would be altered or obstructed?
SLIGHT IMPACT AT THE UPPER LANDING FROM TRAM CAR.
- c. Proposed measures to reduce or control aesthetic impacts, if any:
LANDSCAPING AND NATIVE PLANTINGS TO BE EMPLOYED.

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?
NO.

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

NONE.

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

NONE.

12. Recreation

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

LAKE WASHINGTON WATERFRONT AND CHISM PARK IS IN THE VICINITY.

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

NO.

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

NONE.

13. Historic and Cultural Preservation

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

NO.

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

NONE.

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

NONE.

14. Transportation

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

LOCATED ON SHORELAND DRIVE.

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

NO. IN EXCESS OF A MILE.

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

NONE, NONE.

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. NONE.

g. Proposed measures to reduce or control transportation impacts, if any: NONE.

15. Public Services

a. Would the project result in an increased need for the public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe. NO.

b. Proposed measures to reduce or control direct impacts on public services, if any. NONE.

16. Utilities

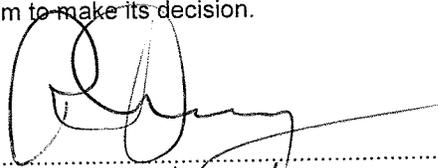
a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

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.

ELECTRICITY - PSE.

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.

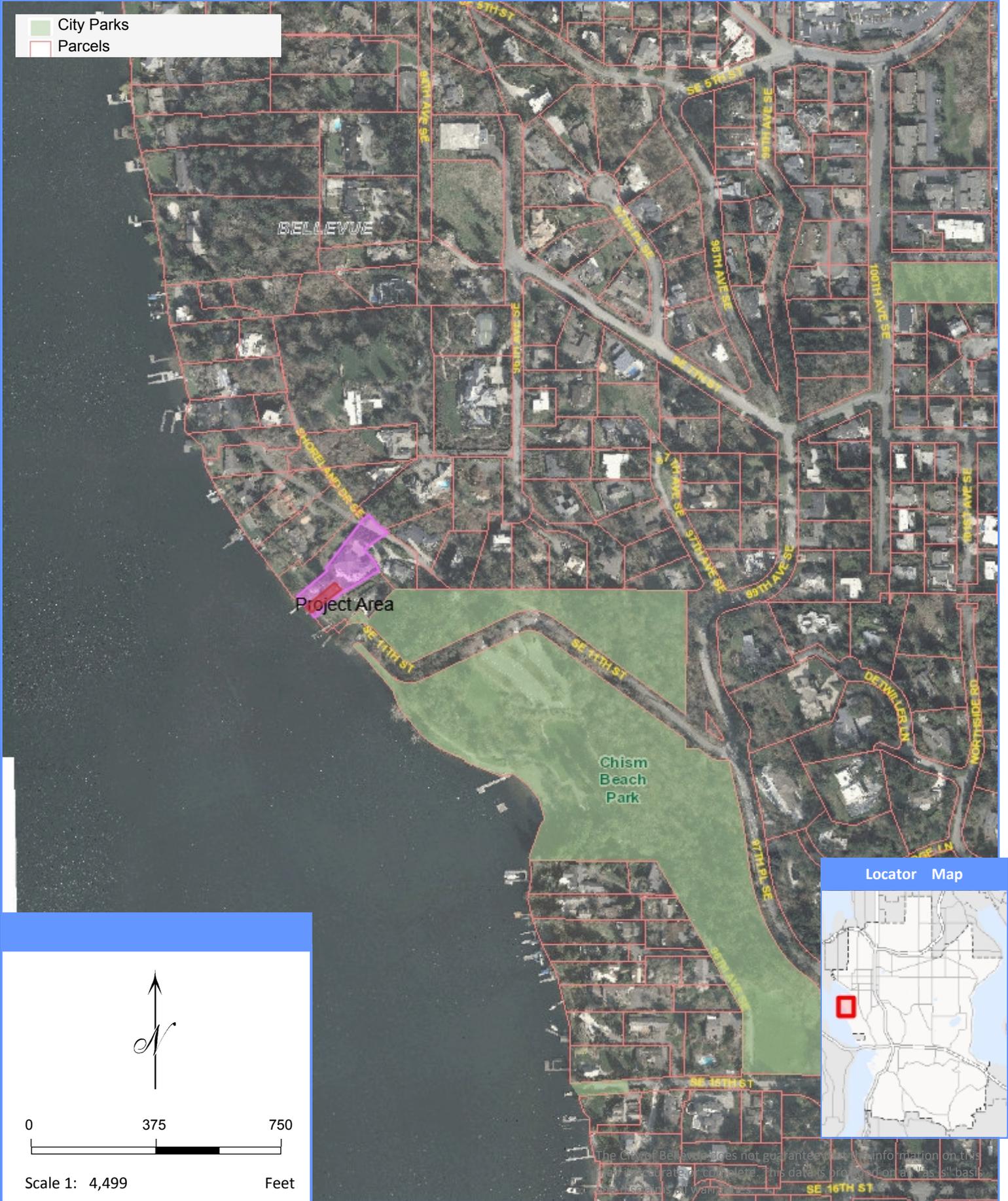
Signature.....

Date Submitted.....5/17/13

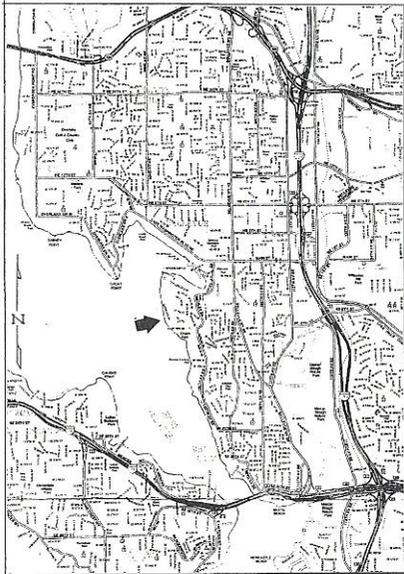
Vicinity Map - Naidu Tram



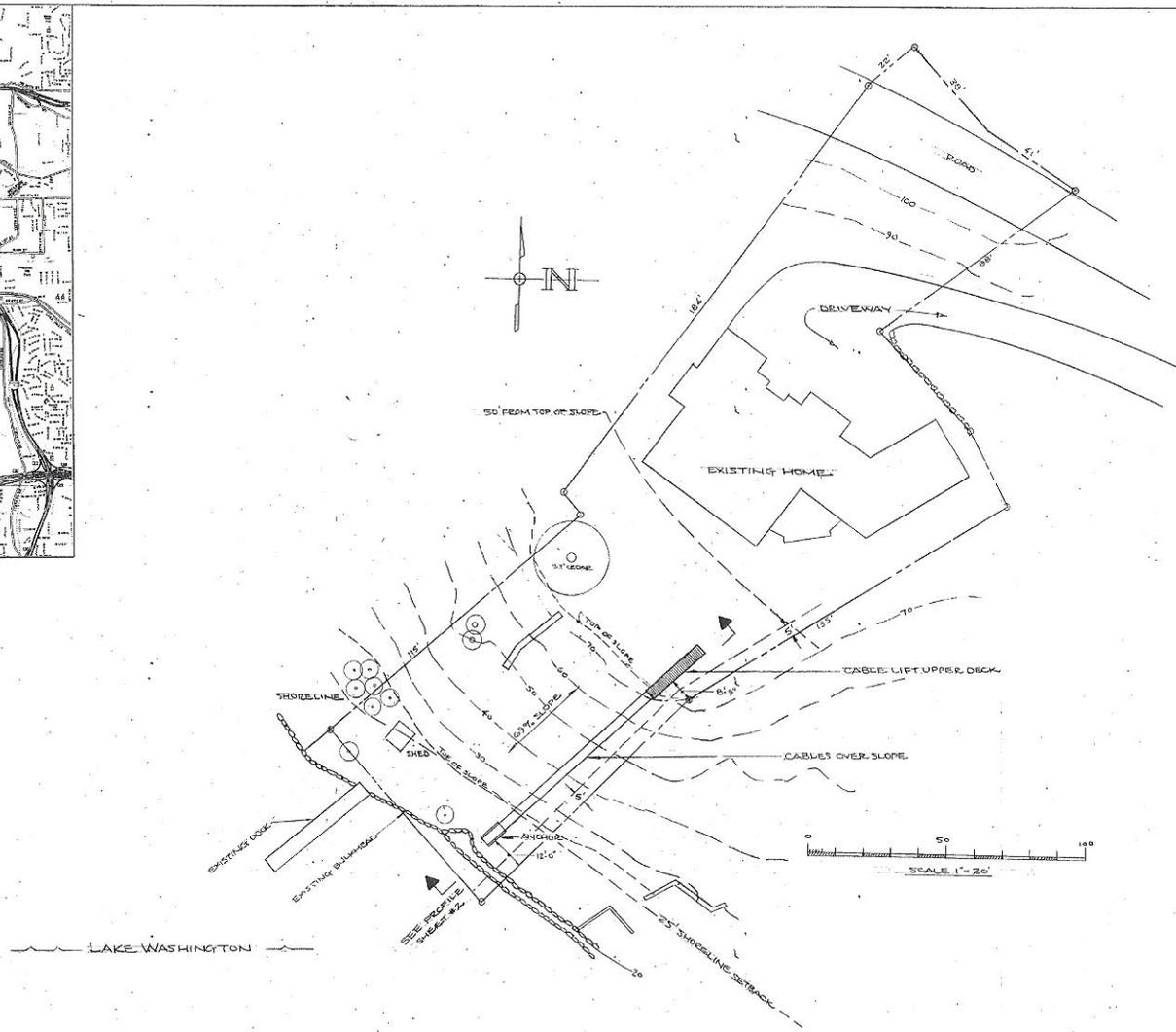
- City Parks
- Parcels



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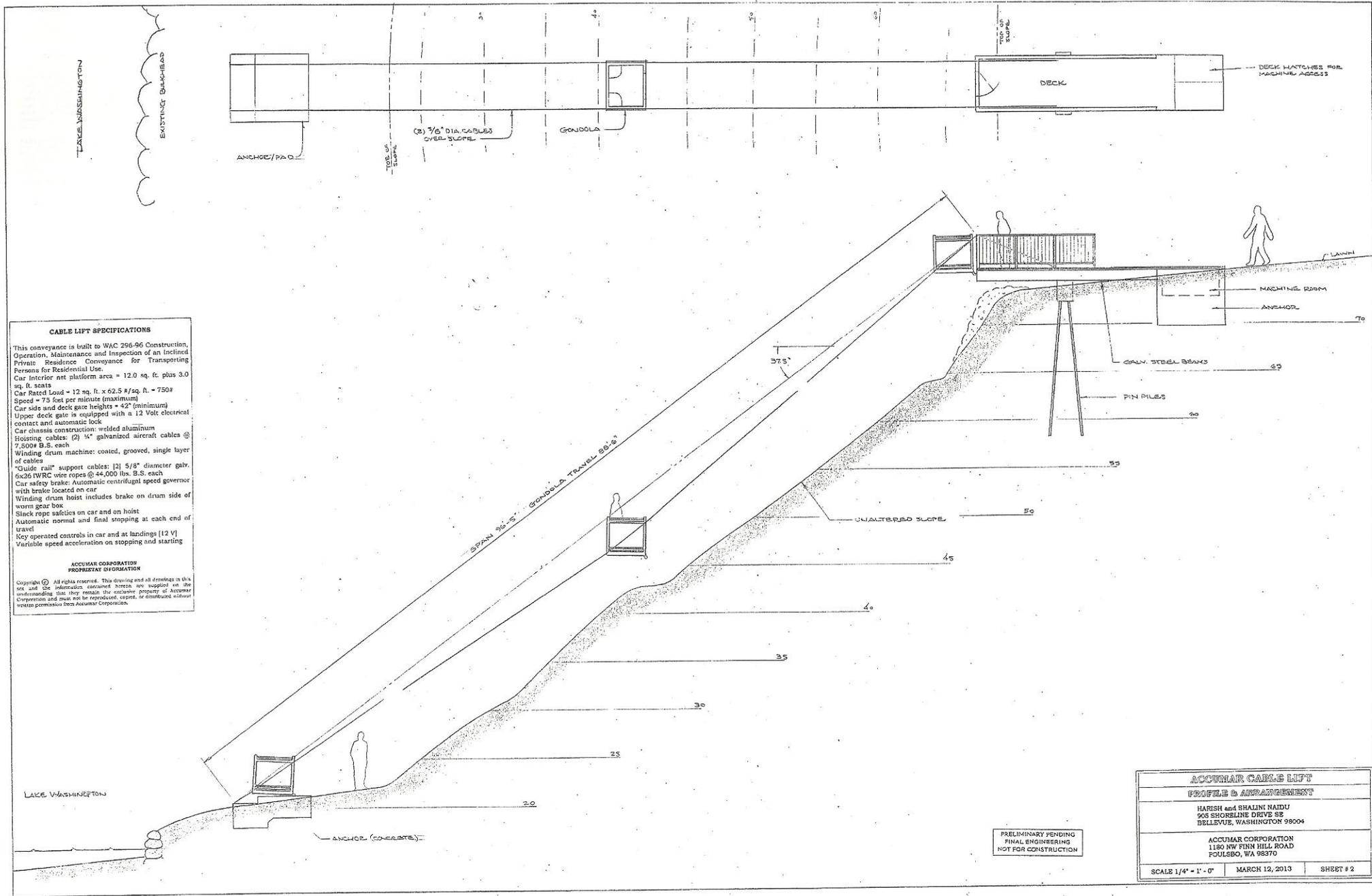
VICINITY MAP
 905 SHORELAND DRIVE SE
 BELLEVUE, WA 98004



5-2-13	UPDATED PROPERTY LINE
4-24-13	ADDED VICINITY MAP SETBACKS, & UPDATED PER SURVEY
DATE:	REVISION/ADDITIONS

ELEMINARY PENDING FINAL ENGINEERING
 NOT FOR CONSTRUCTION

ACCUMAR CABLE LIFT		
SITE PLAN		
SHALINI & HARISH NAIDU RESIDENCE 905 SHORELAND DRIVE SE BELLEVUE, WA 98004		
ACCUMAR CORPORATION 1180 NW TWIN HILL ROAD FOLSOMO, WA 98370		
SCALE 1" = 20'	MARCH 12, 2013	SHEET # 1



CABLE LIFT SPECIFICATIONS

This conveyance is built to WAC 296-96 Construction, Operation, Maintenance and Inspection of an Inclined Private Residence Conveyance for Transporting Persons for Residential Use.
 Car Interior net platform area = 12.0 sq. ft. plus 3.0 sq. ft. seats
 Car Rated Load = 12 sq. ft. x 62.5 #/sq. ft. = 750#
 Speed = 75 feet per minute (maximum)
 Car side and deck gate heights = 42" (minimum)
 Upper deck gate is equipped with a 12 Volt electrical contact and automatic lock
 Car chassis construction: welded aluminum
 Hoisting cables: (2) 1/4" galvanized aircraft cables @ 7,500# B.S. each
 Winding drum machine: coated, grooved, single layer of cables
 "Guide rail" support cables: (2) 5/8" diameter galv. 6x36 IWRC wire ropes @ 44,000 lbs. B.S. each
 Car safety brake: Automatic centrifugal speed governor with brake located on car
 Winding drum hoist includes brake on drum side of worm gear box
 Slack rope safeties on car and on hoist
 Automatic normal and final stopping at each end of travel
 Key operated controls in car and at landings [12 V]
 Variable speed acceleration on stopping and starting

ACCUMAR CORPORATION
 PROPRIETARY INFORMATION

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PRELIMINARY PENDING
 FINAL ENGINEERING
 NOT FOR CONSTRUCTION

ACCUMAR CABLE LIFT		
PROFILE & ARRANGEMENT		
HARISH and SHALINI NAIDU 905 SEASIDE DRIVE SE BELLEVUE, WASHINGTON 98004		
ACCUMAR CORPORATION 1180 NW FINN HILL ROAD POULSBORO, WA 98370		
SCALE 1/4" = 1'-0"	MARCH 12, 2013	SHEET # 2

FABRICATED STEEL
All of the fabricated steel components manufactured by Accumar are hot-dip galvanized. No field welding is required.

DECKING & FRAMING
All deck framing & plywood are pressure treated (per General Specifications). Cool exposed cut edges. Railings and finish wood is cedar or suitable weather resistant materials. Deck framing hangers must be suitable for pressure treated wood and outside exposure (stainless or hot dip galvanized steel).

GEOTECHNICAL SPECIFICATIONS
Note the site-specific geotechnical report for details on anchoring, erosion control, and soil related issues.

TRIGGERING COMPONENTS LIST
(1) Support Cables 5/8" galv. IWBRC galv. wire rope; 43,000# B.S. ea.
(2) Hoist Cables 1/2" galv. 7S18 aircraft cable; 7,500# B.S. ea.
(3) 7/8" galv. turnbuckles; 36,000# ea.
(4) 3/4" shackles; 57,000# ultimate

RAILINGS
Railings at outer deck end are 42" high with open spaces 1.5' per IBC Residential Inland Elevator Code. Other deck railings per IBC with open spaces 4".

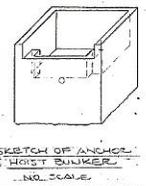
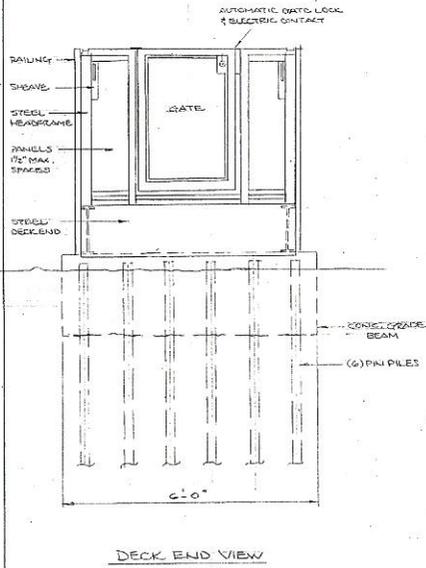
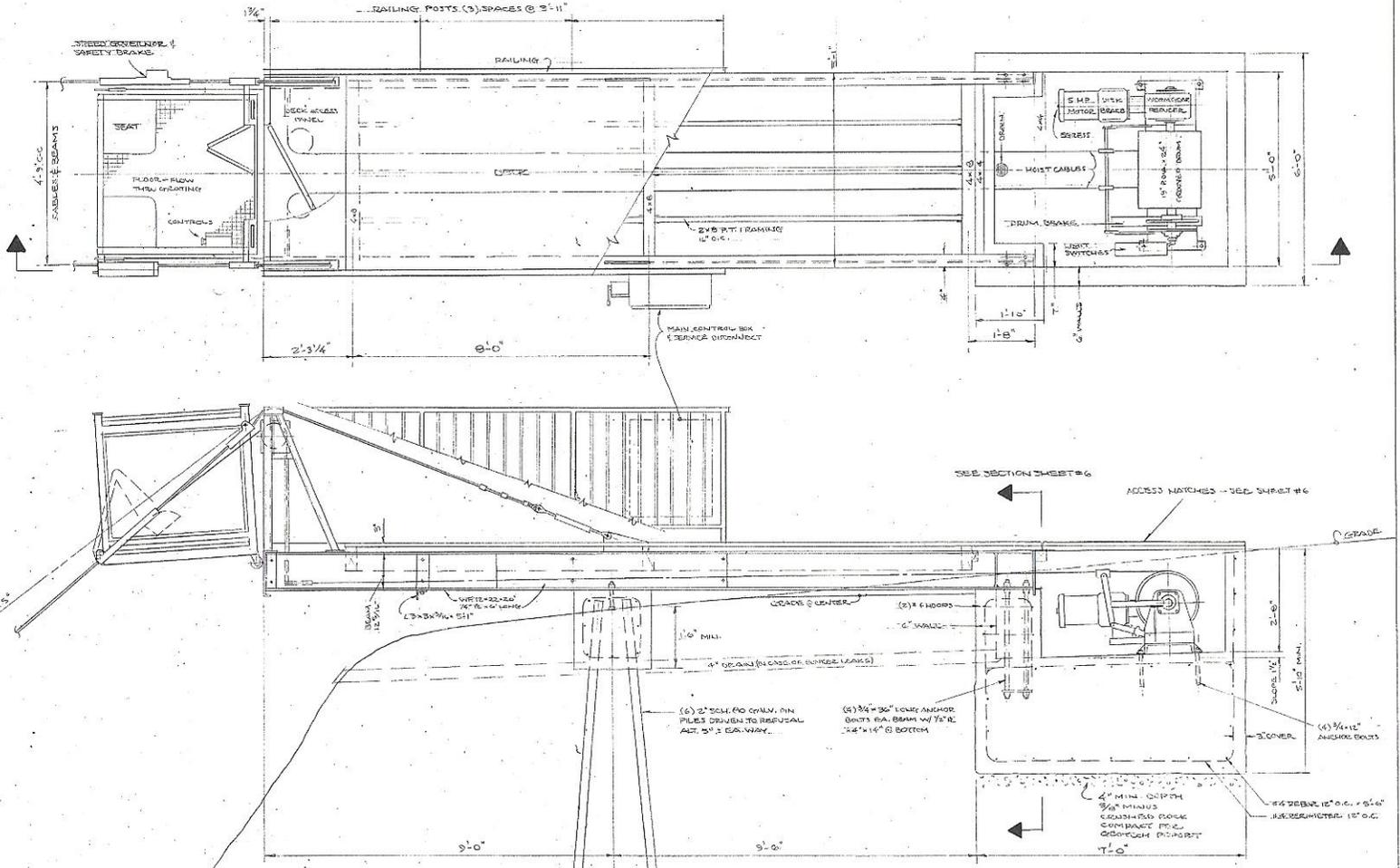
CONCRETE NOTES
These beams on temporary supports before concrete pour, align with centerline of Cable Lift, and square deck end. Install head-frame assembly to align bolts exactly. Install rebar and poured in place.

bolts as shown. Record for file with digital photos. Obtain engineering approval before pour. Pour footings and anchors against firm cut earth, forming around the top of the concrete. Obtain concrete batch report and make test cylinder, if required, at pour from Redmix provider for Accumar. Check Geo-technical report for requirements, local permit requirements, and General Specifications in this plan set.

MAIN CONTROL BOX & SERVICE DISCONNECT
The main control box (60" high, 24" wide, and 11.5" deep) and service disconnect (E9 A, 240 V, 4 wire, fused & lockable) will be mounted above grade within 10' of the hoist motor. Install per NEC with electrical permit. An open area 36" in front of panel is required. Note that there will be conduit runs from the service disconnect to the main control box, from the bottom of the main control box to the hoist and deck areas, and to the bottom landing if there will be a bottom call station.

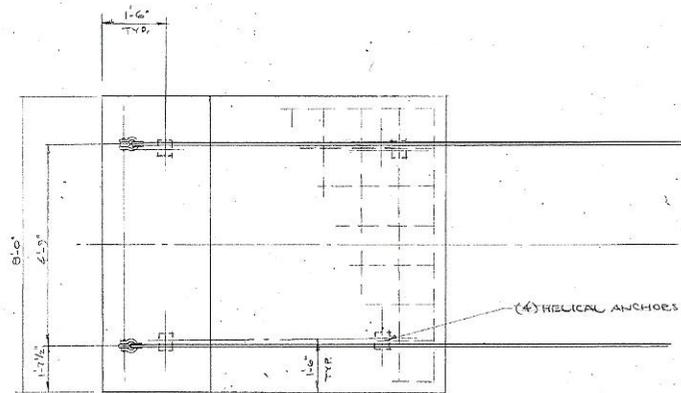
PASTERNER NOTE
Fasteners are stainless steel or galvanized steel where exposed to weather, or as called out. Nuts are retained with double nuts, lock-washers, nylocks, cotter pins, or thread lock compounds at structural or critical locations.

FINISHING MATERIALS
Finish colors, railing styles, gondola panel materials, and decking all are subject to owners preferences, and any applicable code requirements.

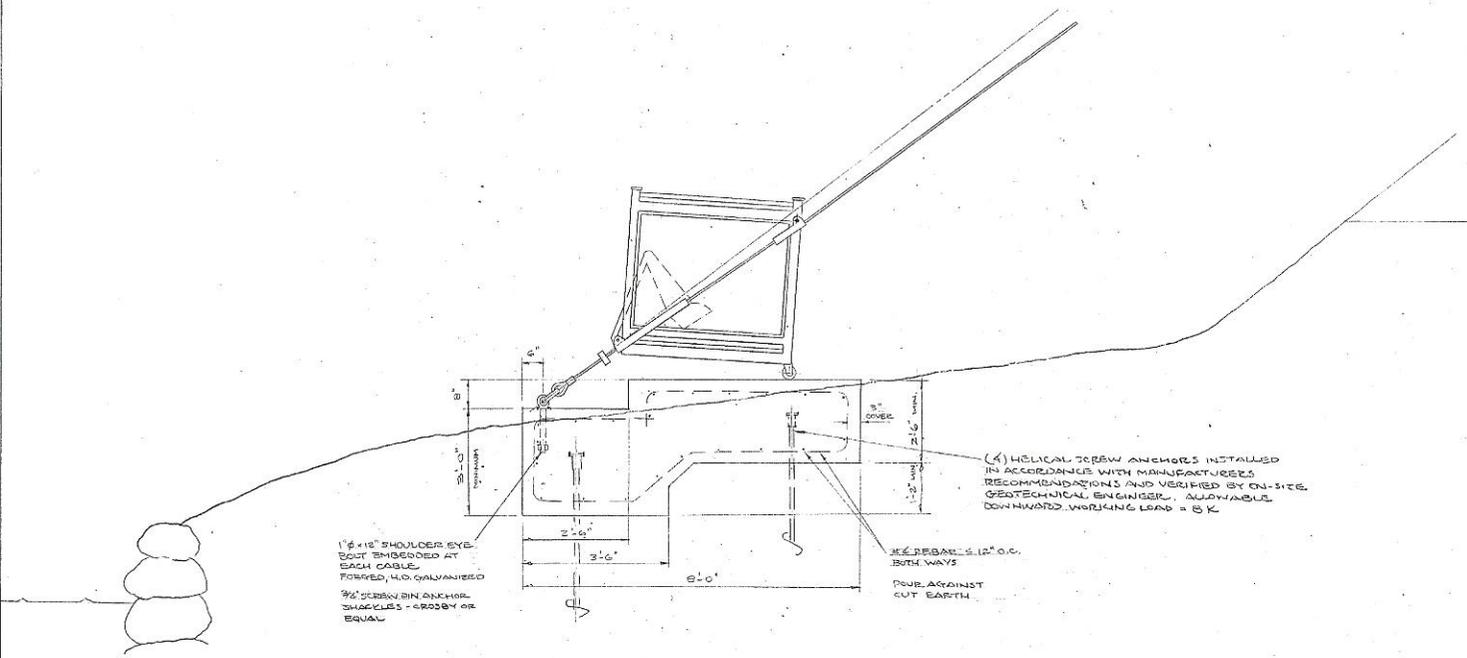


PRELIMINARY DRAWING, FINAL ENGINEERING NOT FOR CONSTRUCTION

ACCUMAR CABLE LIFT		
UPPER LANDING		
SHALINI & HARISH NAIDU RESIDENCE 505 SHORELAND DRIVE SE BELLEVUE, WA 98004		
ACCUMAR CORPORATION 1180 NW FINN HILL ROAD POULSBORO, WA 98370		
SCALE 3/4" = 1' - 0"	MARCH 12, 2013	SHEET # 3



8'



1" x 12" SHOULDER EYE
BOLT EMBEDDED AT
EACH CABLE
POURED, W.D. GALVANIZED
3/8" SECTION PIN ANCHORS
SHACKLES - CROSS BY OR
EQUAL

REBAR - 1/2" O.C.
BOTH WAYS
POUR AGAINST
CUT EARTH

(4) HELICAL TIE-BAR ANCHORS INSTALLED
IN ACCORDANCE WITH MANUFACTURER'S
RECOMMENDATIONS AND VERIFIED BY ON-SITE
GEOTECHNICAL ENGINEER. ADJUSTABLE
DOWNWARD WORKING LOAD = 8 K



ACCUMAR CABLE LIFT		
BOTTOM LANDING		
SHALINI & HARISH MADU RESIDENCE 905 SHORELAND DRIVE SE BELLEVUE, WA 98004		
ACCUMAR CORPORATION 1180 NW FINN HILL ROAD POULSBO, WA 98270		
SCALE 3/4" = 1'-0"	MARCH 12, 2013	SHEET # 4

PRELIMINARY TENDING; FINAL ENGINEERING
NOT FOR CONSTRUCTION

Naidu Tram Critical Areas and Shoreline Report

For: Harish & Shalini Naidu

Property Location: 905 Shoreland Drive SE, Bellevue WA 98004

Parcel #: 562730-0100

By: BioResources, LLC

Kim Schaumburg, Fisheries Biologist, University of Washington 1981

10112 Bayview Road KPN, Vaughn WA 98394

253.884.5776 Kimberly035@centurytel.net

This report has been submitted on behalf of Harish and Shalini Naidu to facilitate approval for the construction of an electric tram that will provide beach access at their Lake Washington property. As per the City of Bellevue's request, performance standards and decision criteria of the Critical Areas Ordinance and the Shoreline code will be addressed in this report.

20.25H.250 Critical areas report – Submittal requirements

A. Specific Proposal Required.

A critical areas report must be submitted as part of an application for a specific development proposal. In addition to the requirements of this section, additional information may be required for the permit applicable to the development proposal.

B. Minimum Report Requirements.

The critical areas report shall be prepared by a qualified professional and shall at minimum include the content identified in this section. The Director may waive any of the report requirements where, in the Director's discretion, the information is not necessary to assess the impacts of the proposal and the level of protection of critical area function and value accomplished. At a minimum, the report shall contain the following:

1. Identification and classification of all critical areas and critical area buffers on the site;

The site is located on Lake Washington and supports two critical areas, a type S shoreline critical area with a 100' buffer and a steep slope critical area.

2. Identification and characterization of all critical areas and critical area buffers on those properties immediately adjacent to the site;

Adjacent sites are also located on the shoreline or in the shoreline overlay area.

3. Identification of each regulation or standard of this code proposed to be modified;

The applicants are requesting a shoreline substantial development permit.

4. A habitat assessment consistent with the requirements of LUC 20.25H.165;

The City of Bellevue is not requiring a habitat assessment. Habitat at the site has been severely altered by previous development. Project mitigation in the form of a native planting plan is expected to significantly improve degraded habitat at the site.

5. An assessment of the probable cumulative impacts to critical areas resulting from development of the site and the proposed development;

The existing SFR is located approx. 150' from the shoreline of Lake Washington. An electric tram is proposed, encompassing a narrow (approx. 6'), above ground, linear corridor running approx. 97' from the bluff edge to the bottom of the slope, to an approx. 10 to 15' level, grassy area directly landward of an existing bulkhead. The upslope landing area will occupy an approx. 25' x 6' footprint, which will result in the loss of an existing moderate sized deciduous tree. Additionally, the tram's 6' x 97' pathway will preclude the growth of large shrubs and trees.

Because the slope is currently vegetated with vinca major (periwinkle, an ornamental ground cover), bindweed (morning glory), Himalayan blackberries (an invasive non-native shrub), and various grasses, it is unlikely that native trees and shrubs will become heavily established in a timely manner without human intervention. Himalayan blackberries are particularly invasive and shade out native species. An existing Pacific madrona growing on the slope, as well as any other native shrubs, will be left undisturbed.

The tram's pathway will result in the future loss of approx. 732 square feet of native trees and large shrubs to the shoreline buffer. Project mitigation will result in approx. 3100 square feet of the bluff slope planted in native shrubs and trees. The tram pathway of approx. 732 square feet will be planted with small native shrubs, as well as native ground where there is currently no ground cover. In addition, Himalayan blackberries shall be removed (see attached mitigation plan).

Indirect effects of the project on the buffer and Lake Washington include slope stabilization that is expected to result in less turbidity and siltation as runoff is intercepted by the native vegetation planted on the bluff slope. A more heavily planted slope will also have an increased capacity for nutrient uptake, resulting in fewer dissolved organic and inorganic compounds (i.e. pollutants such as nitrates, phosphates, heavy metals, etc.) entering Lake Washington. If the mitigation plan is properly implemented and maintained, the project's cumulative impacts are expected to be beneficial.

6. An analysis of the level of protection of critical area functions and values provided by the regulations or standards of this code, compared with the level of protection provided by the proposal. The analysis shall include:

a. A discussion of the functions and values currently provided by the critical area and critical area buffer on the site and their relative importance to the ecosystem in which they exist;

The critical area buffer on the site is currently degraded by permitted anthropogenic development. There is a moderate assemblage of large to moderate sized trees along the north property line, and two moderate sized trees growing approx. 6 feet landward of the bulkhead, but the majority of the bluff slope is vegetated with non-native ground cover and shrubs, plus weeds and grasses.

b. A discussion of the functions and values likely to be provided by the critical area and critical area buffer on the site through application of the regulations and standards of this Code over the anticipated life of the proposed development; and

See number 5.

c. A discussion of the functions and values likely to be provided by the critical area and critical area buffer on the site through the modifications and performance standards included in the proposal over the anticipated life of the proposed development;

The bluff slope is under-vegetated; therefore, the planting of native trees and shrubs is expected to have a beneficial impact on the buffer (see 5.).

7. A discussion of the performance standards applicable to the critical area and proposed activity pursuant to LUC 20.25H.160, and recommendation for additional or modified performance standards, if any;

While it is probable that species on the City of Bellevue's species of local importance list utilize the aquatic and shoreline habitat (waterward of the OHWM) in the area or are transient visitors to the site's terrestrial habitat, it seems unlikely that the project site's degraded habitat supports any resident species. Project installation is expected to result in improved habitat conditions at the site from the addition of native trees and shrubs that are currently absent.

8. A discussion of the mitigation requirements applicable to the proposal pursuant to LUC 20.25H.210, and a recommendation for additional or modified mitigation, if any; and
- a. Avoiding the impact altogether by not taking a certain action or parts of an action;

The applicants are entitled to access the waterfront at the site, so it is not possible to avoid the impact.

- b. B. Minimizing impacts by limiting the degree or magnitude of the action and its implementation, by using appropriate technology, or by taking affirmative steps, such as project redesign, relocation, or timing, to avoid or reduce impacts;

The tram will be suspended above the critical area, allowing native ground cover and small shrubs to be planted on the narrow tram pathway. The upslope and downslope landings are currently vegetated with grass, with the exception of one moderate sized deciduous tree, which will be removed. The location of the proposed tram pathway and landings will result in the least loss or disturbance to existing large vegetation at the site.

- c. C. Performing the following types of mitigation (listed in order of preference):
- d. 1. Rectifying the impact by repairing, rehabilitating, or restoring the affected environment;

The bluff slope at the site will be restored to a more natural condition.

- e. 2. Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action; or

Recommended native trees and shrubs will be chosen carefully to help ensure that the plants are appreciated and maintained. Plants that are less likely to eventually block the resident's view and that are attractive and hardy will take precedence over species indigenous to the local shoreline.

9. Any additional information required for the specific critical area as specified in the sections of this part addressing that critical area.

C. Additional Report Submittal Requirements.

Mitigation Plan

Implementation

Restoration shall consist of the planting of native trees, shrubs, and ground cover in the proposed buffer planting area, which is approx. 3100 square feet. Plants shall be installed that area native to the Pacific Northwest with an emphasis on species that are attractive, hardy, and will not grow to heights that eventually block the applicant's view. Prior to installing new plants, invasive Himalayan blackberries (*Rubus procerus*) shall be aggressively removed by hand (with hand tools) or cut back from the buffer area. Due to the close proximity to Lake Washington, no herbicides shall be used. A single, existing madrona tree located in the buffer area will be left in place, along with any other existing native shrubs. Existing *Vinca major* ground cover on the

upper slope will also remain in place. One gallon or two gallon potted plants will be installed during the fall of 2013. Organic mulch or bark shall be used to mulch the newly installed plants and minimize runoff from topsoil. A wildlife habitat consultant or native plant specialist will provide planting guidelines, on site, prior to installation. Plants shall be installed using best management practices. Plants will be installed randomly or in irregular patterns to mimic natural conditions.

The following native trees are proposed for installation at 10-feet on-center, randomly throughout the buffer area: Shore pine, mountain hemlock, vine maple, sitka willow, scouler willow, and Pacific dogwood.

The following native shrubs are proposed for installation at 5-feet on-center, randomly throughout the buffer area: red-osier dogwood, evergreen huckleberry, Indian plum, and Pacific Rhododendron.

The following native shrubs and ground cover are proposed for installation at 2-feet on-center, randomly throughout the buffer area: salal, Oregon-grape, sword fern, and kinnikinnick.

Additional species approved by the City of Bellevue may be used to supplement recommended species. Plants chosen from the above listed plants at the applicant's discretion will be planted in the buffer area. After installation is complete, documentation in the form of a monitoring report (as-built), which includes photos of the planted buffer area, number of plants installed, and species of plants installed, shall be submitted to the City of Bellevue, if requested.

Please see attached site plan.

Monitoring

Follow-up monitoring is proposed, as per the City of Bellevue's Critical Areas Ordinance.

Contingency Plan

In the event that the buffer restoration is inadequate or fails, the cause of the inadequacy or failure shall be determined, then appropriate corrective measure shall be implemented. Any dead plants shall be replaced throughout the monitoring period. If mortality is due to too much or too little water, replacement plants will be chosen that are more tolerant of the existing conditions. Himalayan blackberries, however, are expected to be an ongoing problem, and they shall be removed or cut back on a bi-yearly basis, along with any other invasive or non-native plants that are detrimental to the restoration project.

20.25H.255 Critical areas report – Decision criteria

B. Decision Criteria – Proposals to Reduce Regulated Critical Area Buffer.

The Director may approve, or approve with modifications, a proposal to reduce the regulated critical area buffer on a site where the applicant demonstrates:

1. The proposal includes plans for restoration of degraded critical area or critical area buffer functions which demonstrate a net gain in overall critical area or critical area buffer functions;

Yes, the proposed mitigation plan will result in a net gain of the critical area's buffer functions (see number 5, above).

2. The proposal includes plans for restoration of degraded critical area or critical area buffer functions which demonstrate a net gain in the most important critical area or critical area buffer functions to the ecosystem in which they exist;

Yes.

3. The proposal includes a net gain in stormwater quality function by the critical area buffer or by elements of the development proposal outside of the reduced regulated critical area buffer;

Yes, the proposed plantings will intercept runoff, resulting in less turbidity and dissolved organic and inorganic compounds ending up in Lake Washington.

4. Adequate resources to ensure completion of any required restoration, mitigation and monitoring efforts;

The property is currently listed for sale at a high price, so it is likely that the applicants can afford the proposed mitigation and subsequent monitoring.

5. The modifications and performance standards included in the proposal are not detrimental to the functions and values of critical area and critical area buffers off-site; and

The installation of the proposed project will have a beneficial impact on the degraded critical area buffer at the site, providing the mitigation plan is properly implemented and monitored.

6. The resulting development is compatible with other uses and development in the same land use district. (Ord. 5680, 6-26-06, § 3)

Yes, beach access structures are common to single family waterfront residences in the area.

20.30R.155 Shoreline Substantial Development Permit--Director's decision

B. Criteria.

The Director of the Development Services Department may approve or approve with modifications if:

1. The applicant has carried the burden of proof and produced evidence sufficient to support the conclusion that the application merits approval or approval with modifications; and

See above.

2. The applicant has demonstrated that the proposal complies with the applicable decision criteria of the Bellevue City Code; and

See above.

3. The applicant has demonstrated that the proposal is consistent with the policies and procedures of the Shoreline Management Act and the provisions of Chapter 173-14 WAC and the Master Program.

Shoreline Goals and Policies (from Comprehensive Plan)

Goals:

1. To protect and enhance the natural and developed shorelines of the city.

Yes, the proposed project will improve the degraded shoreline at the site.

2. To ensure that the city's shorelines are planned for optimal use of this limited resource, to provide amenities to protect the natural environment, and to enhance the aesthetic quality of the shoreline.

The tram will allow beach access to the property owners, including handicapped individuals that may or may not occupy or visit the residence. The proposed mitigation plan will protect the natural environment with the addition of trees and shrubs, which will also enhance the aesthetic quality of the shoreline.

3. To protect, preserve, and enhance the natural resources and amenities of the city's shorelines for use and enjoyment by present and future generations.

See number 2.

4. To increase public, physical, and visual access to and along the city's shoreline areas.

Physical access to the site will be increased. Visual access from the site will remain excellent, while visual access of the shoreline will be improved as the proposed plantings grow and mature.

5. To encourage and increase water-related recreational activities for the public on the

city's shorelines when appropriate and consistent with the public interest.

The proposed tram will allow the property owners to access their waterfront dock and enjoy water-related activities.

6. To recognize existing residential uses and to regulate new residential construction within the intent of shoreline policies.

Beach access structures are common to single family waterfront residences in the area.

VINE MAPLE, SITKA WILLOW, SCOLLER WILLOW,
PACIFIC DOGWOOD (5' ON CENTER), ONE OR TWO
GALLON PLANTS.

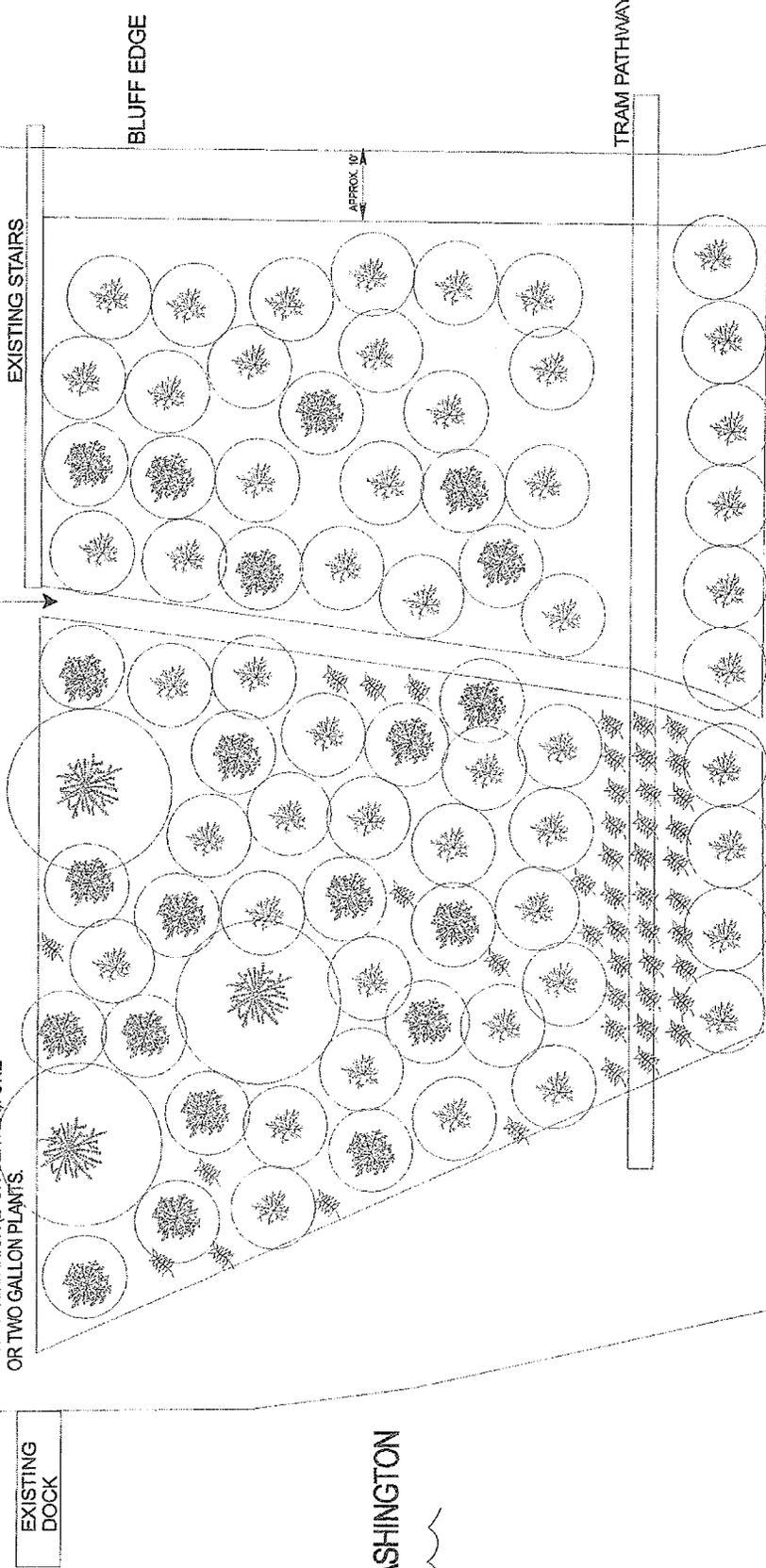
MOUNTAIN HEMLOCK AND
SHORE PINE (10' ON CENTER),
TWO GALLON PLANTS.

INDIAN PLUM, PACIFIC RHODODENDRON,
RED-OSIER DOGWOOD, EVERGREEN
HUCKLEBERRY (5' ON CENTER), ONE OR TWO
GALLON PLANTS.

SALAL, OREGON GRAPE, SWORD FERN,
AND KINKIKINICK (2' ON CENTER), ONE
OR TWO GALLON PLANTS.

APPROX. 3132 SQUARE FEET OF DISTURBED AREA ON THE
UPPER AND LOWER BLUFF SLOPES TO BE PLANTED WITH
NATIVE VEGETATION. EXISTING NON-NATIVE INVASIVE HIMALAYAN
BLACKBERRY ON LOWER SLOPE TO BE CUT BACK BY HAND. ANY
EXISTING NATIVE VEGETATION IN PROJECT AREA TO REMAIN,
INCLUDING A MADRONA TREE. EXISTING VINCA MAJOR (PERIWINKLE)
GROUND COVER ON UPPER SLOPE TO REMAIN.

ALL PROPOSED PLANT LOCATIONS
AND NUMBERS ARE APPROXIMATE.



LAKE WASHINGTON

PARCEL #562730-0100

PROJECT NAME: NAIDU TRAM PLANTING PLAN

PROJECT ADDRESS: 905 SHORELAND DR
BELLEVUE, WA 98004



DRAWING SCALE: NTS

0 1"

ALL SITE DIMENSIONS ARE APPROXIMATE

FILE: NAIDU TRAM
BY: KLS
DATE: 4-22-13