



DEVELOPMENT SERVICES DEPARTMENT  
ENVIRONMENTAL COORDINATOR  
450 110<sup>th</sup> Ave NE  
BELLEVUE, WA 98009-9012

### DETERMINATION OF NON-SIGNIFICANCE

**PROPONENT:** Howard Hui

**LOCATION OF PROPOSAL:** 1607 W Lake Sammamish Pkwy SE

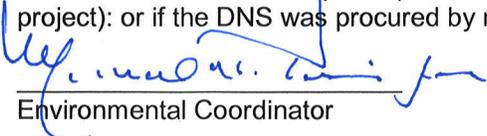
**DESCRIPTION OF PROPOSAL:** Land Use approval of Critical Areas Land Use Permit to obtain a reasonable use exception for the construction of a single-family residence and thereby permanently disturb 2,625 square feet of a 26,785 square foot lot entirely encumbered by critical areas and critical area buffers.

**FILE NUMBERS:** 13-123926-LO      **PLANNER:** David Wong

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

- There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on \_\_\_\_\_.
- This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on **5/29/2014**
- 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 5:00 p.m. on \_\_\_\_\_.

This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals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

5/15/2014

Date

**OTHERS TO RECEIVE THIS DOCUMENT:**

- State Department of Fish and Wildlife / [Stewart.Reinbold@dfw.gov](mailto:Stewart.Reinbold@dfw.gov); [Christa.Heller@dfw.wa.gov](mailto:Christa.Heller@dfw.wa.gov);
- State Department of Ecology, Shoreline Planner N.W. Region / [Jobu461@ecy.wa.gov](mailto:Jobu461@ecy.wa.gov); [sepaunit@ecy.wa.gov](mailto:sepaunit@ecy.wa.gov)
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**City of Bellevue  
Development Services Department  
Land Use Staff Report**

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**Proposal Name:** Howard Hui Residence Critical Areas Land Use Permit

**Proposal Address:** 1607 W. Lake Sammamish Pkwy SE

**Proposal Description:** This is an application for a Critical Areas Land Use Permit to obtain a reasonable use exception for the construction of a single-family residence within a maximum allowed 2,625 square foot area on a 26,785 square foot lot. The site contains both steep slopes and a category II wetland, and is adjacent to a parcel containing Type N stream. These critical areas and critical area buffers entirely encumber the subject property.

**File Number:** 13-123926-LO

**Applicant:** Hui He

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

**Planner:** David Wong, Planner

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

  
\_\_\_\_\_  
Carol V. Helland, Environmental Coordinator  
Development Services Department

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

  
\_\_\_\_\_  
Carol V. Helland, Land Use Director  
Development Services Department

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Application Date: 09/11/2013  
Notice of Application Publication Date: 12/05/2013  
Decision Publication Date: 05/15/2014  
Project/SEPA Appeal Deadline: 05/29/2014

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## CONTENTS

|   |    |
|---|----|
| I. Proposal Description .....                                   | 1  |
| II. Site Description, Zoning, Land Use and Critical Areas ..... | 1  |
| III. Consistency with Land Use Code Requirements:.....          | 5  |
| IV. Public Notice and Comment.....                              | 7  |
| V. Summary of Technical Reviews .....                           | 8  |
| VI. State Environmental Policy Act (SEPA).....                  | 8  |
| VII. Decision Criteria.....                                     | 11 |
| VIII. Conclusion and Decision.....                              | 12 |
| IX. Conditions of Approval .....                                | 12 |

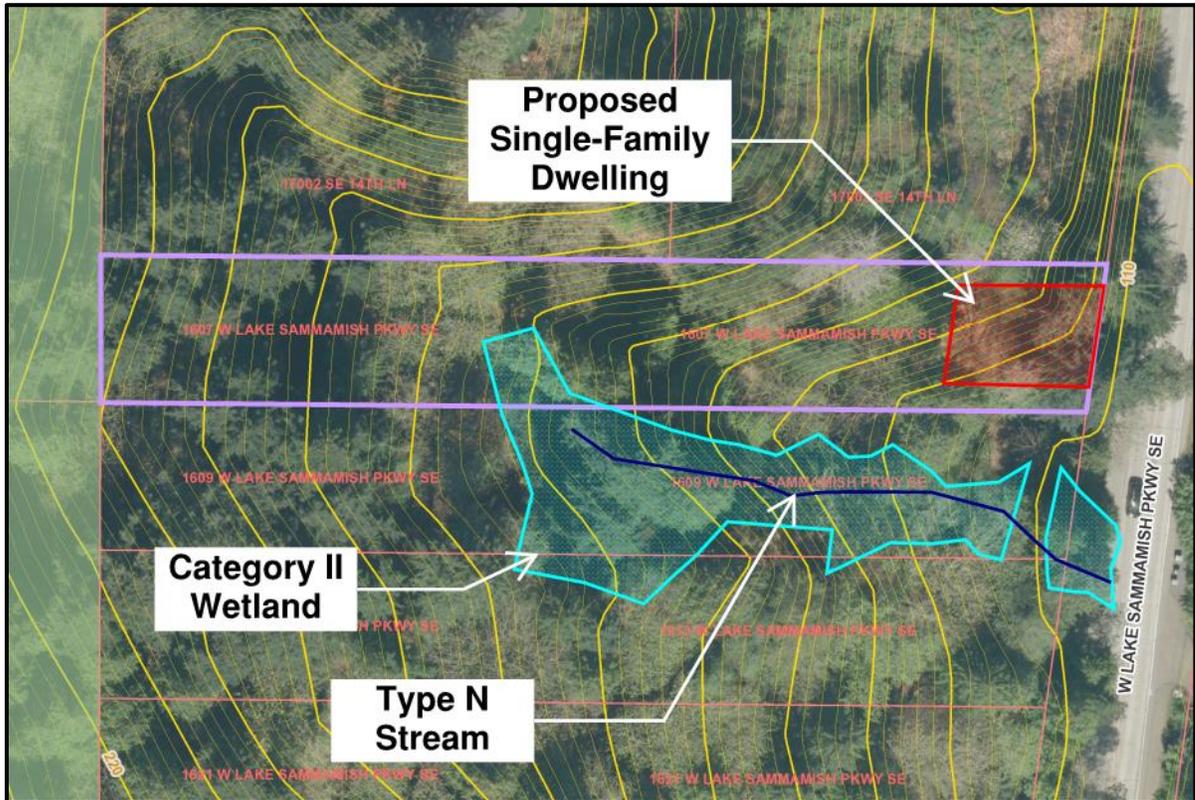
### **Attachments**

1. Environmental Checklist – Enclosed
2. Site Plan – Enclosed
3. Preliminary Drainage Plan (Dated 04/09/2014) – Enclosed
4. Other information – In Project File

## I. Proposal Description

The applicant is proposing to construct a single family residence on the property at 1607 West Lake Sammamish Parkway SE. The site is entirely encumbered by critical areas and critical area buffers and therefore qualifies for a reasonable use exception under LUC 20.25H.200. This critical areas land use permit establishes conditions and performance standards that must be met in order to obtain subsequent permits for the construction of the single family residence on the subject property.

Figure 1



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

### A. Site Description

The subject property is identified by King County tax parcel number 9253900220. It is located at 1607 West Lake Sammamish Parkway SE, on the west side of West Lake Sammamish Parkway SE, roughly 2.4 miles north of Interstate-90. The lot is approximately 60' wide by 425' deep. The size of the lot is 26,785 square feet.

### B. Zoning

The underlying land use of the property is R-3.5. It lies within the Southeast Bellevue comprehensive planning subarea and within the Sammamish/East Lake Hills Neighborhood Enhancement Program (NEP) area.

### **C. Land Use Context**

The property is bordered on the south by an undeveloped, forested parcel and the north by two properties with existing single family residences. West Lake Sammamish Parkway borders on the east. It is bordered on the west by a 92-acre, undeveloped, natural area, Weowna Park. Weowna Park is owned and managed by the City of Bellevue.

The vegetation on the site is typical of native mixed conifer/deciduous forest in the Puget Sound. There are a number of significant native conifers and deciduous trees and a diversity of native and exotic understory species present on the site.

### **D. Critical areas**

#### **i. Steep Slopes**

The property has three areas of southeast-facing slopes that are 40% or greater, have a rise of greater than 10 feet in elevation and cover 1000 square feet or more in area. These areas of steep slopes meet the definition of steep slopes in LUC 20.25H. Steep slopes are required to have buffers of 50' measured from the top-of-slope and structure setbacks of 75' from the toe-of-slope.

#### **ii. Wetlands**

There is a category II wetland on and adjacent to the subject property. The wetland is associated with the numerous seeps originating from the hillsides and a small, Type N stream flowing on the property to the south. The wetland is dominated by red alder (*Alnus rubra*), salmonberry (*Rubus spectabilis*), lady fern (*Athyrium filix-femina*) and skunk cabbage (*Lysichiton americanum*). Category II wetlands on undeveloped sites, with a habitat score of 20 to 28, garner a critical area buffer of 110 feet from the edge of the wetland.

#### **iii. Streams**

The stream affecting the subject property originates out of seep in the hillside on the property to the south. The stream is not fish-bearing because it is shallow, steep and outflows through a small culvert under West Lake Sammamish Parkway. It leaves the culvert for a short period and then enters another culvert where it travels to Lake Sammamish, fish bearing waters. The stream, because it is functionally connected to fish-bearing waters, is classified as a Type N stream. The lot is considered undeveloped, and therefore the critical area buffers are established at 50 from the top of bank.

### **E. Critical Areas Functions and Values**

#### **i. Streams and Riparian Areas**

Most of the elements necessary for a healthy aquatic environment rely on processes sustained by dynamic interaction between the stream and the adjacent riparian area (Naiman et al., 1992). Riparian vegetation in floodplains and along stream banks provides a buffer to help mitigate the impacts of urbanization (Finkenbine et al., 2000 in Bolton and Shellberg, 2001). Riparian areas support healthy stream conditions.

Riparian vegetation, particularly forested riparian areas, affect water temperature by providing shade to reduce solar exposure and regulate high ambient air temperatures, slowing or preventing increases in water temperature (Brazier and Brown, 1973; Corbett and Lynch, 1985).

Upland and wetland riparian areas retain sediments, nutrients, pesticides, pathogens, and other pollutants that may be present in runoff, protecting water quality in streams (Ecology, 2001; City of Portland 2001). The roots of riparian plants also hold soil and prevent erosion and sedimentation that may affect spawning success or other behaviors, such as feeding.

Both upland and wetland riparian areas reduce the effects of flood flows. Riparian areas and wetlands reduce and desynchronize peak crests and flow rates of floods (Novitzki, 1979; Verry and Boelter, 1979 in Mitsch and Gosselink, 1993). Upland and wetland areas can infiltrate floodflows, which in turn, are released to the stream as baseflow

Stream riparian areas, or buffers, can be a significant factor in determining the quality of wildlife habitat. For example, buffers comprised of native vegetation with multi- canopy structure, snags, and down logs provide habitat for the greatest range of wildlife species (McMillan, 2000). Vegetated riparian areas also provide a source of large woody debris that helps create and maintain diverse in-stream habitat, as well as create woody debris jams that store sediments and moderate flood velocities.

Sparsely vegetated or vegetated buffers with non-native species may not perform the needed functions of stream buffers. In cases where the buffer is not well vegetated, it is necessary to either increase the buffer width or require that the standard buffer width be restored or revegetated (May 2003). Until the newly planted buffer is established the near term goals for buffer functions may not be attained.

Riparian areas often have shallow groundwater tables, as well as areas where groundwater and surface waters interact. Groundwater flows out of riparian wetlands, seeps, and springs to support stream baseflows. Surface water that flows into riparian areas during floods or as direct precipitation infiltrates into groundwater in riparian areas and is stored for later discharge to the stream (Ecology, 2001; City of Portland, 2001).

## **ii. Wetlands**

Wetlands provide important functions and values for both the human and biological environment—these functions include flood control, water quality improvement, and nutrient production. These “functions and values” to both the environment and the citizens of Bellevue depend on their size and location within a basin, as well as their diversity and quality. While Bellevue’s wetlands provides various beneficial functions, not all wetlands perform all functions, nor do they perform all functions

equally well (Novitski et al., 1995). However, the combined effect of functional processes of wetlands within basins provides benefits to both natural and human environments. For example, wetlands provide significant stormwater control, even if they are degraded and comprise only a small percentage of area within a basin.

### **iii. Geologic Hazard Areas**

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

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

### **iv. Habitat Associated with Species of Local Importance**

Urbanization, the increase in human settlement density and associated intensification of land use, has a profound and lasting effect on the natural environment and wildlife habitat (McKinney 2002, Blair 2004, Marzluff 2005 Munns 2006), is a major cause of native species local extinctions (Czech et al 2000), and is likely to become the primary cause of extinctions in the coming century (Marzluff et al. 2001a). Cities are typically located along rivers, on coastlines, or near large bodies of water. The associated floodplains and riparian systems make up a relatively small percentage of land cover in the western United States, yet they provide habitat for rich wildlife communities (Knopf et al. 1988), which in turn provide a source for urban habitat patches or reserves. Consequently, urban areas can support rich wildlife communities. In fact, species richness peaks for some groups, including songbirds, at an intermediate level of development (Blair 1999, Marzluff 2005). Protected wild areas alone cannot be depended on to conserve wildlife species. Impacts from catastrophic events, environmental changes, and evolutionary processes (genetic drift, inbreeding, colonization) can be magnified when a taxonomic group or unit is confined to a specific area, and no one area or group of areas is likely to support the biological processes necessary to maintain biodiversity over a range of geographic scales (Shaughnessy and O'Neil 2001). As well, typological approaches to taxonomy or the use of indicators present the risk that evolutionary potential will be lost when depending on reserves for preservation (Rojas 2007). Urban habitat is a vital link in the process of wildlife conservation in the U.S.

### **III. Consistency with Land Use Code Requirements:**

#### **A. Zoning District Dimensional Requirements:**

This is a proposal to obtain a reasonable use exception for the construction of a single family residence. The property is zoned R-3.5. The property is entirely encumbered by critical areas and critical area buffers. The proposal is consistent with the underlying zoning district and applicable dimensional requirements based on the materials submitted.

#### **B. Critical Areas Requirements LUC 20.25H:**

##### **i. Consistency with LUC 20.25H.200**

##### **Reasonable Use Exception – Applicability**

A reasonable use exception may be granted when no other reasonable use of property exists by the application of the regulations of LUC 20.25H.200. The site is entirely encumbered by critical areas and critical area buffers. When the development density/intensity calculations outlined in LUC 20.25H.045 are applied to this situation the site does not have the potential for a single dwelling unit. As such, the site meets the definition of a small lot as defined in LUC 20.25H.200.A.2.a. Under this definition, a lot in the R-3.5 land use district with less than 2,625 square feet of development area on the site is considered to have no reasonable use and would qualify for a reasonable use exception.

The subject property is entirely encumbered by critical areas and critical area buffers and has zero (0) square feet of buildable area. The property qualifies for a reasonable use exception.

#### **C. Consistency with Land Use Code Critical Areas Performance Standards:**

##### **i. Geologic Hazards**

##### **20.25H.125 Performance standards for landslide hazards and steep slopes**

1. This is a reasonable use application. The preliminary, stated design of the proposed structure minimizes alteration of the natural contours of the site to the greatest extent possible within the allowance of the Land Use Code.
2. The structure will be located as close to West Lake Sammamish Parkway as is possible given the necessary 10' front yard setback granted by LUC 20.25H.040.
3. The proposed structure or development will be buffered from the residence on neighboring properties by dense, native vegetation. The tiered, stepped-back design will not increase the need for greater buffers on neighboring properties.
4. The structure has been design using 30' retaining walls to in order to set the structure into the hillside and minimize grading on slopes or the creation of artificial slopes.
5. The development will minimize increased impervious surface by utilizing a four-story design with the first floor being the garage. The dimensional requirements set for in LUC 20.20.010, or modified in 20.25H.040, must still be

followed.

6. No changes in grade outside the building footprint will be necessary, other than absolutely necessary for the construction of the retaining walls for the foundation and the construction of the residence itself. The driveway access will be located at the front edge of the property, adjacent to West Lake Sammamish Parkway.
7. The western, southern and northern foundation walls will also be retaining walls incorporated into the structure of the residence.
8. In lieu of pole-type construction, the house will be built in a tiered fashion to conform to the existing topography and minimize topographic modification.
9. N/A – There will be no deck structures that extend beyond the building footprint.
10. The applicant has submitted a restoration and monitoring plan for the subject property to restore impacted areas disturbed during geotechnical analysis. The maintenance and establishment of this restoration will continue. Through the reasonable use exception, the applicant is granted an area of permanent disturbance not to exceed 2,625 square feet.

## **ii. Streams & Wetlands**

### **20.25H.080 & 20.25H.100 Performance standards for streams and wetlands**

1. The proposed development will have no exterior lighting directed toward the stream and wetland.
2. During construction, activities that generate noise will be the minimum necessary to construct and develop the site. After construction, noise from the residential use will be minimal. Noise levels will be typical for a single-family residence and will not be more than ambient noise from adjacent roadway. Preserved significant vegetation and restoration plantings will serve to buffer noise impacts.
3. Toxic runoff from the new impervious surface at the residence will be directed into the existing storm drainage system and will not be directed into the stream or wetland critical areas or critical area buffers.
4. No treated water sources will be created. Runoff into the stream or wetland critical areas or critical area buffers will be negligible.
5. At the outer edge of the stream and wetland buffer a post and rail fence and dense planting of native vegetation will be installed to limit human and pet traffic into the critical area and critical area buffer.
6. Pesticides, insecticides and fertilizers will not be used at the proposed development site. Invasive species and weed control in establishment of restoration areas will be done manually.

### **iii. Species of Local Importance**

#### **20.25H.160 Performance standards for species of local importance**

The proposal identifies a number of species that have a primary habitat association with the site. It also presents the Washington Department of Fish and Wildlife (WDFW) Management Plans for those species which management plans will be submitted. Furthermore, it presents specific management recommendations for species that no WDFW management plans have been prepared to guide the construction of the single-family residence on the site. See Section IX for Conditions of Approval.

### **iv. Reasonable Use**

#### **20.25H.205 Performance standards for reasonable use**

1. The structure is being located on the site at the eastern extreme of the property. It will conform to the minimum required 10' front yard setback. The permanent disturbance on the site will be at or below the maximum allowed per the reasonable use exception allowed for this site.
2. The access points for the new structure will be from the east side of the structure from the driveway through the garage. Any other access points will be situated to minimize disturbance to the adjacent critical area buffer, but shall comply with International Building Code and International Fire Code requirements adopted by the City of Bellevue.
3. The access drive will be on the east side of the structure, adjacent to West Lake Sammamish Parkway. This is the location furthest from the most sensitive areas of the property.
4. All utilities serving the site will come across or under the access driveway on the east side of the structure, outside of the critical area buffer.
5. All utility installation, construction or staging will occur within the areas of permanent disturbance and will be covered by permanent structures or surfaces. No restoration of these areas will be possible.
6. There will be no areas of permanent disturbance outside of the 2,625 square foot area allowed under the reasonable use exception. No permanent disturbance will occur within any critical areas. The subject property is in a good condition and any on-site mitigation is not warranted.
7. Fencing and buffer plantings are planned for the boundaries of buffers surrounding the new residence on the southern, western and northern boundaries.

## **IV. Public Notice and Comment**

|                           |            |
|---------------------------|------------|
| Application Date:         | 09/11/2013 |
| Public Notice (500 feet): | 12/05/2013 |
| Minimum Comment Period:   | 12/19/2013 |

The Notice of Application for this project was published in the City of Bellevue weekly

permit bulletin on December 5<sup>th</sup>, 2013. It was mailed to property owners within 500 feet of the project site. One (1) comment has been received from the public as of the writing of this staff report.

## **V. Summary of Technical Reviews**

### **Clearing and Grading:**

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

## **VI. State Environmental Policy Act (SEPA)**

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

### **A. Earth and Water**

The applicant is proposing to construct a single family residence on the property at 1607 West Lake Sammamish Parkway. The site contains southeast facing slopes ranging from 20 to 60%. The soils are generally classified as Everett gravelly sandy loam (EvD), as mapped by the Soil Conservation Service. This soil type is described as being somewhat excessively drained and underlain by very gravelly sand at a depth of 18 to 36 inches. There is the presence of a Category II wetland on the site that contains the three components necessary to be classified as a wetland: hydric soils, wetland hydrology and wetland vegetation. The wetland is perpetuated by the presence of water seeping from the base of the slopes on the site and a drainage feature on the property to south.

Under this proposal the applicant is requesting a reasonable use exception to construct a single family residence on the subject property. The reasonable use statute allows the applicant a permanent disturbance on the site of no greater than 2,625 square feet in a location that avoids or minimizes disturbance to the site to the greatest extent possible. A geotechnical investigation and engineering study was conducted to determine the feasibility of and impact-minimization measures for such a project. The study presumes a two-to-three-story residence with wood-frame

construction with a combination of slab-on-grade and wood joist floors. The proposed residence will be “benched” into the slopes on the east end of the lot with retaining walls on the north, south and west sides. To achieve the necessary wall heights of 30 feet, soldier piles walls with tiebacks will be used. The geotechnical study also prescribes drainage measures for the retaining walls that will help alleviate hydrostatic pressure on the wall.

The stream on the property to the south is classified as a Type N stream as it is functionally connected to fish bearing waters. It is a rather shallow, low gradient stream that originates from hillside seeps. It travels alternately in defined and braided channels on the property to the south before draining into a culvert under West Lake Sammamish Parkway. No permanent disturbance is proposed to occur within the stream or the stream critical area. All areas of temporary disturbance will be restored and monitored pursuant to an approved restoration and monitoring plan. See Conditions of Approval in Section IX of this report.

The applicant has also proposed stormwater drainage improvements to offset the impacts on existing downstream conveyance infrastructure on the east side of W. Lake Sammamish Pkwy SE. Improvements proposed include a 48” diameter Type 2 catch basin with a galvanized bird cage debris rack, and oversized pipes for detention within the right-of-way on the west side of W. Lake Sammamish Pkwy SE. The proposed improvements meet the general conditions listed in the Order of Dismissal filed under permit 07-127112-LO. See Conditions of Approval in Section IX of this report.

## **B. Animals**

The subject property is adjacent to Weowna Park, a 92-acre forested, open space property owned and managed by the City of Bellevue Parks Department. The shoreline of Lake Sammamish is approximately 400 feet to the east of the subject property. The vegetation on the site and the adjacent properties is characterized by mixed, mature and semi-mature evergreen and deciduous trees typical of the Puget Sound lowlands. The surround land uses are primarily residential and urban open space.

A fish and wildlife habitat assessment study was conducted for the subject property and the proposed activity. The study describes and analyzes the plant and animal communities present on the site and establishes management recommendations to be followed. The following species, although they were not observed on-site, have a primary association with the habitat on-site: bald eagle (*Haliaeetus leucocephalus*), red-tailed hawk (*Buteo jamaicensis*), osprey (*Pandion haliaetus*), peregrine falcon (*Falco peregrinus*), merlin (*Falco columbianus*), Vaux’s swift (*Chaetura vauxi*), great blue heron (*Ardea herodias*), green heron (*Butorides striatus*), pileated woodpecker (*Dryocopus pileatus*), bats of the genus *Myotis* (*M. keenii*, *M. volans*, *M. evotis*), Western Townsend’s big-eared bat (*Plecotus townsendii*) and western toad (*Bufo boreas*).

The stream on adjacent property to the south is too shallow to support fish but it flows into Lake Sammamish, which is known to support Chinook salmon (*Oncorhynchus tshawitscha*), Coho salmon (*Oncorhynchus kisutch*) and bull trout (*Salvelinus confluentus*).

The proposed development of the single family residence will permanently disturb only the maximum allowed 2,625 square feet allowed by the Land Use Code. Construction on the site would likely result in rapid and predictable reduction in numbers of animals and the loss of some species within selected habitats due to habitat destruction, fragmentation, acceleration of edge and distance effects, and human disturbance. Particularly damaging are edge effects because they tend to penetrate a constant distance, despite the size of the fragment, so that some habitat is lost even if construction and development do not affect it. These impacts, though adverse, are not environmentally significant and will be mitigated to some extent by the retention of the majority of the site as a Native Growth Protection Area. There is no indication that threatened or endangered plant or animal species inhabit the site. All areas of temporary disturbance will be restored and monitored pursuant to an approved restoration and monitoring plan. See Conditions of Approval in Section IX of this report.

### **C. Plants**

The vegetation on the site consists of a mixed conifer/deciduous forest. The predominant overstory tree species are western red cedar (*Thuja plicata*), Douglas-fir (*Pseudotsuga menziesii*) and bigleaf maple (*Acer macrophyllum*). There is a wide range of sizes, but over 50% of the trees are greater than 21" in diameter at breast height. The understory is typical of the Puget Sound lowlands with a high occurrence of sword fern (*Polystichum munitum*), Oregon grape (*Mahonia nervosa*), hazelnut (*Corylus cornuta*) and red huckleberry (*Vaccinium ovatum*). There are also several invasive exotic species present on-site: Himalayan blackberry, reed Canary grass and English ivy. The wetland on the site is characterized by presence of red alder (*Alnus rubra*), salmonberry (*Rubus spectabilis*), lady fern (*Athyrium filix-femina*) and skunk cabbage (*Lysichiton americanum*).

The proposed development of the single family residence will permanently disturb only the maximum allowed 2,625 square feet allowed by the Land Use Code. All areas of temporary disturbance will be restored and monitored pursuant to an approved restoration and monitoring plan. See Conditions of Approval in Section IX of this report.

### **D. Noise**

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

## VII. Decision Criteria

The proposal, as conditioned below, meets the applicable regulations and decision criteria for a Critical Areas Land Use Permit pursuant to LUC Section 20.30P.

### A. Critical Areas Land Use Permit Decision Criteria 20.30P

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

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

The applicant must obtain a Single-Family Building Permit before beginning any work. See Conditions of Approval in Section IX of this report.

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

The proposed slope modification and structure will utilize a soldier pile retaining wall with soil anchor tiebacks and includes only the minimum necessary grading outside of the wall footprint. See Conditions of Approval in Section IX of this report.

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

As discussed in Section III of this report, the proposal meets the performance standards of LUC 20.25H.080.A, LUC 20.25H.100, LUC 20.25H.125, LUC 20.25H.160 and LUC 20.25H.205 for a reasonable use exception into a critical area or critical area buffer.

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

The proposed single-family residence is consistent with the surrounding land uses and is adequately served by public facilities. All necessary services and ancillary utilities are currently available on-site via West Lake Sammamish Parkway.

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

All areas of temporary disturbance associated with the construction and staging of the new single-family residence will be restored per an approved restoration and mitigation plan. The permanent disturbance will occur within the 2,625 square feet allowed under 20.25H.190. The location of the proposed residence is adjacent to West Lake Sammamish Parkway. The area of the site, outside of the area of allowed permanent disturbance will be recorded with King County as a Native Growth Protection Easement area. See Conditions of Approval in Section IX of this report regarding the required restoration plan.

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

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

**VIII. Conclusion and Decision**

After conducting the various administrative reviews associated with this proposal, including Land Use Code consistency, SEPA, City Code and Standard compliance reviews, the Director of Planning and Community Development does hereby approve with conditions the proposal to obtain a reasonable use exception for the construction of a single-family residence at 1607 West Lake Sammamish Parkway SE.

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

**IX. Conditions of Approval**

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

| <u>Applicable Ordinances</u>         | <u>Contact Person</u>       |
|--------------------------------------|-----------------------------|
| Clearing and Grading Code- BCC 23.76 | Tom McFarlane, 425-452-5207 |
| Land Use Code- BCC 20.25H            | David Wong, 425-452-4282    |
| Noise Control- BCC 9.18              | David Wong, 425-452-4282    |
|                                      |                             |

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

**1. Building Permit**

Approval of this Critical Areas Land Use Permit does not constitute an approval of a development permit. Application for a building permit or other required permits must be submitted and approved. Plans submitted as part of either permit application shall be consistent with the activity permitted under this approval. Future work on the property may be subject to further critical areas permit requirements and/or geotechnical review.

Authority: Land Use Code 20.30P.140

Reviewer: David Wong, Development Services Department

## **2. Modification to General Dimensions**

Modification to the general dimensions requirements for the development of a single-family dwelling are limited to a 10-foot front yard setback; 5-foot side yard setback; and a 10-foot combined side yard setback.

Authority: 20.25H.040.B  
Reviewer: David Wong, Land Use

## **3. Retaining Wall Engineering Requirement**

An updated plan and engineering study showing the soldier pile retaining wall with tieback soil anchors system that has been identified and recommended in the Geotechnical Report is required and must be submitted for review and approval by the City of Bellevue Clearing and Grading Division prior to the issuance of the require single-family building permit.

Authority: Land Use Code 20.25H.125  
Reviewer: David Wong, Land Use

## **4. Restoration for Areas of Temporary Disturbance**

A restoration plan for all areas of temporary disturbance outside of the designated permanent disturbance is required to be submitted for review and approval by the City of Bellevue as a component of the Single-Family Building Permit. The plan shall identify the full areas of temporary impacts expected by the soldier pile wall installation and the construction of the single-family residence. The restoration measures should, to the maximum extent feasible, attempt to mimic the existing desirable on-site conditions prior to any disturbance.

Authority: Land Use Code 20.25H.220.H  
Reviewer: David Wong, Land Use

## **5. Monitoring**

The planting area outlined in the restoration plan shall be self-maintained and self-monitored for five (5) years. Annual monitoring reports are to be submitted to Land Use each of the five years at the end of each growing season or October 31st. Photos from selected photo points will be included in the monitoring reports to document the planting. The following schedule and performance standards apply and are evaluated in the report for each year:

Year 1 (from date of plant installation)

- 100% survival of all installed plants and/or replanting in following dormant season to reestablish 100%
- 0% coverage of invasive plants in planting area

Year 2 (from date of plant installation)

- At least 90% survival of all installed material

- Less than 5% coverage of planting area by invasive species or non-native/ornamental vegetation

Year 3, 4, & 5 (from date of plant installation)

- At least 85% survival of all installed material
- At least 35% (Yr3), 50% (Yr4), 70% (Yr5) coverage of the planting area by native plants in each year respectively
- Less than 5% coverage by invasive species or non-native/ornamental vegetation

The reports, along with a copy of the restoration plan, can be sent to David Wong at [dwong@bellevuewa.gov](mailto:dwong@bellevuewa.gov) or to the address below:

Environmental Planning Manager  
Development Services Department  
City of Bellevue  
PO Box 90012  
Bellevue, WA 98009-9012

Authority: Land Use Code 20.25H.220.D  
Reviewer: David Wong, Land Use

## **6. Rainy Season Restrictions**

Due to the proximity to a steep slope and wetland buffers, 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, Clearing and Grading

## **7. Pesticides, Insecticides, and Fertilizers**

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

Authority: Land Use Code 20.25H.220.H  
Reviewer: David Wong, Land Use

## **8. 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: David Wong, Land Use

## **9. Right-of-Way Use**

The proposed construction of the single family residence and stormwater drainage improvements will likely require the use of a portion of the right-of-way adjacent to the subject property. Any temporary use of the right-of-way requires a permit from the Transportation Department, and may require a traffic control plan if any lanes will be temporarily closed.

Authority: Bellevue City Code 14.30  
Reviewer: Transportation Department

## **10. Clearing Limits and Temporary Erosion Sedimentation Control**

Prior to the initiation of any clearing or grading activities, clearing limits and the location of all temporary erosion and sedimentation control measure shall be field staked for approval by the on-site clearing and grading inspector's approval.

Authority: Bellevue City Code 23.76.060 and 23.76.090  
Reviewer: Tom McFarlane, Clearing and Grading

## **11. Surface Water Quality**

Adjacent and downstream properties, storm drain inlets and the downstream natural and built drainage system shall be protected from sediment deposition using BMPs described in the clearing and grading development standards. If protection is inadequate and deposition occurs on adjoining property or public right-of-way or the drainage system, the permittee shall immediately remove the deposited sediment and restore the affected area to the original conditions.

Authority: Bellevue City Code 23.76.090  
Reviewer: Tom McFarlane, Clearing and Grading

## **12. Wildlife Habitat Protection and Management Plan**

Prior to approval of the single-family building permit, the applicant shall complete and submit the standard wildlife management plans developed by the Department of Fish and Wildlife for the following species: Great Blue Heron (*Ardea Herodias*) and Pileated Woodpecker (*Dryocopus pileatus*).

Authority: Land Use Code 20.25H.160

Reviewer: David Wong, Land Use

## **13. Stormwater Drainage Improvements**

The applicant shall meet the general conditions for stormwater drainage improvements outlined in the Order of Dismissal prior to the initiation of any clearing and grading activities. Obtaining any necessary temporary construction easements from the adjacent landowner at 1609 W. Lake Sammamish Pkwy SE will be the responsibility of the landowner.

Authority: Order of Dismissal – AAD 07-308

Reviewer: David Wong, Land Use

**ENVIRONMENTAL**

Thank you in advance for your cooperation and assistance in completing the checklist or have any questions regarding the permit, call Development Services (425-452-6800) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

**INTRODUCTION**

**Purpose of the Checklist:**

The State Environmental Policy Act (SEPA), Chapter 43.21c RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the City of Bellevue identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the City decide whether an EIS is required.

**Instructions for Applicants:**

This environmental checklist asks you to describe some basic information about your proposal. Answer the questions briefly, with the most precise information known, or give the best description you can. You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer or if a question does not apply to your proposal, write "do not know" or "does not apply." Giving complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the Planner in the Permit Center can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. Include reference to any reports on studies that you are aware of which are relevant to the answers you provide. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impacts.

**Use of a Checklist for Nonproject Proposals:** *A nonproject proposal includes plans, policies, and programs where actions are different or broader than a single site-specific proposal.*

For nonproject proposals, complete the Environmental Checklist even though you may answer "does not apply" to most questions. In addition, complete the Supplemental Sheet for Nonproject Actions available from Permit Processing.

For nonproject actions, the references in the checklist to the words *project*, *applicant*, and *property* or *site* should be read as *proposal*, *proposer*, and *affected geographic area*, respectively.

**Attach an 8 1/2" x 11 vicinity map which accurately locates the proposed site.**

**ENVIRONMENTAL CHECKLIST**

4/11/2013

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call Development Services (425-452-6800) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

**BACKGROUND INFORMATION**

Property Owner: HUI HE / QINGMIN SUN

Proponent: HUI HE / QINGMIN SUN

Contact Person: HUI HE

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

Address: 181 TELEGRAPH ROAD, BELLINGHAM, WA 98226

Phone: 360-318-7685, 360-961-8119

Proposal Title: Single-Family residence in a sloped land

Proposal Location: 1607 West Lake Sammamish Parkway S.E., Bellevue, WA 98008  
(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: To construct a single-family residence under a Reasonable Use Exception application.
2. Acreage of site: 26,785 SqFt (0.61 acres)
3. Number of dwelling units/buildings to be demolished: None
4. Number of dwelling units/buildings to be constructed: One single-family residence
5. Square footage of buildings to be demolished: None
6. Square footage of buildings to be constructed: 5,950 sf (all floors)
7. Quantity of earth movement (in cubic yards): Approximately 750 Cubic Yards
8. Proposed land use: Construct a single-family residence
9. Design features, including building height, number of stories and proposed exterior materials:  
Four bed rooms, three floors, three car garages, with roof deck and pavilion, hardiplank siding
10. Other

Final residence design to be determined after approval of Critical Areas Land Use Permit.

Hui Residence  
Critical Areas Reasonable Use Permit  
SEPA Checklist

Estimated date of completion of the proposal or timing of phasing:  
13-12-2013  
Permitting Process: November 2013  
Construction Phase: May 2014

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.  
Updated Geotechnical engineering report, wetland report were conducted and completed (see attached reports)

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.

- Reasonable Land Use Permit  Critical Areas Land Use Permit Reasonable Use Exception
- Building Permit
- Clearing and Grading

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

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

A. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site:  Flat  Rolling  Hilly  Steep slopes  Mountains  Other
- b. What is the steepest slope on the site (approximate percent slope)?  
> 40%
- 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.  
According to NRCS, the onsite soils are mapped as Everett Gravelly Sandy loam, 15 to 30 percent (EvD)

Hui Residence  
Critical Areas Reasonable Use Permit  
SEPA Checklist  
13-123926-LO

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

See project geo-technical report.

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

Approximately 750 cubic yards of soil will be graded and removed from the site

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

Yes. To limit erosion, i.e. silt fence, mulching, vegetative buffer for construction site, sediment basin/trap

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

Approximately 98%

Maximum impervious surface cannot exceed amount granted under reasonable use exception - impervious may not exceed 2,625 square feet.

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

Implement a Temporary Erosion and Sediment Control Plan. Use of filter fence, straw mulch, clearing and grading during dry periods. Seasonal restrictions on earth work.

## 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.

During Construction: dust, emission from equipment, vehicles

Post Construction: automobile exhaust

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.  
Not to our knowledge

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

Implement standard measures to control emission during construction. May include use of dust control measures, alternative fuels and clean equipment, use of electricity.

Hui Residence  
Critical Areas Reasonable Use Permit

SEPA Checklist

3. WATER  
13-123926-LO

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 site is within the West Lake Sammamish drainage basin. There is a Category II wetland in mid-south of the property and a Type N stream adjacent on the property to the south. The property is approximately 402 feet west of Lake Sammamish. There is no streams and wetland on this property.

- (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.

Development will occur in wetland buffers and stream buffers. Within 200 feet to the stream buffers.

- (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.

Does not apply

- (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.

Roof drains may routed towards buffers

- (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.

Waste material to be routed in existing sewer system.

Hui Residence  
Critical Areas Reasonable Use Permit  
SEPA Checklist  
13-123926-LO

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

Runoff from conveyance system. Roof drains to be routed to the buffer.

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

Not to our knowledge

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

All work on the site will be in conformance with local, State & Federal codes and regulations applicable as of the date of application.

#### 4. Plants

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

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

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

A maximum of 2,625 square feet of coniferous upland forest will be removed. No work in critical areas, only in buffers.

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

None

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

Landscaping will adhere to local regulations.

Hui Residence  
Critical Areas Reasonable Use Permit

SEPA Checklist

5. ANIMALS  
13-123926-LO

- a. Check or circle any birds and animals which have been observed on or near the site or are known to be on or near the site:
- Birds: hawk, heron, eagle, songbirds, other:
  - Mammals: deer, bear, elk, beaver, other:
  - Fish: bass, salmon, trout, herring, shellfish, other:
- b. List any threatened or endangered species known to be on or near the site.  
Not to our knowledge
- c. Is the site part of a migration route? If so, explain.  
Yes, Pacific Flyway
- d. Proposed measures to preserve or enhance wildlife, if any:  
None proposed

6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy need? Describe whether it will be used for heating, manufacturing, etc.  
Electricity is required for lighting and appliances and natural gas for heating
- 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:  
Construction of the single family home will conform to local building codes for energy efficiency.

7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.  
None

(1) Describe special emergency services that might be required.  
Does not apply

(2) Proposed measures to reduce or control environmental health hazards, if any.  
Does not apply

b. Noise

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

Hui Residence  
Critical Areas Reasonable Use Permit  
SEPA Checklist

13-123926-LO

(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.  
Short Term: Construction traffic (grading, hauling trucks, other vehicles)  
Long Term: Vehicular traffic (passenger car)

(3) Proposed measures to reduce or control noise impacts, if any:  
Limiting operational hours during construction

**8. Land and Shoreline Use**

- a. What is the current use of the site and adjacent properties?  
Residential - Single family homes
- b. Has the site been used for agriculture? If so, describe.  
No
- c. Describe any structures on the site.  
None
  
- d. Will any structures be demolished? If so, what?  
N/A
- e. What is the current zoning classification of the site?  
R 3.5
- f. What is the current comprehensive plan designation of the site?  
Urban (UM) Single family medium density
- g. If applicable, what is the current shoreline master program designation of the site?  
Not applicable
- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.  
No
- i. Approximately how many people would reside or work in the completed project?  
Approximately four (4) people will occupy the completed residence.
- j. Approximately how many people would the completed project displace?  
None
- k. Proposed measures to avoid or reduce displacement impacts, if any:  
None
  
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:  
Compliance to local laws and regulations regarding land use.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.  
One unit of moderate to high income, single - family housing
  
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.  
None
  
- c. Proposed measures to reduce or control housing impacts, if any:  
Does not apply

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?  
The single - family home will have a maximum height of 36 feet above average finished grade. Hardiplank
- b. What views in the immediate vicinity would be altered or obstructed?  
None 35 Feet from average existing grade is max height limit
- c. Proposed measures to reduce or control aesthetic impacts, if any:  
Does not apply

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?  
None
- 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:  
Does not apply

13. Historic and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.  
None
- b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.  
Does not apply
- c. Proposed measures to reduce or control impacts, if any:  
Does not apply

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.  
West Lake Sammamish Parkway S.E. to be accessed through a proposed driveway (see site plan)
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?  
Bus stop at 168th Ave. SE and SE 19th St. is 0.21 miles from the site.
- c. How many parking spaces would be completed project have? How many would the project eliminate?  
Completed = 2 - 4. Eliminated = 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.  
Daily passenger vehicle traffic of 10 - vehicle trips or more is anticipated
- g. Proposed measures to reduce or control transportation impacts, if any:  
None

15. Public Services

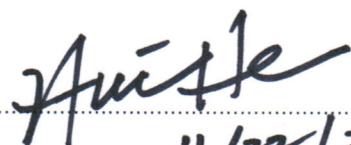
- a. Would the project result in an increased need for the public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.  
Yes, the aforementioned services will be required
  
- b. Proposed measures to reduce or control direct impacts on public services, if any.  
No

16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.  
Electricity, natural gas, water, refuse service, telephone, sanitary sewer, other (TV, internet).
- 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) : underground connection to existing lines  
Water (City of Bellevue): connect to existing stub  
Sewer (City of Bellevue): connect to existing sewage disposal  
Telephone (Qwest): connect to existing box  
Cable (Comcast): connect to existinig line

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..... 11/22/2013



NORTH



SCALE: 1" = 10'

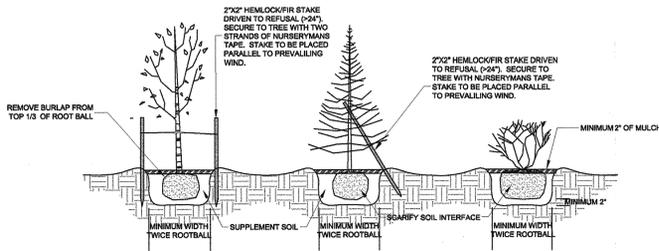
# LAKE SAMMAMISH PROPERTY MITIGATION, RESTORATION, TESC, & SITE PLAN

PARCEL ID NO.: 925390-0220

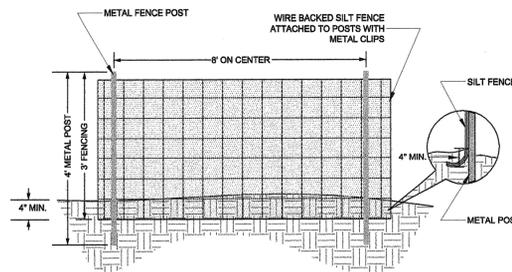
## PLANT SCHEDULE

| COMMON NAME        | SCIENTIFIC NAME       | QTY. | SIZE   | SPACING |
|--------------------|-----------------------|------|--------|---------|
| BIG-LEAF MAPLE     | ACER MACROPHYLLUM     | 4    | 4-6 FT | RANDOM  |
| DOUGLAS FIR        | PSEUDOTSUGA MENZIESII | 4    | 4-6 FT | RANDOM  |
| NOOTKA ROSE        | ROSA NUTKANA          | 21   | 1 GAL  | 3' O.C. |
| SALMONBERRY        | RUBUS SPECTABILIS     | 21   | 1 GAL  | 3' O.C. |
| SNOWBERRY          | SYMPHORICARPOS ALBUS  | 21   | 1 GAL  | 3' O.C. |
| WESTERN SWORD FERN | POLYSTICHUM MUNITUM   | 21   | 1 GAL  | 3' O.C. |
| TALL OREGON GRAPE  | MAHONIA NERVOSA       | 21   | 1 GAL  | 3' O.C. |

## PLANTING AND STAKING DETAIL



## SILT FENCE DETAIL



### Executive Summary

The applicant proposes to restore 1,001 square feet of wetland buffer impacted during geotechnical testing of the subject property. The restoration area will be returned to native grade and planted with native plant species. Native plant species will increase plant diversity, wildlife habitat and prevent the establishment of invasive species.

### Maintenance

In order to achieve performance standards, the Permittee shall have the mitigation/restoration area maintained for the duration of the monitoring period, 1 years. Maintenance will include watering, weeding around base of installed plants, pruning, replacement, restaking, removal of all classes of noxious weeds (see Washington State Noxious Weeds List, WAC 16-750-005) as well as Himalayan blackberry, and any other measures needed to insure plant survival. All maintenance shall be directed by the Landscape Designer and/or Wetland Biologist.

### Performance Standards - Plant Cover and Survival

Plant survival and cover standards are established to measure mitigation success as follows:

| Year 1                               |
|--------------------------------------|
| Shrub and Sapling Tree Survival 100% |

### Monitoring

Monitoring shall be conducted annually for 1 years in accordance with the approved mitigation/restoration monitoring plan. Monitoring will consist of counting each plant and assessing the health, growth pattern and aerial coverage. Monitoring shall occur annually between August 1 and September 30 (prior to leaf drop). Photographs will be taken to visually record the condition of the mitigation/restoration area. Monitoring reports shall be submitted by December 31 of each year during the monitoring period. As applicable, monitoring reports must include description/data for:

- Plant survival, vigor, and aerial coverage from every plant community (transect data), and explanation of monitoring methodology in the context of assessing performance standards
- Buffer conditions, e.g. surrounding land use, use by humans, wild and domestic creatures
- Observed wildlife, including amphibians, avians and others
- Assessment of nuisance/exotic biota and recommendations for management
- Receipts for off-site disposal of any dumping, weeds, or invasive plants
- 4"x6" color photograph taken from permanent photo-points as shown on Monitoring/Restoration plan.
- Summary of maintenance and contingency measures proposed for next season and completed for past season

### Bond

Prior to beginning any work, the Permittee must provide a mitigation/restoration bond or assignment of funds per City of Bellevue procedures. A bond quantity worksheet has been completed based on all elements of the mitigation/restoration plan. The total cost, plus contingency fees has been determined to be \$ 1,500.00, which will be the amount of the mitigation/restoration bond the Permittee is required to provide. Bonds are eligible for reduction to maintenance status upon successful installation inspection.

### Construction Sequence

- HOLD THE PRE-CONSTRUCTION MEETING.
- POST SIGN WITH NAME AND PHONE NUMBER OF ESC SUPERVISOR (MAY BE CONSOLIDATED WITH THE REQUIREMENT OF CONSTRUCTION SIGN).
- FLAG CLEARING LIMITS.
- INSTALL CATCH BASIN PROTECTION, IF REQUIRED.
- INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC.).
- MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH CITY OF BELLEVUE STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
- RELOCATE EROSION CONTROL MEASURES, OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHANGE, THE EROSION AND SEDIMENT CONTROL IS ALWAYS IN ACCORDANCE WITH THE KING COUNTY EROSION AND SEDIMENT CONTROL STANDARDS.
- COVER ALL AREAS WITHIN SEVEN DAYS OF REACHING FINAL GRADE.
- SEED, SOD, STABILIZE, OR COVER ANY AREAS TO REMAIN UNWORKED FOR MORE THAN 30 DAYS.
- UPON COMPLETION OF THE PROJECT, STABILIZE ALL DISTURBED AREAS AND REMOVE BMP'S IF APPROPRIATE.

### Clearing and Grading Standard Notes

1. All clearing & grading construction must be in accordance with City of Bellevue (COB) Clearing & Grading Code, Clearing & Grading Erosion Control Standard Details (EC-1 through EC-23), Development Standards, Land Use Code, Uniform Building Code, permit conditions; and all other applicable codes, ordinances, and standards. The design elements within these plans have been reviewed according to these requirements. Any variance from adopted erosion control standards is not allowed unless specifically approved by the City of Bellevue Department of Planning & Community Development (PCD) prior to construction.

It is the sole responsibility of the applicant and the professional civil engineer to correct any error, omission, or variation from the above requirements found in these plans. All corrections will be at no additional cost or liability to the COB. All details for structural walls, rockeries over four feet in height, geogrid reinforced rockeries, and geogrid reinforced modular block walls must be stamped by a professional engineer.

2. A copy of the approved plans must be on-site during construction. The applicant is responsible for obtaining any other required or related permits prior to beginning construction.

3. All locations of existing utilities have been established by field survey or obtained from available records and should, therefore, be considered only approximate and not necessarily complete. It is the sole responsibility of the contractor to independently verify the accuracy of all utility locations and to discover and avoid any other utilities not shown which may be affected by the implementation of this plan.

4. The area to be cleared and graded must be flagged by the contractor and approved by the clearing & grading inspector prior to beginning any work on the site.

5. A reinforced silt fence must be installed in accordance with COB EC-5 and located as shown on the approved plans or per the clearing & grading inspector, along slope contours and down slope from the building site.

6. A hard-surface construction access pad is required per Clearing & Grading Standard Detail EC-1 or EC-2. This pad must remain in place until paving is installed.

7. Clearing will be limited to the areas within the approved disturbance limits. Exposed soils must be covered at the end of each working day when working from October 1st through April 30th. From May 1st through September 30th, exposed soils must be covered at the end of each construction week and also at the threat of rain.

8. Any excavated material removed from the construction site and deposited on property within the City limits must be done in compliance with a valid clearing & grading permit. Locations for the mobilization area and stockpiled material must be approved by the clearing & grading inspector at least 24 hours in advance of any stockpiling.

9. To reduce the potential for erosion of exposed soils, or when rainy season construction is permitted, the following Best Management Practices (BMPs) are required:

Preserve natural vegetation for as long as possible or as required by the clearing & grading inspector.

Protect exposed soil using plastic (EC-14), erosion control blankets, straw or mulch (COB Guide to Mulch Materials, Rates, and Use Chart), or as directed by the clearing & grading inspector.

Install catch basin inserts as required by the clearing & grading inspector or permit conditions of approval.

Install a temporary sediment pond, a series of sedimentation tanks, temporary filter vaults, or other sediment control facilities. Installation of exposed aggregate surfaces requires a separate effluent collection pond on-site.

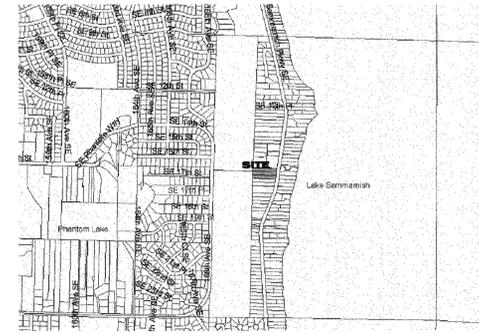
10. Final site grading must direct drainage away from all building structures at a minimum 2% slope, per the Uniform Building Code.

11. The contractor must maintain a sweeper on-site during earthwork and immediately remove soil that has been tracked onto paved areas as result of construction.

12. A public information sign listing 24-hour emergency phone numbers for the city and the contractor may be provided to the applicant at the time the clearing & grading permit is issued. The applicant must post the sign at the project site in full view of the public and the contractors, and it must remain posted until final sign-off by the clearing & grading inspector.

13. Turbidity monitoring may be required as a condition of clearing & grading permit approval. If required, turbidity monitoring must be performed in accordance with the approved turbidity monitoring plan and as directed by the clearing & grading inspector. Monitoring must continue during site (earthwork) construction until the final sign-off by the clearing & grading inspector.

14. Any project that is subject to Rainy Season Restrictions will not be allowed to perform clearing & grading activities without written approval from the PCD director. The rainy season extends from November 1st through April 30th, as defined in section 23.76.093A of the Clearing & Grading Code.



VICINITY MAP  
NOT TO SCALE

### APPLICANT:

VISTA LAND DEVELOPMENT CORP.  
1800 - 136TH PLACE NORTHEAST, #100  
BELLEVUE, WASHINGTON 98005  
206-914-6187

### ENVIRONMENTAL CONSULTANT:

J. S. JONES AND ASSOCIATES, INC.  
ATTN: JEFFERY S. JONES, PWS  
402 EAST MAIN STREET, SUITE 110  
AUBURN, WASHINGTON 98002  
253-804-2645

### LEGAL DESCRIPTION:

42 WEOVNA BEACH UNRECORDED PORTION LYING WEST OF LAKE SAMMAMISH BLVD

### SITE PLAN NOTES:

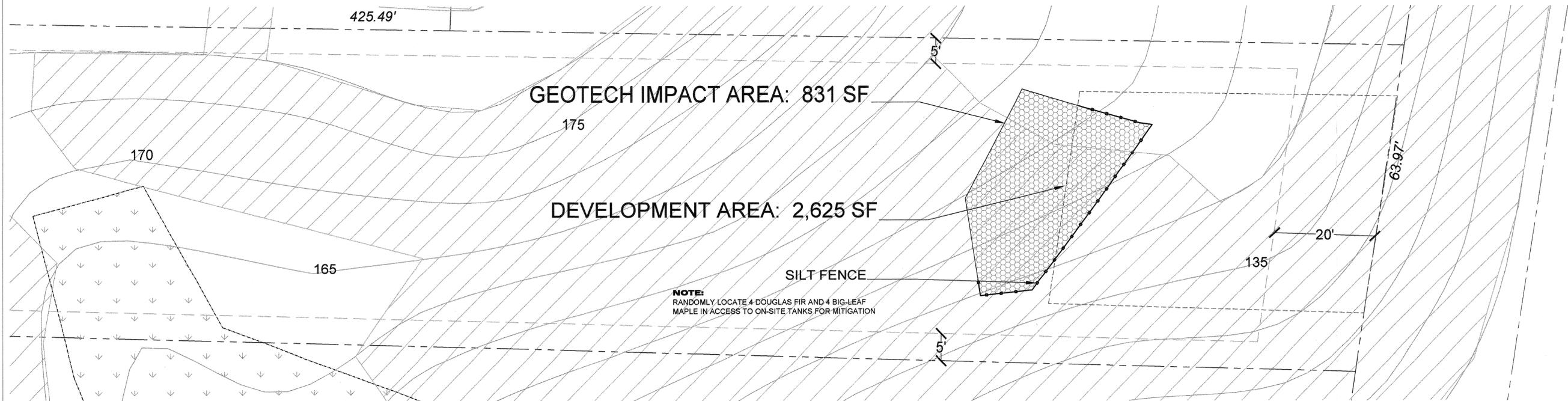
PROPOSED BUFFER IMPACT: 2,625 SQUARE FEET

PROPOSED IMPERVIOUS SURFACES: LESS THAN 2,625 SQUARE FEET

ALL TREES OUTSIDE OF DEVELOPMENT AREA TO BE RETAINED

### KEY:

- PROPERTY LINE
- WETLAND BOUNDARY
- BUILDING SETBACK LINE (BSBL)
- DEVELOPMENT ENVELOPE
- RESTORATION AREA: 1,001 SF
- EXISTING ROAD



RECEIVED  
JUL 16 2007  
Permit Processing

| NO. | DATE | BY | REVISION |
|-----|------|----|----------|
|     |      |    |          |

CONSULTANT:  
**J. S. Jones and Associates, Inc.**  
Environmental Consultants  
Wetlands, Streams, and Wildlife  
402 EAST MAIN STREET, SUITE 110 AUBURN, WASHINGTON 98002 253-804-2645

CLIENT:  
**VISTA LAND DEVELOPMENT CORP.**  
1800 - 136TH PLACE NE, #100 BELLEVUE, WASHINGTON 98005 206-914-6187

PROJECT:  
**LAKE SAMMAMISH PROPERTY**  
MITIGATION, RESTORATION, TESC, & SITE PLAN  
PARCEL ID NO.: 925390-0220

DESIGNED BY:  
L. Erickson

DRAWN BY:  
L. Erickson

CHECKED BY:  
Jeff Jones

APPROVED BY:

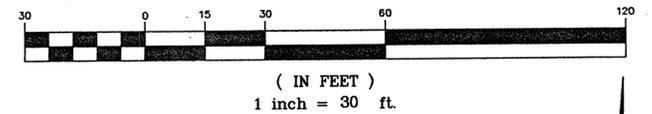
DATE:  
5/17/07

SCALE  
1"=10'

SHEET  
1 of 1

A PORTION OF THE NE 1/4 OF THE SW 1/4 OF SECTION 1, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M. CITY OF BELLEVUE, STATE OF WASHINGTON

GRAPHIC SCALE



LEGEND

- ⊙ SURFACE MONUMENT
- ⊕ EX LEAD & TACK
- ⊕ EX MON IN CASE
- EX REBAR / PIPE AS NOTED
- SET 1/2" REBAR & CAP #38992

LEGAL DESCRIPTION

LOT 43 (TAX PARCEL #925390-0226)

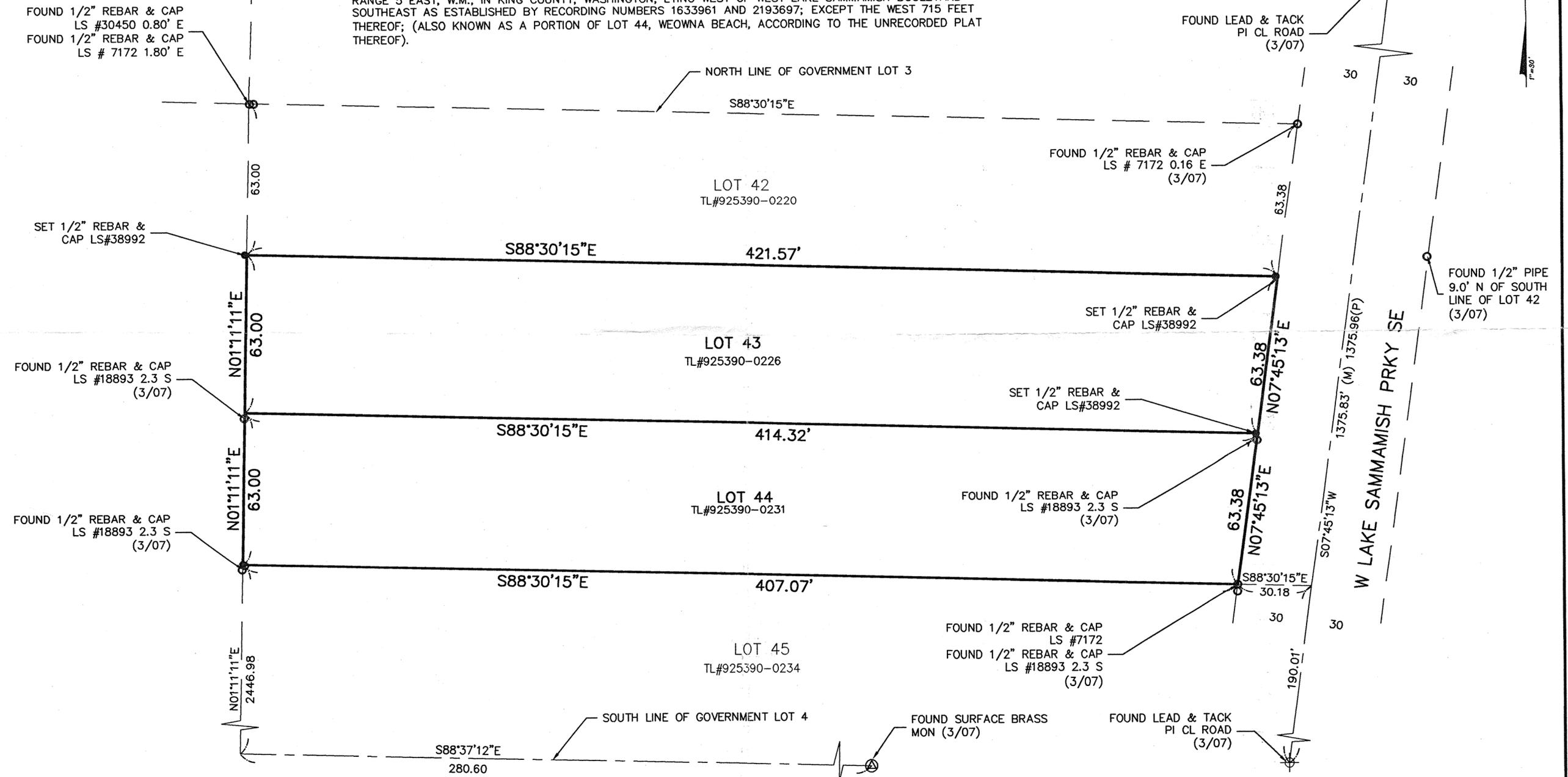
THE SOUTH 63 FEET OF THE NORTH 126 FEET OF GOVERNMENT LOT 3 IN SECTION 1, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING WEST OF WEST LAKE SAMMAMISH BOULEVARD SOUTHEAST AS ESTABLISHED BY RECORDING NUMBERS 1633961 AND 2193697; EXCEPT THE WEST 715 FEET THEREOF; (ALSO KNOWN AS A PORTION OF LOT 43, WEOVNA BEACH, ACCORDING TO THE UNRECORDED PLAT THEREOF).

LOT 44 (TAX PARCEL #925390-0231)

THE SOUTH 63 FEET OF THE NORTH 189 FEET OF GOVERNMENT LOT 3 IN SECTION 1, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING WEST OF WEST LAKE SAMMAMISH BOULEVARD SOUTHEAST AS ESTABLISHED BY RECORDING NUMBERS 1633961 AND 2193697; EXCEPT THE WEST 715 FEET THEREOF; (ALSO KNOWN AS A PORTION OF LOT 44, WEOVNA BEACH, ACCORDING TO THE UNRECORDED PLAT THEREOF).

SURVEY NOTES

INSTRUMENT: TOPCON GPT 3000W TOTAL STATION  
 METHOD USED: FIELD TRAVERSE WITH ACTUAL FIELD MEASUREMENTS AND ANGLES  
 WAC 332-130-090  
 DATE OF SURVEY: MARCH 2007  
 BASIS OF BEARING: W LAKE SAMMAMISH PRKY SE  
 REFERENCE SURVEYS: CITY OF BELLEVUE ROS VOL 192 PGS 188-195, 20050913900001  
 ROS VOL 43 PAGE 150  
 REC #198501249008



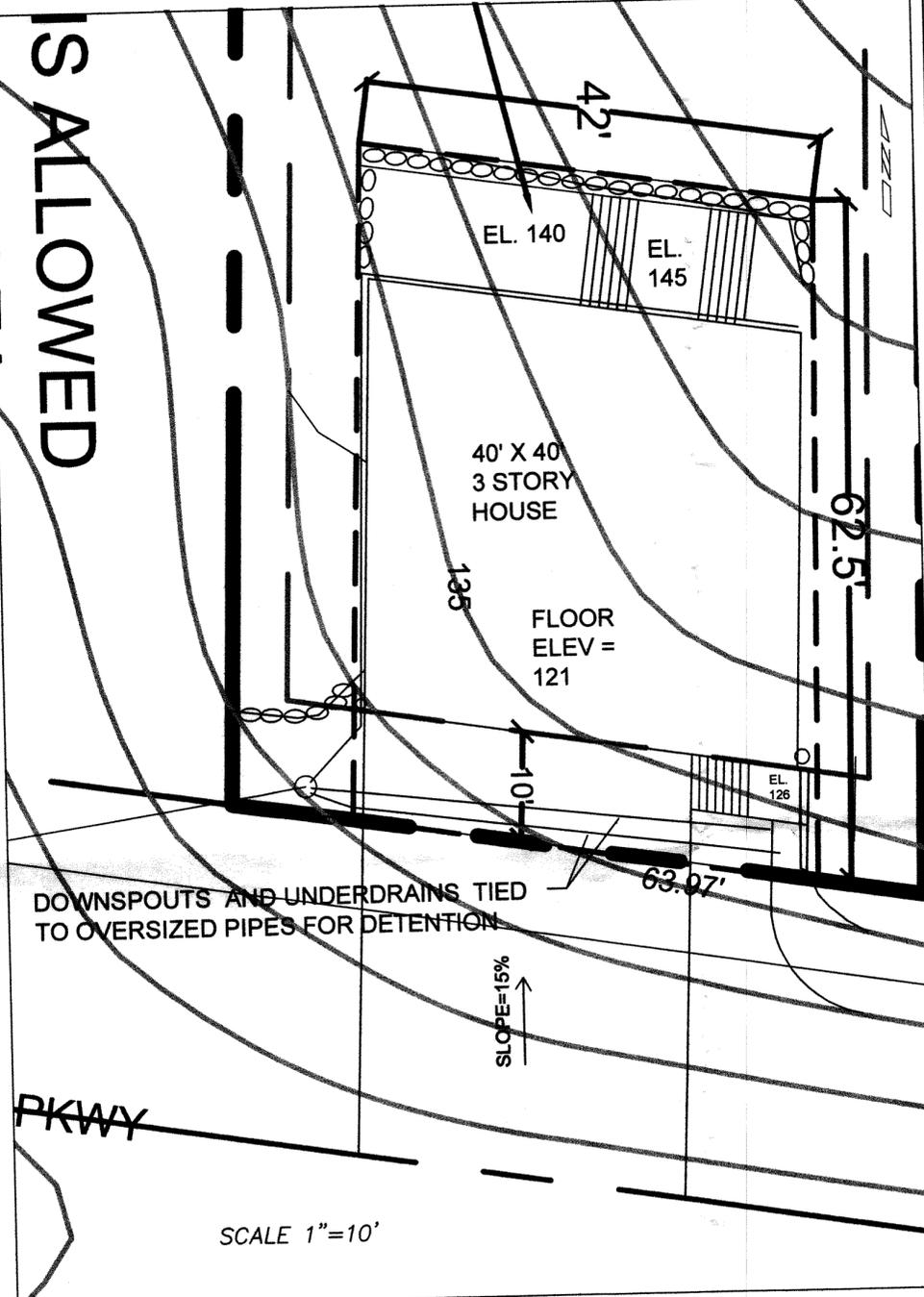
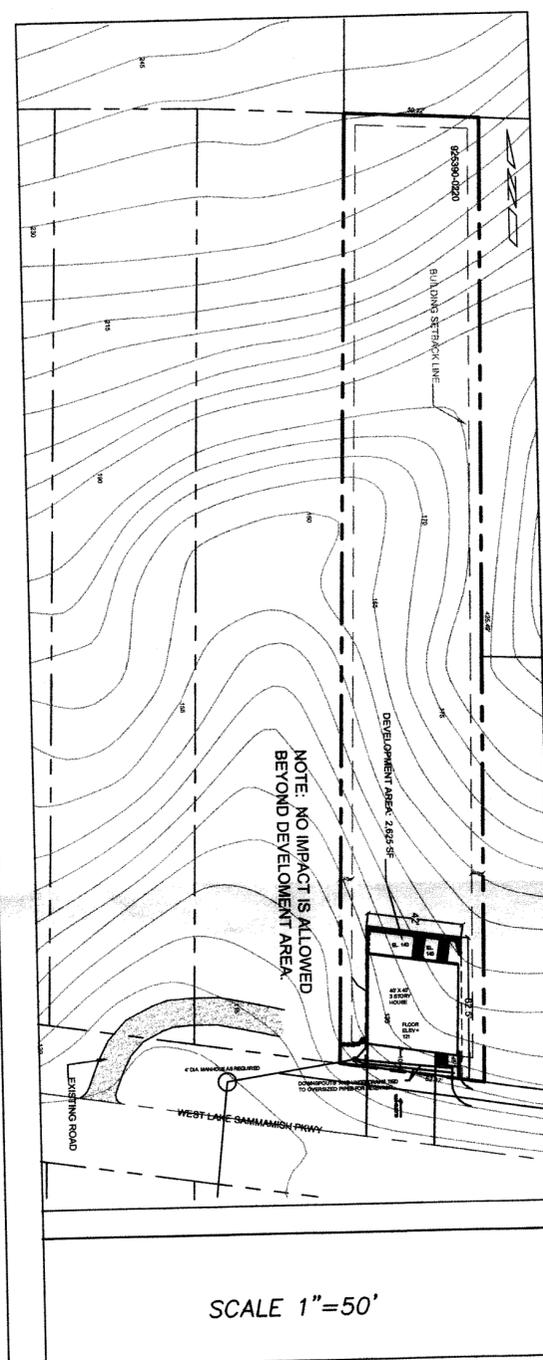
RECORDER'S CERTIFICATE No. \_\_\_\_\_  
 Filed for record this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ at \_\_\_\_\_ M  
 in book \_\_\_\_\_ of \_\_\_\_\_ at page \_\_\_\_\_ at the request  
 of \_\_\_\_\_  
 \_\_\_\_\_ Mgr. \_\_\_\_\_ Supt. of Records

LAND SURVEYOR'S CERTIFICATE  
 This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of Charles Jackson in March 2007  
 \_\_\_\_\_  
 Certificate No. 38992



**TOUMA ENGINEERS & LAND SURVEYORS**  
 6632 SOUTH 191ST PLACE, SUITE E-102 • KENT, WA 98032  
 PHONE (425) 251-0665 FAX (425) 251-0625

|   |                    |                        |
|---|--------------------|------------------------|
| RECORD OF SURVEY RECEIVED<br>FOR JUL 16 2007<br>CHARLES JACKSON |                    |                        |
| DWN. BY<br>DAN T  | DATE<br>MARCH 2007 | JOB NO.<br>867-004-071 |
| CHKD. BY<br>MPT   | SCALE<br>1"=30'    | SHEET<br>1 OF 1        |

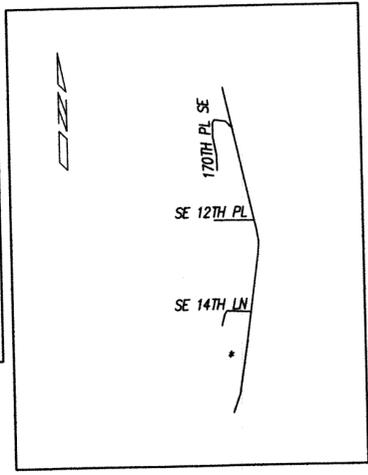


**LOT AREA**  
 LOT AREA: 26,788 SQ FT  
 HOUSE AREA: 1600 SQ FT  
 COVERED LOT AREA: 6%

**GRADING QUANTITIES**  
 CUT: UNKNOWN CY  
 FILL: UNKNOWN CY  
 GRADING QUANTITIES ARE SHOWN FOR A PLACE HOLDER

**IMPERVIOUS AREA**  
 LOT AREA: 26,758 SQ FT  
 IMPERVIOUS AREA: 1764  
 BUILDING INC. OH 351  
 DRIVE AND WALKWAY 6  
 WALL 2121  
 TOTAL 3942  
 IMPERVIOUS AREA: 8%

**FAR CALCULATIONS**  
 LOWER FLOOR  
 UPPER FLOOR  
 GARAGE  
 OPEN TO BELOW  
 ATTIC GREATER THAN 5 FT  
 TOTAL AREA:  
 LOT AREA 26,785  
 FAR RATIO TBD



**VICINITY MAP**  
 PARCEL NO. 4040100530  
 NE 34-25-5

**GREENSCAPE CALCULATION**  
 AREA WITHIN 10' SETBACK 639.7  
 IMPERVIOUS WITHIN SETBACK 357  
 GREENSCAPE PERCENT 56%  
 REDUCED FRONT YARD AGREED TO BECAUSE OF WETLAND BUFFERS

- LEGEND:**
- C103 HIGH VISIBILITY PLASTIC FENCE
  - C235 STRAW WATTLES
  - TREE TO REMAIN
  - PATIO TO BE REMOVED
  - FOUNDATION TO BE REMOVED

| BMP USED: | BMP NAME                                    | LOCATION  |
|-----------|---|---|
| C101      | PRESERVE EXISTING VEGETATION                | VEGETATION IN FRONT AND BACK YARDS SHOULD BE DISTURBED AS LITTLE AS POSSIBLE PLACE AS SHOWN |
| C103      | HIGH VISIBILITY PLASTIC FENCE               | PLACE AS SHOWN  |
| C235      | STRAW WATTLES                               | TREES SHOWN ON PLAN SHOULD REMAIN AND BE PROTECTED  |
| T101      | TREE PROTECTION                             | REAR PATIO AND NORTH SIDE OF HOUSE DRIVEWAY UNTIL NEW CONCRETE IS POURED                    |
| C121      | MULCHING                                    | REAR PATIO AND NORTH SIDE OF HOUSE  |
| C123      | PLASTIC COVERING                            | REAR PATIO AND NORTH SIDE OF HOUSE  |
| C125      | TOPSOILING                                  | REAR PATIO AND NORTH SIDE OF HOUSE  |
| C120      | TEMPORARY & PERMANENT SEEDING               | REAR PATIO AND NORTH SIDE OF HOUSE  |
| C220      | STORM DRAIN INLET PROTECTION                | STORM DRAIN IN FRONT OF HOUSE   |
| C151      | CONCRETE HANDLING                           | PATIO AND DRIVEWAY  |
| C152      | SAWCUTTING AND SURFACE POLLUTION PREVENTION | PATIO AND DRIVEWAY  |
| C153      | MATERIAL DELIVERY, STORAGE CONTAINMENT      | MATERIALS SHOULD BE STORED ON SURFACES  |

SCALE 1"=50'

SCALE 1"=10'

CALL DIAL-DIG AT 1-800-424-5555 AT LEAST 3 BUSINESS DAYS BEFORE DIGGING

**OWNER**  
 HE HUI AND QINGMIN SUN  
 1607 WEST LAKE SAMMAMISH PKWY SE  
 BELLEVUE, WASHINGTON 98008

**LEGAL DESCRIPTION**  
 MEOWMA BEACH UNREC N 63 FT OF GL STR 1-24-5 LY W OF W LK SAMMAMISH BLVD SE LESS W 715FT THOF

**NOTE**  
 EXISTING FEATURES OBTAINED FROM PROPERTY OWNER, GOOGLE EARTH, AND FIELD VISIT. EXISTING AREAS ARE APPROXIMATE. HOUSE DIMENSIONS PROVIDED BY OWNER AND MAY BE CHANGED WHEN ARCHITECT GETS INVOLVED.

| REV. # | DESCRIPTION | DATE |
|--------|-------------|------|
|        |             |      |
|        |             |      |
|        |             |      |

**UTILITY CONFLICT NOTE:**  
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BY POTHOLES THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATIONS PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE AT 1-800-424-5555 AND THEN POTHOLES ALL OF THE EXISTING UTILITIES AT THEIR LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATION OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION.



PREPARED BY:  
 LISA A. HARBERT, P.E.  
 2021 201ST PL SE, #309  
 BOTHELL, WA 98155  
 PHONE: (206) 371-3079  
 LISAHARBERT@YMAIL.COM

**SITE PLAN**  
**PRELIMINARY DRAINAGE PLAN**  
 1607 WEST LAKE SAMMAMISH PKWY SE  
 BELLEVUE, WASHINGTON 98008

SCALE: 1"=10'    ISSUE DATE: 04/09/14    SHEET NO. 1 OF 1 DWGS

APR 10 2014  
 Permit Processing  
 City of Bellevue