



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

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Mike Delile, John Buchan Homes

LOCATION OF PROPOSAL: 3423, 3425, 3427 West Lake Sammamish Parkway SE

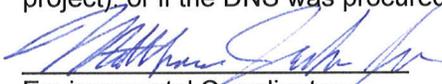
DESCRIPTION OF PROPOSAL: The applicant proposes to subdivide three existing single family parcels totaling 3.33 acres into eight parcels in the R-5 land use district. The site contains Type N and F streams, wetlands, floodplains and associated critical area buffers. The site is to be developed as a conservation short plat due to the presence of on-site and off-site critical areas. The proposal includes a critical areas report with a request to modify critical areas buffers and structure setbacks through vegetation/habitat enhancement (planting).

FILE NUMBERS: 13-133321-LN and 14-126063-LO **PLANNER:** Drew Folsom

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 **12/4/2014**
- 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

11/20/2014
 Date

OTHERS TO RECEIVE THIS DOCUMENT:

- State Department of Fish and Wildlife / Stewart.Reinbold@dfw.gov; Christa.Heller@dfw.wa.gov;
- State Department of Ecology, Shoreline Planner N.W. Region / Jobu461@ecy.wa.gov; sepaunit@ecy.wa.gov
- Army Corps of Engineers Susan.M.Powell@nws02.usace.army.mil
- Attorney General ecyolyef@atg.wa.gov
- Muckleshoot Indian Tribe Karen.Walter@muckleshoot.nsn.us; Fisheries.fileroom@muckleshoot.nsn.us



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

Proposal Name: Vasa Creek Conservation Short Plat

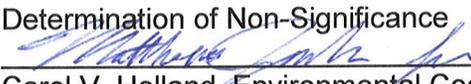
Proposal Address: 3423, 3425, and 3427 West Lake Sammamish Parkway SE

Proposal Description: The applicant proposes to subdivide three existing single family parcels totaling 3.33 acres into eight parcels in the R-5 land use district. The site contains Type N and F streams, wetlands, floodplains and associated critical area buffers. The site is to be developed as a conservation short plat due to the presence of on-site and off-site critical areas. The proposal includes a critical areas report with a request to modify critical areas buffers and structure setbacks through vegetation/habitat enhancement (planting).

File Numbers: Preliminary Short Plat: 13-133321-LN
Critical Areas Land Use Permit: 14-126063-LO

Applicant: Mike Delile, John Buchan Homes

Decisions Included: Preliminary Short Plat (Process II)
Critical Areas Land Use Permit (Process II)

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

Carol V. Helland, Environmental Coordinator
Development Services Department

Planner: Drew Folsom, Assistant Land Use Planner

Department Decision(s): **Approval with Conditions**
Michael A. Brennan, Director
Development Services Department

By: 
Carol V. Helland, Land Use Director
Development Services Department

Application Date: October 29, 2013 and March 4, 2014
Notice of Application: December 19, 2013 and April 10, 2014
Decision Publication Date: November 20, 2014
Appeal Deadline: December 4, 2014

For information on how to appeal a project proposal, visit the Permit Center at City Hall or call 425-452-6800. Appeal of any Process II Administrative decision must be made by 5 p.m. on the date noted for appeal of the decision to the City of Bellevue City Clerk's Office.

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Attachments:

Attachment 1: Project Plans

Attachment 2: SEPA Checklist

Attachment 3: Critical Areas Reports – In File

Attachment 4: Stream Report – In File

Attachment 5: Vasa Creek Hydraulic Modeling report – In File

Attachment 6: Storm Drainage Report – In File

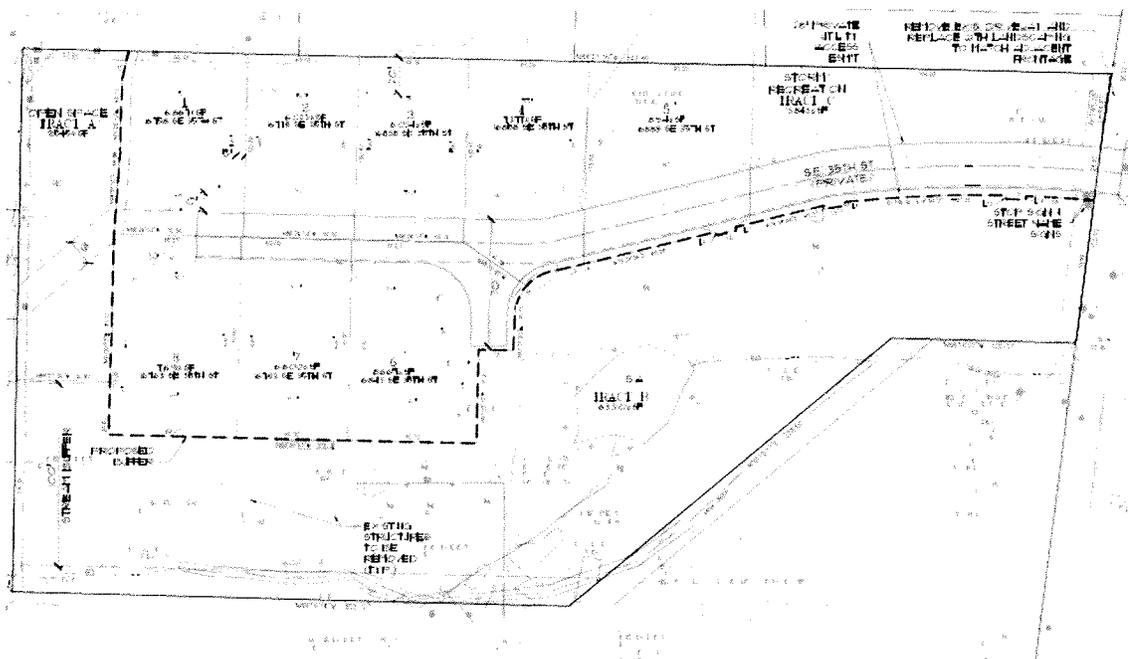
I. PROPOSAL DESCRIPTION

A. Project Description

This is a proposal for Preliminary Short Plat to subdivide three existing single family parcels into eight parcels in the R-5 zoning district located at 3423, 3425, and 3427 West Lake Sammamish Parkway SE and install and associated roadway and utility improvements. The site contains Type N and F streams, wetlands, floodplains and associated critical area buffers. Proposed residential lots range in size between 6023 - 8,914 square feet. Two NGPA tracts (A and B) are proposed to encompass the unmodified streams, wetlands, floodplains and associated regulatory buffers. An additional tract (C) will contain the storm drainage vault.

The proposal includes a Critical Areas Report to reduce the Type F stream buffer from 100 to 68 feet, the Type F structure setback from 20 to 15 feet, the Type N stream structure setback from 15 to 10 feet, and a category III wetland buffer from 60 to 40 feet through habitat enhancement (planting). These degraded areas have low habitat value and do not provide any significant functions to Vasa Creek or Wetland A per the Critical Areas report submitted by Altman Oliver Associates. The proposal includes 8,706 square feet of Type N stream buffer enhancement; 56,285 square feet of Type F stream and Type III wetland enhancement; and 1,543 square feet of additional enhanced buffer located outside the standard buffers on the site.

The site contains 152 significant trees totaling 2,162 diameter inches. The applicant is proposing to save trees totaling 1,036 diameter inches including all of the trees located within the 2 NGPA tracts. As part of the habitat enhancement the applicant proposes to plant over 500 additional native trees. The proposed site design is included in Figure 1 below:



A project site plan is included as **Attachment 1**.

B. Permits Required

- i. Conservation Short Subdivision - The subdivision of land into 9 or less lots is processed through a preliminary short plat in accordance with the City of Bellevue Land Use Code (LUC) Section 20.45B. When a lot proposed for short subdivision is encumbered by critical areas as defined by LUC 20.45B.055, a conservation short subdivision is required. The project site meets the requirements of LUC 20.45B.055, is encumbered by streams, wetlands, flood plains, and provides habitat that supports species of local importance. A conservation short subdivision is required for this development proposal. The conservation short subdivision process is discussed in detail in Section III below.
- ii. Critical Areas Land Use Permit - To accommodate the proposed development and protect sensitive resources identified on the property as required by LUC 20.25H and LUC 20.45B, the applicant has requested approval of a Critical Areas Land Use Permit (CALUP) to reduce regulatory buffers applied to the Type F stream and Category III wetland; and the structure setbacks applied to the Type F and N streams. The CALUP process is discussed in detail in Section III below.

II. SITE DESCRIPTION, ZONING, LAND USE CONTEXT, AND CRITICAL AREAS

A. Site Description

- i. General – The project site is located at 3423, 3425, and 3427 W. Lk Sammamish Pkwy SE in the NW quadrant of Section 12, Township 24 North, Range 5 East within the Newcastle Subarea of the City of Bellevue Comprehensive Plan. The site consists of three existing parcels totaling 3.33 acres of land.

The site is currently developed with a single-family residence and several associated detached structures in the south-central portion of the site. A large dilapidated shed is located in the northwestern portion of the site. Existing access to the residence is gained via a gravel drive off West Lake Sammamish Parkway SE, which borders the site's eastern boundary. Vasa Creek, a Type-F stream, flows from west to east along the southern boundary of the property. A Type-N stream is partially located along the western boundary of the property. A category III wetland (Wetland A) is located to the east of the existing residence. The remainder of the site consists of a mix of trees and brush, with dense Himalayan blackberry dominating the understory in several places. An aerial photograph of the site is included as Figure 2 below.

Figure 2 – Site Aerial Photo



- ii. **Site Access** – Proposed site access is gained via West Lake Sammamish Parkway SE, an improved public road.

B. Zoning

The property is zoned R-5, single-family residential. This is a proposal to develop the property with a new single family use and is allowed in the R-5 zoning district as identified in LUC 20.20.010.

C. Land Use Context

The Comprehensive Plan Land Use Designation is Single-Family High Density Residential. The proposed subdivision is consistent with single-family development and is allowed in the single-family comprehensive plan land use designation. The surrounding neighborhood context is high density single-family uses and a private park (Vasa Park) to the south.

D. 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. Floodplains

The value of floodplains can be described in terms of both the hydrologic and ecological functions that they provide. Flooding occurs when either runoff exceeds the capacity of rivers and streams to convey water within their banks, or when engineered stormwater systems become overwhelmed. Studies have linked urbanization with increased peak discharge and channel degradation (Dunne and Leopold 1978; Booth and Jackson 1997; Konrad 2000). Floodplains diminish the effects of urbanization by temporarily storing water and mediating flow to downstream reaches. The capacity of a floodplain to buffer upstream fluctuations in discharge may vary according to valley confinement, gradient, local relief, and flow resistance provided by vegetation. Development within the floodplain can dramatically affect the storage capacity of a floodplain, impact the hydrologic regime of a basin and present a risk to public health and safety and to property and infrastructure.

Note: The boundaries of the floodplain are defined by the Vasa Creek Hydraulic Modeling report dated August 6, 2014 (Attachment 4 in file).

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 PRELIMINARY CONSERVATION SHORT SUBDIVISION REQUIREMENTS

A. Zoning District Dimensional Requirements

The site is located in the R-5 zoning district. The proposed short plat is in conformance with the general dimensional requirements of the zone and conservation subdivision under LUC 20.45B as outlined below.

| BASIC INFORMATION | | |
|----------------------------|--|--|
| Zoning District | R-5 | |
| Gross Site Area | 145,194 square feet (3.33 acres) | |
| ITEM | REQ'D/ALLOWED | PROPOSED |
| Dwelling Units/Acre | Density per LUC 20.25H.045 | |
| | R-5 | 5 unit per acre |
| | Gross Site Area | 3.33 acres |
| | Total Critical Area | 1.66 acres |
| | Buildable Area | 1.67 acres |
| | Development Factor | .5 |
| | $(5 \times .166) + (5 \times 1.67 \times .5)$ = 12.47 units or 12 units allowed | |
| Minimum Lot Area | 4,680 square feet per LUC 20.45B.055 | Lot 1: 6,867 square feet Lot 2: 6,023 square feet Lot 3: 6,024 square feet Lot 4: 7,377 square feet Lot 5: 8,914 square feet Lot 6: 8,667 square feet Lot 7: 6,600 square feet Lot 8: 7,619 square feet |

| | | |
|--|---|---|
| Minimum Lot Width | <p style="text-align: center;">60 feet</p> | <p>Lot 1: 65 feet Lot 2: 60 feet Lot 3: 60 feet Lot 4: 65 feet Lot 5: 90 feet Lot 6: 70 feet Lot 7: 60 feet Lot 8: 69 feet</p> |
| Minimum Lot Depth | <p style="text-align: center;">80 feet</p> | <p>Lot 1: 100 feet Lot 2: 100 feet Lot 3: 100 feet Lot 4: 100 feet Lot 5: 110 feet Lot 6: 110 feet Lot 7: 110 feet Lot 8: 110 feet</p> |
| Building Setbacks Front Yard Rear Yard Min. Side Yard 2 Side Yard Access Easements | <p style="text-align: center;">10 feet 15/20* feet 5 feet 10 feet 10 feet</p> <p style="text-align: center;"><i>See LUC 20.45B.055 for modified building setbacks</i></p> | <p>All setbacks meet or exceed the minimums required</p> <p>*A 20' rear yard setback is required for lots 5-8.</p> <p>The final short plat shall label each lot line as front, rear, or side</p> |
| Lot Coverage | <p><i>See LUC 20.45B.055.B for maximum lot coverage calculations</i></p> <p style="text-align: center;"><i>Lot Coverage = .40 x Lot Coverage Factor</i></p> <p style="text-align: center;"><i>Lot Coverage Factor = $1 + ((7,200 - \text{actual lot size})/7,200)$</i></p> | <p>Allowed Maximum Structural Lot Coverage</p> <p>Lot 1: 41% Lot 2: 46% Lot 3: 46% Lot 4: 39% Lot 5: 30% Lot 6: 31% Lot 7: 43% Lot 8: 37%</p> |
| Impervious Surface | <p style="text-align: center;"><i>Maximum Impervious Surface coverage is 50% of total site per 20.45B.055</i></p> | <p>Maximum Impervious Surface not proposed to exceed 50 percent of the site.</p> <p>Allowed impervious surface for each lot is required to be stated on the final short plat.</p> |

| | | |
|-----------------------|--|--|
| Tree Retention | 30% of 2,162 diameter inches = 649 inches minimum | 1036 Diameter inches retained = 48% proposed (see note below) |
|-----------------------|--|--|

Tree Retention. Tree removal within the NGPA tract will not be allowed without arborist analysis of these trees to show how they will pose a significant safety hazard to the future homes. The Tree Retention plan required as part of the final short plat must show a tree retention of at least 30 percent for the entire site which is exceeded by the proposed 48 percent retention.

See related conditions of approval in Section X of this report

B. Critical Areas Requirements LUC 20.25H:

The City of Bellevue Land Use Code Critical Areas Overlay District (LUC 20.25H) establishes performance standards and procedures that apply to development on any site which contains in whole or in part any portion designated as critical area, critical area buffer, or structure setback from a critical area or buffer. The site contains Type F and N Streams, Floodplains, a category III wetland, and habitat for species of local importance.

i. LUC 20.2H.230 Critical Area Report.

The Critical area report is intended to provide flexibility for sites where the expected critical areas functions and values are not present due to degraded conditions or other unique site characteristics, or for proposals providing unique design or protection of critical area functions and values not anticipated by this part. Generally, the critical areas report must demonstrate that the proposal with the requested modifications leads to equivalent or better protection of critical area functions and values than would result from the application of the standard requirements. Where the proposal involves restoration of the degraded conditions in exchange for a reduction in regulated critical area buffer on a site the critical areas report must demonstrate a net increase in certain critical area functions.

Finding: The applicant has demonstrated that the critical areas functions and values will be significantly improved over existing conditions per the critical areas report, and subsequent addendums, prepared by Altmann Oliver Associates LLC. The report seeks to remove buffer areas of a Type F stream (Vasa Creek) and category III wetland buffer totaling 9,499 square feet. These reduced buffer areas currently consist primarily of an existing

residence, associated outbuildings, and yard that does not currently provide any significant functions to Vasa Creek or the wetland. The report also seeks to reduce the Type F stream structure setback from 20 to 15 feet and the Type N stream structure setback from 15 to 10 feet.

The City of Bellevue allows for the reduction of degraded buffers as long as the functions of the buffer are increased over the functions currently provided. Due to the highly degraded condition of the existing buffer, the proposed enhancement plan will significantly increase the functions of the buffer over current conditions. Mitigation provided includes 8,706 square feet of Type N stream buffer enhancement, 56,285 sf of Type F and category III stream/wetland buffer enhancement, and 1,543 square feet of new enhanced buffer.

All existing structures, debris and invasive species will be removed within the buffer and the areas will be planted with a wide variety of native tree and shrub species at dense spacing (9' off center for trees and 4.5' average off center for shrubs). Habitat logs from any tree removal associated with the plat infrastructure will be located within the buffers to provide microbial habitat to the newly planted buffer areas. To further protect the critical areas, a rail fence will be installed along the edge of the entire buffer. **See Section X for related conditions of approval.**

ii. Performance Standards

The performance standards found in LUC 20.25H as specified in the table below are applicable:

| Critical Area | Streams | Wetlands | Habitat |
|------------------------------|-------------------|-------------------|----------------|
| Performance Standards | LUC 20.25H.080 | LUC 20.25H.100 | LUC 25H.160 |

iii. Consistency with LUC 20.25H.080

Development on sites with a Type S or F stream or associated critical area buffer shall incorporate the following performance standards in design of the development, as applicable:

- 1. Lights shall be directed away from the stream.**
- 2. Activity that generates noise such as parking lots, generators, and residential uses shall be located away from the stream or any noise shall be minimized through use of design and insulation techniques.**
- 3. Toxic runoff from new impervious area shall be routed away from the stream.**

4. **Treated water may be allowed to enter the stream critical area buffer.**
5. **The outer edge of the stream critical area buffer shall be planted with dense vegetation to limit pet or human use.**
6. **Use of pesticides, insecticides and fertilizers within 150 feet of the edge of the stream critical area buffer shall be in accordance with the City of Bellevue's "Environmental Best Management Practices," now or as hereafter amended.**

Finding: The above performance standards are incorporated into the project as found in the submitted critical areas report, and subsequent addendums. In addition the perimeter of the modified stream and wetland buffers and Native Growth Protection Tract will be fenced and have signage posted. **See Conditions of Approval in Section X of this report.**

iv. Consistency With LUC 20.25H.100

Development on sites with a wetland or wetland critical area buffer shall incorporate the following performance standards in design of the development, as applicable:

1. **Lights shall be directed away from the wetland.**
2. **Activity that generates noise such as parking lots, generators, and residential uses, shall be located away from the wetland, or any noise shall be minimized through use of design and insulation techniques.**
3. **Toxic runoff from new impervious area shall be routed away from the wetlands.**
4. **Treated water may be allowed to enter the wetland critical area buffer.**
5. **The outer edge of the wetland critical area buffer shall be planted with dense vegetation to limit pet or human use.**
6. **Use of pesticides, insecticides and fertilizers within 150 feet of the edge of the stream buffer shall be in accordance with the City of Bellevue's "Environmental Best Management Practices," now or as hereafter amended.**

Finding: The above performance standards are incorporated into the project as found in the submitted critical areas report. In addition the perimeter of the modified stream and wetland buffers and Native Growth Protection Tracts will be fenced and have signage posted. **See Conditions of Approval in Section X of this report.**

v. Consistency With LUC 20.25H.160

If habitat associated with species of local importance will be impacted by the proposal, the proposal shall implement the wildlife management plan developed by the Department of Fish and wildlife for that species.

Finding: Sites known to provide habitat supporting a species of local importance must be developed in compliance with a management plan intended to preserve existing habitat. The applicant has obtained the services of a qualified habitat biologist and has provided an acceptable habitat management plan that preserves existing habitat features and retains connectivity with adjacent habitat features.

IV. PUBLIC NOTICE AND COMMENT

| | |
|---------------------------|--------------------------------------|
| Application Date: | December 19, 2013 and March 4, 2014 |
| Public Notice (500 feet): | December 19, 2013 and April 10, 2014 |
| Minimum Comment Period: | January 2, 2014 and April 24, 2014 |

The Notice of Application for this project was published in the City of Bellevue Weekly Permit Bulletin on December 19, 2013. The project was re-noticed on April 10, 2014 to include the Critical Areas Land Use Permit. Both notices were mailed to agencies, tribes, and property owners within 500 feet of the project site and a Notice of Application sign was placed at the project site. Several public comment letters were received and were primarily focused on the site's proposed access, the classification of the western Type N stream, removal of trees, and the eradication of invasive species. These comments are addressed below:

1. Public comment raising concern over access to the site via the extension of SE 35th Street:

City's Response: The original proposal gaining access to the site via an extension of SE 35th Street was revised by the applicant. The proposed road for the site will gain access via Lake Sammamish Parkway SE.

2. Public comment raising concern over the classification of the Type N stream:

City's Response: The Type N status of the stream was established through a stream report (attachment 3 in file). Along with the report the site was visited several times by staff. The stream is a seasonal stream with no evidence or observed presence of fish or fish habitat. The stream in question does not appear in any King county reports or in any City of Bellevue maps or stream inventory.

3. Public comment raising concern over tree removal on site:

City's Response: The proposal retains over 48 percent of the diameter inches of existing trees on the site including all trees within the modified critical area buffers. Any tree removal occurring as a result of the installation of the plat infrastructure will be required to be placed within the critical area buffers as habitat logs.

4. Public comment raising concern over invasive species on the site:

City's Response: The applicant proposes to removal all invasive species from the enhanced buffer areas. Additionally, all knotweed will be eradicated from the site via injection method and dead invasive species will be reviewed prior to the enhancement planting of native vegetation.

V. SUMMARY OF TECHNICAL REVIEWS

A. Utilities Review

The preliminary short plat application has been reviewed and no further utility revisions are needed at this time. The Utility Department approval of the preliminary short plat showing detention, water quality, nutrient treatment and extension to the extreme for sewer is based on the conceptual utility design only. The review of the proposal has no implied approvals of the engineering design and specifications.

See Section X of this report for Utilities Department related Conditions of Approval.

B. Fire Department Review

The City of Bellevue Fire Department has reviewed the proposal for compliance with the Fire Development Codes and Standards. As proposed, the Fire Department has no concerns with the project. Any future proposed single family development must comply with the City's Fire Code requirements. **See Section X of this report for Fire Department related Conditions of Approval.**

C. Transportation Review

The Transportation Department has reviewed the plans submitted for the preliminary short plat and recommends approval. The final engineering plans must show all transportation-related improvements and must be consistent with the Transportation Development Code (BCC 14.60) and the Transportation Department Design Manual prior to approval of the plat infrastructure permit. Prior to final short plat approval, the developer must provide all transportation improvements at the developer's expense (BCC 14.60.110) or provide an acceptable financial assurance device equivalent to 150% of the cost of unfinished improvements.

Under BCC 22.16, payment of the transportation impact fee for each new home prior to building permit issuance will adequately mitigate off-site transportation impacts. The fee amount is subject to periodic revision by the City Council. Builders will pay the fee in effect at the time of building permit issuance.

Site Access

Street frontage improvements along W. Lake Sammamish Pkwy SE have already been completed per the 2013-2019 Capital Investment Program Plan project #R-141 and 2013-2024 Transportation Facilities Plan project TFP-078; therefore, street frontage improvements will not be required.

Access to Lots 1 - 8 will be from a private road, SE 35th Street, off of W. Lake Sammamish Pkwy SE as shown on the approved plans. No other access connection to city right-of-way is authorized. The existing driveway which serves the existing house must be removed. Street frontage improvements matching adjacent improvements must be provided at the location of the removed driveway.

Private road width is a minimum of 20 feet. The applicant has proposed a 25 foot width to allow for parking on one side and a thickened edge on one side for drainage. A cross section of this design is shown on the plans.

The driveway access approach connecting the private road, SE 35th Street, to W. Lake Sammamish Pkwy SE will be designed per the City's Transportation Department Design Manual Standard Drawing DEV-7F to provide for safe turning movements off of W. Lake Sammamish Pkwy SE. The applicant will be required to relocate existing infrastructure (above-grade utilities, power poles, signs) so that the access location is in compliance with sight distance requirements.

Site addresses have been determined by the City's Parcel and Address Coordinator. The eight lots have been addressed as follows:

- Lot 1 has been addressed as 16758 SE 35th St.
- Lot 2 has been addressed as 16778 SE 35th St.
- Lot 3 has been addressed as 16838 SE 35th St.
- Lot 4 has been addressed as 16858 SE 35th St.
- Lot 5 has been addressed as 16888 SE 35th St.
- Lot 6 has been addressed as 16843 SE 35th St.
- Lot 7 has been addressed as 16783 SE 35th St.
- Lot 8 has been addressed as 16763 SE 35th St.

It is the responsibility of the developer to coordinate mailbox location and design with the local Postmaster. If a cluster mailbox location is to be used, it should be consistent with city standards and code for roadside appurtenances and mailboxes. The mailbox location must be acceptable to the Transportation Department regarding safety requirements.

Installation of a road name sign as per the City of Bellevue standards is required at the entrance to the private road. The applicant has chosen to have the City provide the street name signs at a cost of \$110 per blade (two blades will be required) to be paid for by the applicant. It has been determined that a stop sign must be installed to ensure vehicles exiting the private road, SE 35th Street, will stop before crossing the multi-purpose path along the west side of W. Lake Sammamish Pkwy SE.

A streetlight will not be required at the private road access point because there is an existing streetlight across the street, on the east side of W. Lake Sammamish Pkwy SE.

Use of the Right of Way

Applicants often request use of the right of way and of pedestrian easements for materials storage, construction trailers, hauling routes, fencing, barricades, loading and unloading, and other temporary uses as well as for construction of utilities and street improvements. A Right of Way Use Permit for such activities must be acquired prior to issuance of any construction permit including demolition permit.

Pavement Restoration

The City of Bellevue has established the Trench Restoration Program to provide developers with guidance as to the extent of resurfacing required when a street has been damaged by trenching or other activities. Under the Trench Restoration Program, every public street in the City of Bellevue has been examined and placed in one of three categories based on the street's condition and the period of time since it was last resurfaced. These three categories are No Street Cuts Permitted, Overlay Required, and Standard Trench Restoration. Each category has different trench restoration requirements associated with it.

Near the development site, W. Lake Sammamish Pkwy SE is classified as a "No Street Cuts Permitted" street. This Type of classification will require a waiver from the City's Right of Way Manager for any street cuts on W. Lake Sammamish Pkwy SE. Therefore, a written request for a street cut waiver must be submitted to the Right of Way Manager via email to obtain permission to cut into W. Lake Sammamish Pkwy SE. The minimum pavement restoration for W. Lake Sammamish Pkwy SE will consist of a full grind and overlay for the full width of the street extending 50 feet in opposite directions of the travel lanes. The details of the grind and overlay will be specified in the Right of Way Use Permit.

Sight Distance

The access design at the private road intersection with W. Lake Sammamish Pkwy SE shall meet the sight distance requirements of BCC 14.60.240. Vegetation shall be trimmed as needed within the sight triangle on W. Lake Sammamish Pkwy SE.

Transportation Impacts and Mitigation

City staff has analyzed the potential short term operational impacts of this proposal in order to recommend mitigation if necessary. These impacts included traffic operations conditions during the a.m. and p.m. peak hours. Due to the minimal amount of new p.m. peak trips to be generated by the Vasa Short Plat, traffic impacts from this development will be minor in nature. Therefore, no additional mitigation is required other than payment of the transportation impact fee.

See Section X for related conditions of approval.

VI. STATE ENVIRONMENTAL POLICY ACT (SEPA) REVIEW

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 site contains Type F and N streams, category III and an unregulated category IV wetland, and a flood plain. Some modification of the Type F stream and category III wetland is proposed. Replanting and enhancement is occurring within the unmodified stream and wetland buffers. No disturbance below the stream bank or within the wetland is proposed. The site is generally flat with no steep slopes.

A temporary erosion and sedimentation control plan is included in the project plans, and addresses all requirements for restoring the site to its current condition as well as erosion and sedimentation management practices. Erosion and sediment control best management practices include the installation of silt fencing around the work area and covering exposed soils to prevent migration of soils. **See Section X for related conditions of approval.**

B. Animals

The project site likely provides habitat for a wide variety of birds and small mammals. Larger mammals are unlikely to utilize the site due to its isolation from other significant habitat areas by a network of surrounding residential areas and roadways. Of the City of Bellevue's 23 species of local importance only the Coho salmon is known to occur within Vasa Creek and has a primary association habitat on the project site. Although not listed as species of local importance by the City of Bellevue, other priority fish species within Vasa Creek listed by the WDFW include coastal resident cutthroat and kokanee. The applicant is required to implement the required performance standards identified by WDFW for these species. These impacts will be minimized by the creation of two Native Growth Protection Area tracts. **See Section X for related conditions of approval.**

C. Plants

The northeastern portion of the site consists of dense monotypic Himalayan blackberry and widely scattered young red alder trees. The western and southeastern portion of the site has canopy vegetation (open in places) which consists almost entirely of black cottonwood. Understory vegetation is dominated by Himalayan blackberry, but also includes scattered English holly and Indian plum. English ivy is common within the tree canopy and on the ground. A small area in the southwest corner of the property has canopy vegetation of red alder, black cottonwood, and bitter cherry. Although English Ivy and English Holly are present, the understory is dominated by native species including salmonberry, hazelnut, red elderberry, and sword fern. Mitigation for temporary and permanent disturbance will be approved pursuant to an approved re-vegetation and monitoring plan. **See Section X for related conditions of approval.**

D. Noise

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

VII. CHANGES TO PROPOSAL DUE TO CITY REVIEW

Following staff review of project plans, revisions were requested of the applicant with the intention of achieving consistency with City codes. Revisions requested were as follows (see revisions letters in project file for complete list):

- Apply for Critical Areas Land Use Permit with complete habitat study and provide appropriate management strategy.
- Explore gaining access via West Lake Sammamish Parkway SE.
- Increase the plant density of the buffer enhancement plan.

VIII. DECISION CRITERIA

A. Preliminary Conservation Short Subdivision 20.45B.130.B (File 12-110357-LN)

The Director may approve or approve with modifications an application for a Preliminary Short Plat if:

1. The Preliminary Short Plat makes appropriate provisions for, but not limited to, the public health, safety and general welfare, for open spaces, drainage ways, streets, sidewalks, alleys, other public ways, water supplies, sanitary waste.

Finding: City codes ensure public health, safety and general welfare through development code requirements. As discussed in this staff report, the proposed short plat is consistent with City Codes and Standards. The site is proposed to be accessed from West Lake Sammamish Parkway SE. Existing public roads as well as public water and sewer facilities have been deemed adequate to serve the proposed development with the required improvements. **See Section X of this report for related Conditions of Approval.**

2. The public interest is served by the short subdivision.

Finding: The public interest is served by providing additional housing opportunities in accordance with the Comprehensive Plan while ensuring compliance with City codes and standards.

3. The preliminary short plat appropriately considers the physical characteristics of the proposed short subdivision site.

Finding: The preliminary short plat considers the physical characteristics of the site through site design minimizing impact to the site's valuable habitat resources and establishing a Native Growth Protection Area tract to protect sensitive features within the site.

4. The proposal complies with all applicable provisions of the Land Use Code (BCC Title 20), the Utility Code (BCC Title 24), and the City of Bellevue Development Standards.

Finding: As discussed in this staff report, the proposal complies with the Land Use Code requirements for R-5 zoning, the Land Use Code Critical Areas Overlay District, the Conservation Short Subdivision standards, the Utility Code, the Transportation Code, and other applicable City of Bellevue Development Standards.

5. The proposal is in accord with the Comprehensive Plan (BCC Title 21).

Finding: The site is located within the Newcastle Subarea of the Comprehensive Plan. The Comprehensive Plan specifies single-family R-5 development for this property. The proposal complies with applicable Comprehensive Plan policies city-wide and for this Subarea:

The single family homes are, by use type, compatible with surrounding neighborhoods. The proposal provides new housing as encouraged by the Comprehensive Plan (Policy LU-23). The proposed short plat provides housing for Bellevue's share of the regionally adopted demand forecasts for residential uses for the next 20 years (LU-3)

The proposal meets utility standards (UT-1), provides development through infill for under-utilized sites with adequate urban services (HO-12), and meets the Neighborhood Quality goal (Housing Element) by providing compatible housing (single family in single family district) and the protection of environmentally sensitive features (establishment of NGPAs). By providing the preservation of healthy significant existing trees on-site, the proposal will help maintain the landscape characteristics.

The applicant submitted surveys, soils reports, and drainage information prepared by licensed professionals (S-NC-9, 32). The critical area and storm water drainage reports demonstrate the proposal will result in a net gain of habitat quality and stormwater function (S-NC-33,35).

6. Each lot in the proposal can reasonably be developed in conformance with current Land Use Code requirements without requiring a variance.

Finding: Each lot can reasonably be developed to current R-5 zoning standards and dimensional requirements for the R-5 land use district without requiring a variance. The proposed lots meet the minimum standards for lot width, lot depth, and lot area in the R-5 land use district (LUC 20.45B.055.B.3). There are no environmental factors which further inhibit the development of this property that would warrant a variance at a future date and all lots must be developed within the constraints under which they are created. **See related conditions of approval in Section X.**

7. All necessary utilities, streets or access, drainage and improvements are planned to accommodate the potential use of the entire property.

Finding: The Utilities and Transportation Departments have reviewed the preliminary short plat and determined that all necessary utilities, drainage, driveway access, and other required improvements are existing, planned or conditioned as part of this approval to accommodate the use of these lots. **See conditions of approval in Section X.**

B. 20.25H.255.B Critical Areas Report – 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;**

Finding: As described within the Critical Areas Report prepared by Altmann Oliver Associates LLC, the project proposes to restore stream bank and wetland buffers. The development activity will take place where the existing buffers and setbacks are degraded due to previous construction activity, invasive species, and debris. As a result of the proposed planting the property will gain an increase in structural and biological diversity in the form of additional plantings which increase remaining wildlife habitat value and water quality functions. All existing structures and debris will be removed from the site. In addition, the proposed restoration area and remaining stream and wetland buffers will be placed into Native Growth Protection Area tracts. As a result, the project will result in an increase in ecological value to the property over what is existing and over what would be required by applying the standard buffers. **See Conditions of Approval in Section X of this report.**

- 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;**

Finding: The proposal includes plans to restore approximately 64,462 square feet of remaining critical area stream and wetland buffers by removing invasive species, existing structures, and debris along with the planting of native vegetation. Per the critical areas report, and subsequent addendums, prepared by Altmann Oliver Associates LLC, the wetland and stream bank water quality will be improved. As stated in the critical areas report the extent of the restoration will significantly improve the habitat functions of the wetland and stream buffers on this site.

- 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;**

Finding: Per the critical areas report, and subsequent addendums, prepared

by Altmann Oliver Associates LLC, the enhancement of the remaining stream and wetland buffers will result in a net gain in stormwater quality function as the mitigation planting will slow and retain stormwater more efficiently than the existing invasive species. The project will be subject to the City's current stormwater regulations.

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

Finding: Per LUC 20.40.490 a maintenance assurance device is required to ensure completion of the five-year monitoring period of the mitigation plan submitted in the critical areas report. See Conditions of Approval in Section X of this report.

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

Finding: As detailed in the Critical Areas Report, and subsequent addendums, with the implementation of the restoration plan there will be no detrimental effect to the functions and values of the critical areas and critical area buffers. An increase in value of the water quality, habitat, and functions of the stream and wetland are expected as a result of the proposed planting. The remaining stream bank and buffers will be placed into a NGPA tract which will restrict all future activity on this portion of the property.

6. The resulting development is compatible with other uses and development in the same land use district.

Finding: The proposal is requested in order to construct single-family homes which are a compatible use with the adjacent single-family, and park uses.

C. Critical Areas Land Use Permit Decision Criteria 20.30P (File 14-126063-LO)

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

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

Finding: The proposed conservation short subdivision is required to obtain a plat infrastructure permit prior to the commencement of clearing activity. Other permits including Transportation, Utilities, and Building Permits are required for different phases of development. See related conditions of approval in Section X.

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

Finding: The project proposal has been evaluated for consistency with the performance standards intended to guide development on sites encumbered with streams, wetlands, and floodplains. Specific design elements related to these critical areas were considered during project review and are intended to minimize impact to the site's sensitive resources. A complete discussion of the project design as it relates to conservation of sensitive site features is included in Section II above. **See related conditions of approval in Section X.**

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

Finding: Section III above discusses how the proposal incorporates the applicable performance standards.

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

Finding: The Utilities, Transportation, and Fire Departments have reviewed the proposal to ensure adequate public facilities and emergency resources are available to serve the project. The area is adequately serviced by public facilities. The proposal will not change the need for public facilities.

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

Finding: A mitigation and restoration plan consistent with the requirements of LUC 20.25H.210 has been prepared and submitted along with the project's critical areas report. The mitigation plan primarily relies upon the dedication of a Native Growth Protection Areatract and a proposed habitat enhancement plan. **See related conditions of approval in Section X.**

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

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

IX. CONCLUSION AND DECISION

After conducting the various administrative reviews associated with this proposal, including applicable Land Use consistency, City Code, and standard compliance reviews, the Development Services Director does hereby **approve with conditions** the Preliminary Conservation Short Subdivision and Critical Areas Land Use Permit.

Note on expiration of Preliminary Short Plat Approval (13-133321-LN): A preliminary short subdivision approval automatically expires and is void if the applicant fails to file for approval of the final short plat within one year of the effective date of approval.

Note on expiration of Critical Areas Land Use Permit Approval (14-126063-LO): A Critical Areas Land Use Permit automatically expires and is void if the applicant fails to file for a Building Permit or other necessary development permit within one year of the effective date of the approval.

X. CONDITIONS OF APPROVAL

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

| Applicable Codes and Ordinances | Contact Person | Phone |
|--|-----------------------|--------------|
| Clearing and Grading Code – BCC 23.76 | Tom McFarlane | 425-452-5207 |
| Construction Codes – BCC Title 23 | Building Division | 425-452-6864 |
| Fire Code – BCC 23.11 | Adrian Jones | 425-452-7832 |
| Land Use Code – BCC Title 20 | Drew Folsom | 425-452-4441 |
| Noise Control – BCC 9.18 | Drew Folsom | 425-452-4441 |
| Trans. Development. Code – BCC 14.60 | Vanessa Humphreys | 425-452-2569 |
| Traffic Standards Code – BCC 14.10 | Vanessa Humphreys | 425-452-2569 |
| Right-of-Way Use Code – BCC 14.30 | Tim Stever | 425-452-4294 |
| Utility Code – BCC Title 24 | Don Rust | 425-452-4856 |

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

A. GENERAL CONDITIONS

1. VARIANCE RESTRICTION

Approval by the City of this short plat is a determination that each lot in the short plat can be reasonably developed in conformance with the Land Use Code requirements in effect at the time of preliminary short plat approval without requiring a variance.

AUTHORITY: Land Use Code 20.45B.130.A.6
REVIEWER: Drew Folsom, Development Services Department

2. NOISE – CONSTRUCTION HOURS

Construction will be subject to normal operation hours of 7 a.m. to 6 p.m., Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturdays, except for Federal holidays and as further defined by the Bellevue City Code. Proximity to existing residential uses will be given special consideration. Upon written request to DSD, work hours may be extended to 10:00 p.m. if the criteria for extension of work hours as stated in BCC 9.18 can be met and the appropriate mitigation employed.

AUTHORITY: Bellevue City Code 9.18
REVIEWER: Drew Folsom, Development Services Department

3. UTILITIES DEPARTMENT APPROVAL - PRELIMINARY DESIGN

Utilities Department approval is for the Design Review application only. There are no implied approvals of the conceptual utility design. Final engineering plans may require changes to the site layout to accommodate the utilities.

AUTHORITY: Bellevue City Code 24.02, 24.04 & 24.06
REVIEWER: Don Rust, Utilities Department

4. UTILITY CODES AND ENGINEERING STANDARDS

The water, sewer and storm drainage systems shall be designed per Utility Codes BCC 24.02, 24.04, 24.06 and the Utilities Engineering Standards. The water, sewer and storm drainage systems shall be reviewed, approved and inspected under the Utility Developer Extension Agreement Application process (UE) and or applicable connection permits processes.

AUTHORITY: Bellevue City Code 24.02, 24.04 & 24.06
REVIEWER: Don Rust, Utilities Department

5. IMPERVIOUS SURFACE COVERAGE REQUIREMENTS

Impervious surface coverage shall be divided across the development area and shall be governed by the limits established by LUC 20.45B.050. Allowed maximum impervious surface coverage for each lot shall be clearly labeled on the final short plat mylar.

AUTHORITY: Land Use Code Section 20.45B.055
REVIEWER: Drew Folsom, Development Services Department

5. LOT COVERAGE REQUIREMENTS

Lot coverage shall be governed by the lot coverage calculation included under LUC 20.45B.050. Allowed maximum structural lot coverage for each lot shall be clearly labeled on the final short plat mylar.

AUTHORITY: Land Use Code Sections 20.20.010 and 20.45B.055
REVIEWER: Drew Folsom, Development Services Department

6. DESIGN CHANGES

Any changes to the development plans shall be submitted as a revision to the applicable permit or approval and shall be reviewed by the City for consistency with the original approval.

AUTHORITY: Land Use Code 20.45B.240
REVIEWER: Drew Folsom, Development Services Department

7. HABITAT PROTECTION – NGPA TRACT REQUIRED

The areas identified in the project critical areas reports and draft site plans as NGPA shall be dedicated as a Native Growth Protection Area. The area dedicated as Native Growth Protection Area shall be marked as “NGPA” on the short plat mylar and placed in a separate tract to be held in common ownership by all of the lots in the subdivision.

AUTHORITY: Land Use Code Section 20.45B.055
REVIEWER: Drew Folsom, Development Services Department

8. SURVEY REQUIRED - NGPA BOUNDARY MARKING

Prior to commencement of any clearing activity the applicant shall perform a field survey of property boundaries completed by a Washington State Licensed Surveyor. The boundary of the NGPA shall be identified and field flagged. Field flags shall be maintained for the duration of the plat development.

AUTHORITY: Land Use Code 20.25H.030
REVIEWER: Drew Folsom, Development Services Department

9. NGPA PROTECTION

To mitigate adverse impacts to the NGPA during all phases of construction, the applicant must comply with the following:

- a. Clearing limits shall be established identifying the edge of the NGPA. A six-foot chain link fence with driven posts, or an approved alternative, shall be installed at the clearing limits (outside of the drip lines of retained trees within the NGPA prior to initiation of any clearing and grading at any phase of construction.
- b. No excavation or clearing shall be performed within drip lines trees located within the NGPA, except as specifically approved on plans. All such work shall be done by hand to avoid damage to roots and shall be done under the supervision of an arborist approved by the City.
- c. Protection must also be provided for any trees on adjacent properties. Protection shall be provided around the portion of the drip lines that overhang the proposal property.

AUTHORITY: Bellevue City Code 23.76.060
REVIEWER: Drew Folsom, Development Services Department

10. 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: Drew Folsom, Development Services Department

B. PRIOR TO ISSUANCE OF ANY PLAT ENGINEERING/CLEAR AND GRADE PERMIT:

1. RIGHT OF WAY USE PERMIT

The applicant is required to apply for a Right of Way Use Permit before the issuance of any clearing and grading, building, foundation, or demolition permit. In some cases, more than one Right of Way Use Permit may be required, such as one for hauling and one for construction work within the right of way. A Right of Way Use Permit regulates activity within the city right of way, including but not limited to the following:

- a. Designated truck hauling routes.
- b. Truck loading and unloading activities.
- c. Hours of construction and hauling.
- d. Continuity of pedestrian facilities.
- e. Temporary traffic control and pedestrian detour routing for construction activities.
- f. Street sweeping and maintenance during excavation and construction.
- g. Location of construction fences.
- h. Parking for construction workers.
- i. Construction vehicles, equipment, and materials in the right of way.
- j. All other construction activities as they affect the public street system.

In addition, the applicant shall submit for review and approval a plan for providing pedestrian access during construction of this project. Access shall be provided at all times during the construction process, except when specific construction activities such as shoring, foundation work, and construction of frontage improvements prevents access. General materials storage and contractor convenience are not reasons for preventing access.

AUTHORITY: Bellevue City Code 14.30
REVIEWER: Tim Stever, Transportation Department

2. OFF-STREET PARKING

The applicant must secure sufficient off-street parking for construction workers, equipment, and materials storage before the issuance of a clearing and grading, building, foundation, or demolition permit.

AUTHORITY: Bellevue City Code 14.30
REVIEWER: Tim Stever, Transportation Department

3. ENGINEERING PLANS

A site (civil engineering) plan produced by a qualified engineer must be approved by the City prior to clear and grading permit approval. The design of all street frontage improvements must be in conformance with the requirements of the Americans with Disabilities Act, the Transportation Development Code, and the provisions of the Transportation Department Design Manual. The engineering plans must correctly show all transportation-related engineering details, including but not limited to, the design of the private road including a profile view, the connection to W. Lake Sammamish Pkwy SE, pavement restoration in W. Lake Sammamish Pkwy SE, mailbox location, and sight distance. Appropriate standard drawings from the Transportation Department Design Manual must be included in the engineering plans.

Specific requirements are detailed below:

a) Site Specific Items:

- i. The construction of the private access road (SE 35th Street) with a minimum paved width set at 25 feet to allow parking on one side and a thickened edge on one side for drainage. The pavement and subgrade depths shall be as shown in Standard Drawing DEV-8. Cement concrete traffic curb and gutter shall be used on private roads with grades greater than 8%.
- ii. The private road driveway approach connection of SE 35th Street to W. Lake Sammamish Pkwy SE per Standard Drawing DEV-7F.
- iii. The mailbox installation location will be shown on the civil engineering plans as determined with the Bellevue Post Master.
- iv. The applicant has chosen to have the City provide the street name signs at a cost of \$110 per blade and 2 blades will be required (\$220 total) to be paid for by the applicant.
- v. A stop sign will be required for vehicles exiting the private road onto W. Lake Sammamish Pkwy SE. The complete sign installation will consist of the stop sign, 2 blades for street name signs, sign post, and hardware per Standard Drawing TE-21. Additional items may be required at the discretion of the Inspector.
- vi. The sight distance setback lines shall be shown on the civil engineering plans at the private road access driveway as exhibited in Standard Drawing TE-1.

- vii. The modification/removal of vegetation may be necessary for sight distance compliance.
- viii. Permission to cut into W. Lake Sammamish Pkwy SE is required. The minimum trench restoration requirement will be a full width street grind and overlay extending 50 feet from the center of the street cut in opposite directions for pavement restoration.
- ix. Restoration of channelization for any possible street cuts on W. Lake Sammamish Pkwy SE will be required as determined by the Inspector.
- x. The relocation of existing above-grade utilities and signing will be required as needed to ensure that no fixed objects are within 10 ft. of the driveway edge, identified as Point A in the Design Manual Standard Drawing DEV-7F, and to ensure compliance with sight distance requirements.
- xi. A streetlight will not be required at the private road intersection with W. Lake Sammamish Pkwy SE because there is an existing street light nearly directly across the street on the east side of W. Lake Sammamish Pkwy SE.

b) Miscellaneous:

- Landings on sloping approaches are not to exceed a 10% slope for a distance of 20 feet approaching the back edge of sidewalks. Driveway grades must be designed to prevent vehicles from bottoming out due to abrupt changes in grade.
- The maximum cross grade of a street at the street end shall be 8%.
- Vehicle and pedestrian sight distance must be provided per BCC 14.60.240 and 14.60.241.

AUTHORITY: Bellevue City Code 14.60; Transportation Department Design Manual; and Transportation Department Design Manual Standard Drawings.

REVIEWER: Vanessa Humphreys, Transportation Department

4. SEASONAL CLEARING AND GRADING RESTRICTIONS

The clearing & grading code defines the rainy season as November 1st through April 30th. The Development Services Department may grant approval to initiate or continue clearing or grading activity during the rainy season. Any approval will be based on site and project conditions, extent and quality of the erosion and sedimentation control, and the project's track record at controlling erosion and sedimentation.

AUTHORITY: Bellevue City Code 23.76

REVIEWER: Savina Uzunow, Development Services Department

5. HABITAT IMPROVEMENT PLAN

Prior to issuance of plat infrastructure and clearing and grading permits the applicant shall submit a final habitat improvement plan, including construction implementation plans and maintenance and monitoring plans consistent with the conceptual mitigation plan included in the project habitat analysis. The restoration, maintenance, and monitoring plan shall include:

- a. The goals and objectives of the restoration proposed, based on replacing or restoring the critical area and critical area buffer functions and values impacted by the proposal.
- b. Measurable specific criteria for each year of the required monitoring period that evaluate whether or not the goals and objectives of the restoration or restoration project have been successfully attained. The monitoring period shall not be less than five years.
- c. Written specifications and descriptions of the restoration proposed.
- d. A plan for monitoring construction of the restoration project and for assessing a completed project.
- e. The potential courses of action and any corrective measures to be taken if monitoring or evaluation indicates project performance standards are not being met.
- f. At a minimum, the restoration plan must require no less than three entries per year for maintenance activities for the full five years of maintenance to suppress invasive plants.
- g. A requirement that monitoring reports be submitted annually for a period of five years at the end of each growing season before the last day of the calendar year.
- h. In addition, any trees removed during plat infrastructure shall be retained as logs at least 15 feet long and placed within the retained Native Growth Protection areas to enhance retained open space.

AUTHORITY: Land Use Code 20.25H.075; LUC 20.25H.210
REVIEWER: Drew Folsom, Development Services Department

6. HABITAT ENHANCEMENT MAINTENANCE ASSURANCE DEVICE

In order to protect health, safety and welfare, or to protect critical area functions and values in the event of total or partial failure or underperformance of the restoration work proposed, following approval of the final habitat enhancement plan and complete maintenance and monitoring plan, and prior to issuance of associated construction permits, the applicant shall submit a financial security device that meets the requirements of LUC 20.40.490 equal to not less than 20

percent of the cost of replacing the materials covered by the assurance device based on estimated costs on the last day covered by the device. The device shall be held for a period of five years and shall be released upon the successful completion of the maintenance and monitoring period including timely submittal of monitoring reports.

AUTHORITY: Land Use Code 20.25H.220; LUC 20.40.490
REVIEWER: Drew Folsom, Development Services Department

7. TREE PRESERVATION REQUIREMENTS

A minimum of thirty percent of the diameter inches of all significant trees on the site are required to be retained. Prior to issuance of plat infrastructure and clearing and grading permits the applicant shall submit a tree preservation plan that includes a complete site tree inventory and identifies all trees to be removed. All trees to be retained must clearly be labeled on all future plans submitted and must be clearly identified on the final plat mylar. Retained trees along the boundary of the established clearing limits (NGPA boundary) must be identified through the installation of "City of Bellevue Retained Tree – Do Not Remove" tags.

AUTHORITY: Land Use Code 20.20.900.D.3
REVIEWER: Drew Folsom, Development Services Department

8. HOLD HARMLESS AGREEMENT

Prior to issuance of plat infrastructure and clearing and grading permits, the applicant or property owner shall submit a hold harmless agreement releasing the City of Bellevue from any and all liability associated with site development. The agreement must meet city requirements and must be reviewed by the City Attorney's Office for formal approval.

AUTHORITY: Land Use Code 20.30P.170
REVIEWER: Drew Folsom, Development Services Department

9. LAND USE INSPECTION

Following final habitat enhancement installation the applicant shall contact Land Use staff for inspection.

AUTHORITY: Land Use Code 20.30P.140
REVIEWER: Drew Folsom, Development Services Department

10. TREE PROTECTION

Prior to issuance of plat infrastructure and clearing and grading permits, the applicant shall provide a Tree Protection Plan that implements the City of Bellevue Drawing Number TP-1, Tree Protection Procedures during Construction; for every inch diameter of tree, fencing would be 1 foot from the tree trunk. This radius may be modified to accommodate site access. Additional measures will be employed to protect roots where the radius was modified, such as the temporary placement of hog fuel. Tree protection fencing must be installed

prior to construction. The applicant shall provide a certified arborist to monitor the grading and construction activities to protect the root zones of all the trees to be preserved, to ensure that the health of the retained trees is not endangered, and to identify trees which may constitute a hazard

AUTHORITY: Bellevue City Code 23.76
REVIEWER: Drew Folsom, Development Services Department

11. WDFW HABITAT MANAGEMENT PERFORMANCE STANDARDS: Due to the documented presence of habitat for Coho salmon the applicant shall implement the required performance standards identified by WDFW for these species. Prior to building permit issuance, the applicant must review and sign the WDFW performance standards agreement and submit it to the City.

AUTHORITY: Land Use Code Section 20.25H.160
REVIEWER: Drew Folsom, Development Services Department

C. PRIOR TO FINAL SHORT PLAT APPROVAL:

1. SIGHT DISTANCE

If necessary to meet the sight distance requirements of BCC 14.60.240 and standard drawing TE-1, existing vegetation near the access point on W. Lake Sammamish Pkwy SE must be trimmed. Ground vegetation within the sight triangle must be trimmed to no more than 2.5 feet above a line drawn from pavement level to pavement level. Trees within the sight triangle must be limbed up to a height of 7.5 feet above a line drawn from pavement level to pavement level. A description of any required vegetation trimming must be shown on a sheet of the clearing and grading plan set.

AUTHORITY: Bellevue City Code 14.60.240
REVIEWER: Vanessa Humphreys, Transportation Department

2. PAVEMENT RESTORATION

The city's pavement manager has determined that this segment of W. Lake Sammamish Pkwy SE will require a waiver for street cuts. The applicant is required to submit an email to the City's Right of Way Manager requesting a waiver to cut into the street. The minimum trench restoration requirement will be a full width street grind and overlay extending 50 feet from the center of the street cut in opposite directions. Trench restoration must meet the requirements of Section 21 of the Design Manual and standard drawings ROW-1 through ROW-5. Exact copies of the appropriate trench restoration drawing(s) must be included in the final engineering plans.

AUTHORITY: Bellevue City Code 14.60.250 and Design Manual Design Standard # 23
REVIEWER: Tim Stever, Transportation Department

3. INFRASTRUCTURE IMPROVEMENTS

All street frontage and infrastructure improvements shown in the final engineering plans or required by city codes and standards must be either completed prior to approval of the final short plat or provided for with a financial assurance device. Completion of the top lift and all other transportation infrastructure items prior to completion of the homes associated with the development is allowed.

Land Use Code Section 20.40.490 allows a developer to obtain final short plat approval prior to finishing improvements with provision of an acceptable financial assurance device equivalent to 150% of the cost of unfinished infrastructure improvements. Provision of such an assurance device requires completion of the improvements by the developer within two years of final short plat approval. Installation of improvements that would negatively affect safety if left unfinished may not be delayed through use of a financial assurance device. Partial reductions of the financial assurance device will not be approved except in special circumstances, determined in advance, such as phased projects.

Improvements must be approved by the Transportation Department inspector before they are deemed complete. At completion of all transportation infrastructure items, the developer must provide a one year maintenance assurance device equivalent to 20% of the value of the transportation infrastructure improvements, dating from the acceptance of the improvements.

AUTHORITY: Bellevue City Code 14.60.100, 110, 130, 150, 170, 190, 210, 240, 241; LUC 20.40.490 Transportation Department Design Manual Sections 3, 4, 5, 7, 11, 14, 19
REVIEWER: Vanessa Humphreys, Transportation Department

4. ACCESS DESIGN AND MAINTENANCE

The final Subdivision map must include a note that specifies that the owners of lots served by the private road are jointly responsible for maintenance and repair of the private road. Also, the final Subdivision map must include a note that specifies that the private road will remain open at all times for emergency and public service vehicles and shall not be gated or obstructed.

AUTHORITY: Bellevue City Code 14.60.130
REVIEWER: Vanessa Humphreys, Transportation Department

5. NGPA DESIGNATION AND RECORDING

The Native Growth Protection Area (NGPA) tract shall be designated on the face of the Final Short Plat. The boundaries of the NGPA tract must be surveyed and legally described on the face of the Final Short Plat. The following note is required to be placed on the final short plat:

NATIVE GROWTH PROTECTION AREA (NGPA) TRACT

DEDICATION OF NATIVE GROWTH PROTECTION AREAS (NGPA) ESTABLISHES, ON ALL PRESENT AND FUTURE OWNERS AND USERS OF THE LAND, AN OBLIGATION TO LEAVE UNDISTURBED ALL TREES AND OTHER VEGETATION WITHIN THE AREA, FOR THE PURPOSE OF PREVENTING HARM TO, PROPERTY AND ENVIRONMENT, INCLUDING BUT NOT LIMITED TO CONTROLLING SURFACE WATER RUNOFF AND EROSION, MAINTAINING SLOPE STABILITY, BUFFERING AND PROTECTING PLANTS AND ANIMAL HABITAT, EXCEPT, FOR THE REMOVAL, OF DISEASED OR DYING VEGETATION WHICH PRESENTS A HAZARD OR IMPLEMENTATION OF AN ENHANCEMENT PLAN REQUIRED OR APPROVED BY THE CITY. ANY WORK, INCLUDING REMOVAL OF DEAD, DISEASED, OR DYING VEGETATION, IS SUBJECT TO PERMIT REQUIREMENTS OF THE CITY OF BELLEVUE CODES. THE OBLIGATION TO ENSURE THAT ALL TERMS OF THE NGPA ARE MET IS THE RESPONSIBILITY OF THE OWNERS OF LOTS 1 THROUGH 5. THE CITY OF BELLEVUE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENFORCE THE REQUIREMENTS, TERMS, AND CONDITIONS OF THIS RESTRICTION BY ANY, METHOD AVAILABLE UNDER LAW.

AUTHORITY: Land Use Code 20.45B.055.B.2
REVIEWER: Drew Folsom, Development Services Department

6. NGPA BOUNDARY FENCE AND SIGNAGE

Prior to approval of the final short plat, the applicant shall perform a field survey of property boundaries completed by a Washington State Licensed Surveyor. The boundary of the NGPA shall be identified, fenced, and marked with boundary signage that states:

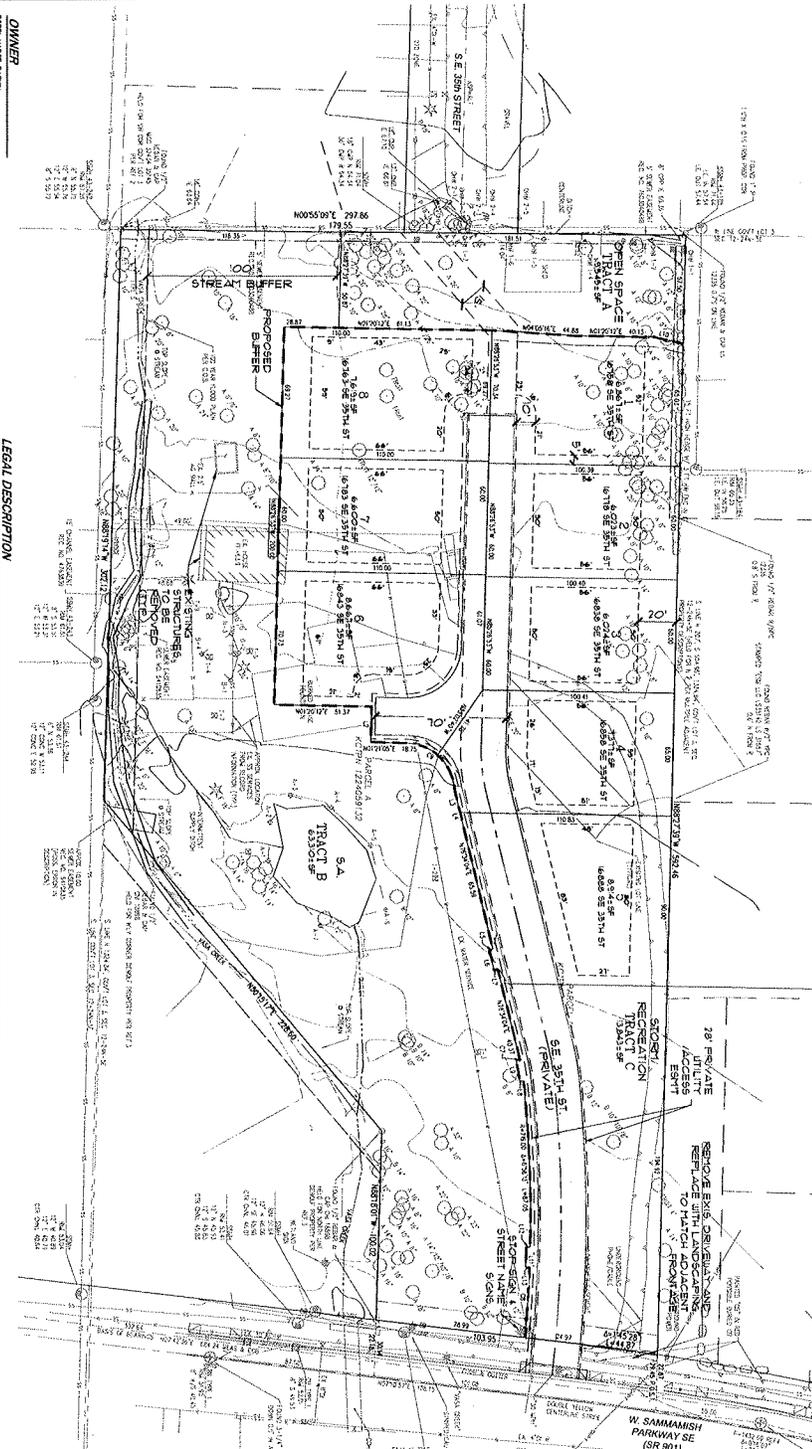
PROTECTED AREA – NO CLEARING

**This fence marks the edge of a Native Growth Protection Area.
Disturbance, vegetation removal, or tree removal beyond this fence is prohibited.**

NGPA boundary fencing and signage shall be of permanent construction and shall be maintained for the duration of the plat development. Signs must be of size and location to be visible and the boundary fence shall be a minimum of four feet tall.

AUTHORITY: LUC 20.25H.030
REVIEWER: Drew Folsom, Development Services Department

STREET LIGHTING PLAN
 ALL EXISTING UTILITIES TO BE REMOVED
 ALL ON-SITE BUILDINGS, FOUNDATIONS AND EXISTING UTILITIES TO BE REMOVED



GOVT LOT 3 (NE 1/4, SW 1/4) SEC. 12, TWP 24 N, RGE 5E, W4M

OWNER
 JOHN F. BUCHAN HOMES
 2021 NORTHUP WAY, SUITE 100
 BELLEVUE, WA 98004

APPLICANT
 JOHN F. BUCHAN HOMES
 2021 NORTHUP WAY, SUITE 100
 BELLEVUE, WA 98004

ENGINEER/SUPERVISOR/PLANNER
 CORE DESIGN
 14211 NE 29th Place, #101
 Bellevue, WA 98007
 425.885.7977

DESIGN CALCULATIONS
 14211 NE 29th Place, #101
 Bellevue, WA 98007
 425.885.7977

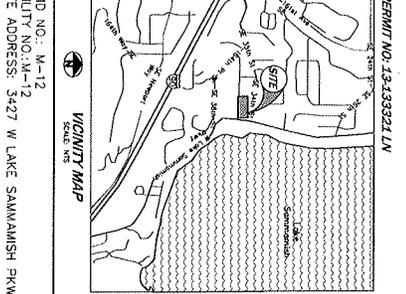
SETBACKS
 SIDE: 5 FT
 FRONT: 10 FT
 REAR: 10 FT

SITE STATISTICS
 TOTAL AREA: 1.25 AC
 TOTAL AREA: 1.25 AC
 TOTAL AREA: 1.25 AC

LEGAL DESCRIPTION
 TRACT A, TRACT B, TRACT C
 ...

THESE
 ...

LEGEND
 ...



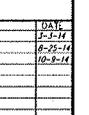
NOTES
 1. ALL UTILITIES SHOWN ON THIS PLAN ARE TO BE REMOVED AND REPLACED BY THE PROPOSED UTILITIES SHOWN ON THIS PLAN.
 2. ALL UTILITIES SHOWN ON THIS PLAN ARE TO BE REMOVED AND REPLACED BY THE PROPOSED UTILITIES SHOWN ON THIS PLAN.
 3. ALL UTILITIES SHOWN ON THIS PLAN ARE TO BE REMOVED AND REPLACED BY THE PROPOSED UTILITIES SHOWN ON THIS PLAN.
 4. ALL UTILITIES SHOWN ON THIS PLAN ARE TO BE REMOVED AND REPLACED BY THE PROPOSED UTILITIES SHOWN ON THIS PLAN.
 5. ALL UTILITIES SHOWN ON THIS PLAN ARE TO BE REMOVED AND REPLACED BY THE PROPOSED UTILITIES SHOWN ON THIS PLAN.
 6. ALL UTILITIES SHOWN ON THIS PLAN ARE TO BE REMOVED AND REPLACED BY THE PROPOSED UTILITIES SHOWN ON THIS PLAN.

| | |
|----------------|--------------|
| DATE | OCTOBER 2013 |
| DESIGNED | |
| DRAWN | |
| APPROVED | |
| PROJECT NUMBER | 13075 |

PRELIMINARY SHORT PLAT
VASA SHORT PLAT
JOHN F. BUCHAN HOMES
 2021 NORTHUP WAY, SUITE 100
 BELLEVUE, WA 98004

CORE DESIGN
 ENGINEERING • PLANNING • SURVEYING
 14211 NE 29th Place, #101
 Bellevue, Washington 98007
 425.885.7977 Fax 425.885.7963

| | | |
|-----|----------------------------|---------|
| NO. | REVISIONS | DATE |
| 1 | REVISION PER CITY REVIEW | 10-1-13 |
| 2 | REVISION PER CITY COMMENTS | 10-2-13 |
| 3 | REVISION PER CITY COMMENTS | 10-2-13 |



Received

27

ENVIRONMENTAL CHECKLIST

OCT 29 2013

10/9/2009

Thank you in advance for your cooperation and adherence to these procedures. 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).

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 ½" x 11 vicinity map which accurately locates the proposed site.

D.7 12/17/13
D.7 11/18/14

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: Robbi Madge Baskin

Proponent: Mike Delile

Contact Person: Lafe Hermansen

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

Address: 14711 NE 20th Place, Bellevue 98007

Phone: 425-885-7877

Proposal Title: Vasa Short Plat

Proposal Location: 3427 West Lake Sammamish Pkwy SE

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

Please attach an 8 ½" 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: 8 lot short plat
2. Acreage of site: 3.19
3. Number of dwelling units/buildings to be demolished: 3
4. Number of dwelling units/buildings to be constructed: 8
5. Square footage of buildings to be demolished: Approx. 2,000
6. Square footage of buildings to be constructed: Approx. 2,500 per lot
7. Quantity of earth movement (in cubic yards): Approx. 2,200
8. Proposed land use: Single Family
9. Design features, including building height, number of stories and proposed exterior materials:
Buildings will meet R-5 zoning Standards and building code. Building materials will be consistent with homes in the area.
10. Other

DT 12/17/13
DT 11/18/14

Estimated date of completion of the proposal or timing of phasing:
Project will be completed within the time allotted for the short plat to record.

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
None to our knowledge.

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

Critical Areas Report by Altmann Oliver Associates, LLC, Geotechnical Study by Earth Solutions Northwest, LLC,
VASA CREEK HYDRAULIC MODELING REPORT D.A.

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known.

None to our knowledge

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.

Preliminary Short Plat Approval, SEPA Determination, Drainage Plan Approval, Water and Sewer Construction Plan Approval, Grading Permit, Final Approval, Residential Building Permits .

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)?
5%

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.
Alluvial Sand (SM, SP and SP-SM), Gravel (GP), Silt (ML) and silty sands (SM)

*D.A. 12/17/19
D.A. 11/18/19*

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

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

The purpose of grading is to construct the proposed short to City standards and to provide building pads for single family residences. The grading is intended to be balanced onsite, with all cut (2,200 CY) and fill (2,200 CY) material originating from the site.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Yes, however, the use of BMPs is expected to mitigate any modes erosive situations.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
Approximately 50% (Maximum allowed by Code) will be covered by impervious surface.

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

A temporary erosion and sedimentation control (TESCP) plan will be prepared and implemented prior to commencement of construction activities. During construction, erosion control measures may include any of the following: siltation fence, siltation ponds and other measures which may be used in accordance with the requirements of the City.

FURTHER MITIGATED PER DEC 23.76.090
"EROSION AND SEDIMENTATION CONTROL"

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, there will be increased exhaust and dust particle emissions. After construction, the principle source of emissions will be from automobile traffic, lawn equipment, and other typical of a residential neighborhood.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
Off-site sources of emissions are those typical of the residential neighborhoods that surround this site, such as automobile emissions from traffic on adjacent roadways and fireplace emissions from nearby houses.

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

Construction impacts will not be significant and can be controlled by several methods: watering or using dust suppressants on areas of exposed soils, washing truck wheels before leaving the site, and maintaining gravel construction entrances.

Automobile and fireplace emission standards are regulated by the State of Washington. The site has been included in a "No Burn Zone" by the Puget Sound Air Pollution Control Agency which went into effect on September 1, 1992. No land clearing or residential yard debris fires would be permitted on-site, nor in the surrounding neighborhood in accordance with the regulation.

D.S. 12/17/13
D.S. 11/18/14

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.

Yes, Lake Sammamish is to the East. Vasa Creek along the south boundary of the property. Stream 1 along the west boundary flows north to south and Wetland A is a category III and Wetland B is a category IV.

- (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 there is a proposed bottomless culvert on Stream 1 and Vasa Creek buffer and Wetland A buffers will be encroached.~~ **YES DT.** Please see the wetland determination and mitigation proposal.

- (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.

Please see the stream/wetland determination and mitigation proposal included in the submittal.

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

Not applicable

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

unknown at this time. ~~NO~~ **SEE VASA CREEK HYDRAULIC MODELING REPORT. PA.**

- (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, a public sanitary sewer system will be installed to serve

b. Ground

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

No groundwater will be withdrawn. Public water mains will be installed as part of the plat construction. No water will be discharged to groundwater except through the incidental infiltration of stormwater.

- (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.

Not applicable. The site will be served by sanitary sewers.

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.

Stormwater runoff from roadways and other impervious surfaces will be collected and routed to the vault located on-site, treated and released into the downstream drainage course to Lake Sammamish. Flow control is not required due to direct discharge to Lake Sammamish.

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

This would be very unlikely. The only materials that could enter ground or surface waters would be those associated with automobile discharges and yard and garden preparations. Pollutants generated during construction include suspended solids and trace petroleum hydrocarbons.

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

A City approved storm drainage system will be designed and implemented in order to mitigate any adverse impacts from stormwater runoff. This system will include water quality vault. During construction the storm system and the rest of the site sediment control will include temporary erosion control barriers: Chemical treatment i.e. Chitosan or other chemical floccer, silt fence filtration, ground covering, and either

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

a sediment trap or pond. Soon after the beginning of the site development the permanent storm water collection/treatment will be constructed to not only maintain the future runoff from the site, but also to control erosion and sediment during construction. This permanent system will ensure that prior to the release of stormwater into the downstream storm system the system will have significantly reduced the potential impacts to ground and surface waters.

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

Selected trees will be retained and placed in a NGPA to satisfy the City of Bellevue Tree Retention requirements. The remainder of the site will be cleared for the construction of homes and access/utilities.

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

No threatened or endangered plants are known to exist on the site.

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

Proposed landscaping may include the use of native or drought resistant plants. Invasive species found on site will be removed to enhance existing vegetation, where retained.

DS. 12/17/13
DA. 11/18/14

5. ANIMALS

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

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

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

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

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

No threatened or endangered species known to be on or near the site.

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

Not to our knowledge

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

Per Bellevue Code, the site will retain a minimum of 15% of the existing trees.

30%

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 and/or natural gas will be the primary source of energy used to provide heating and cooling.

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:

The requirements of the Uniform Building Code and the State Energy Code will be incorporated.

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.

This project will not generate any environmental health hazards.

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

None to our knowledge.

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

There are no on-site environmental health hazards known to exist today, nor are there any that will be generated as a direct result of this project.

b. Noise

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

The main source of off-site noise in this area originates from the vehicular traffic present on West Lake Sammamish Parkway SE

D.T. 12/17/10

- (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 noise impacts will result from the use of construction and building equipment during site development and home construction. These temporary activities will be limited to legal working hours as prescribed by City Code. Long-term impacts will be those associated with the increase of human population, additional traffic and noise associated with residential areas.

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

Building construction will be done during the hours prescribed by the City of Bellevue. Construction equipment will be equipped with muffler devices and idling time will be encouraged to be kept to a minimum.

NOISE FURTHER MITIGATED PER BEC 9.18
"NOISE CONTROL"

8. Land and Shoreline Use

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

Single Family Homes

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

Not to our knowledge

- c. Describe any structures on the site.

The site currently has a single family home and out buildings.

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

Yes, all existing structures will be demolished.

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

R-5

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

SF-H, High 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.

Yes, stream and wetland on southerly portion of site and western boundary

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

Approximately 20 people (8 x 2.5 persons per dwelling unit).

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

Approximately 3 people (1 x 2.5 persons per dwelling unit).

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

None, as the current owners are proponents of the project.

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

The project will comply with the current zoning of the site, and the homes will be of similar size and style to the surrounding homes.

D.J. 12/17/13
D.J. 11/18/13

9. Housing

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

The preliminary plat contains 8 new single family residences. The new homes are anticipated to be in the middle-income price range.

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

One (1) existing home will be removed prior to plat construction. The home is in the middle-income price range.

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

None, as the current owners are proponents of the project.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

35'. The exterior building materials may include: wood, hardwood, masonry, cedar shakes, asphalt shingles

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

None

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

The project will comply with the current zoning of the site and will be similar in style to surrounding homes.

11. Light and Glare

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

Building lighting and exterior lighting and vehicles using the site. Before dawn and evenings.

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

Not to our knowledge.

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

Sources from vehicles and street lighting from the adjacent streets and neighborhoods.

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

Street lighting, when deemed necessary, will be installed in a manner that directs the lighting downward.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
Sammamish lake, Timberlake Park, Robinsglen Nature Park, Spirtridge Park, Weowna Park and bike lanes along W. Lake Sammamish PKWY SE.
- 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:
The neighborhood will provide one tract that will include active recreation area along with a trail connecting the western boundary to W. Lake Sammamish PKWY SE. ~~at.~~

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, there are no known impacts. If an archeological site is found during the course of construction, the State Historical Preservation Officer will be notified.

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.
~~SE 35th Street~~ W. LK SAMMAMISH PKWY SE
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
Yes, 1/10th of a mile.
- c. How many parking spaces would be completed project have? How many would the project eliminate?
32, The spaces will be located in garages and on the driveways. There are no parking spaces eliminated.
- 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).
Yes, a Private road will be constructed connecting to ~~SE 35th Street~~. WEST LAKE SAMMAMISH PKWY SE
- 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.
Approximately 100
- g. Proposed measures to reduce or control transportation impacts, if any:
None at this time unless the City requires it during review.

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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.

The need for public service such as fire, health, and police protection will be typical of single family development of this size. The school children originating from the homes in this development will attend the schools in the Bellevue School District.

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

The roads and homes will be constructed to meet all applicable standards and codes of the City and the Uniform Building Code. The proposed development will contribute to the local tax base and provide additional tax revenue for the various public services. The impact to the schools, parks and traffic will be mitigated through the payment of impact fees.

16. Utilities

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

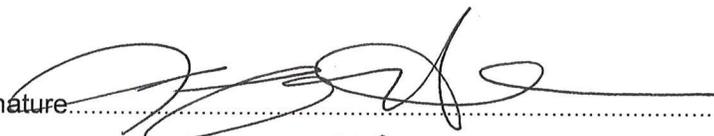
Electricity, Natural Gas, Water, Refuse Service, Telephone, Sanitary Sewer

- 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.

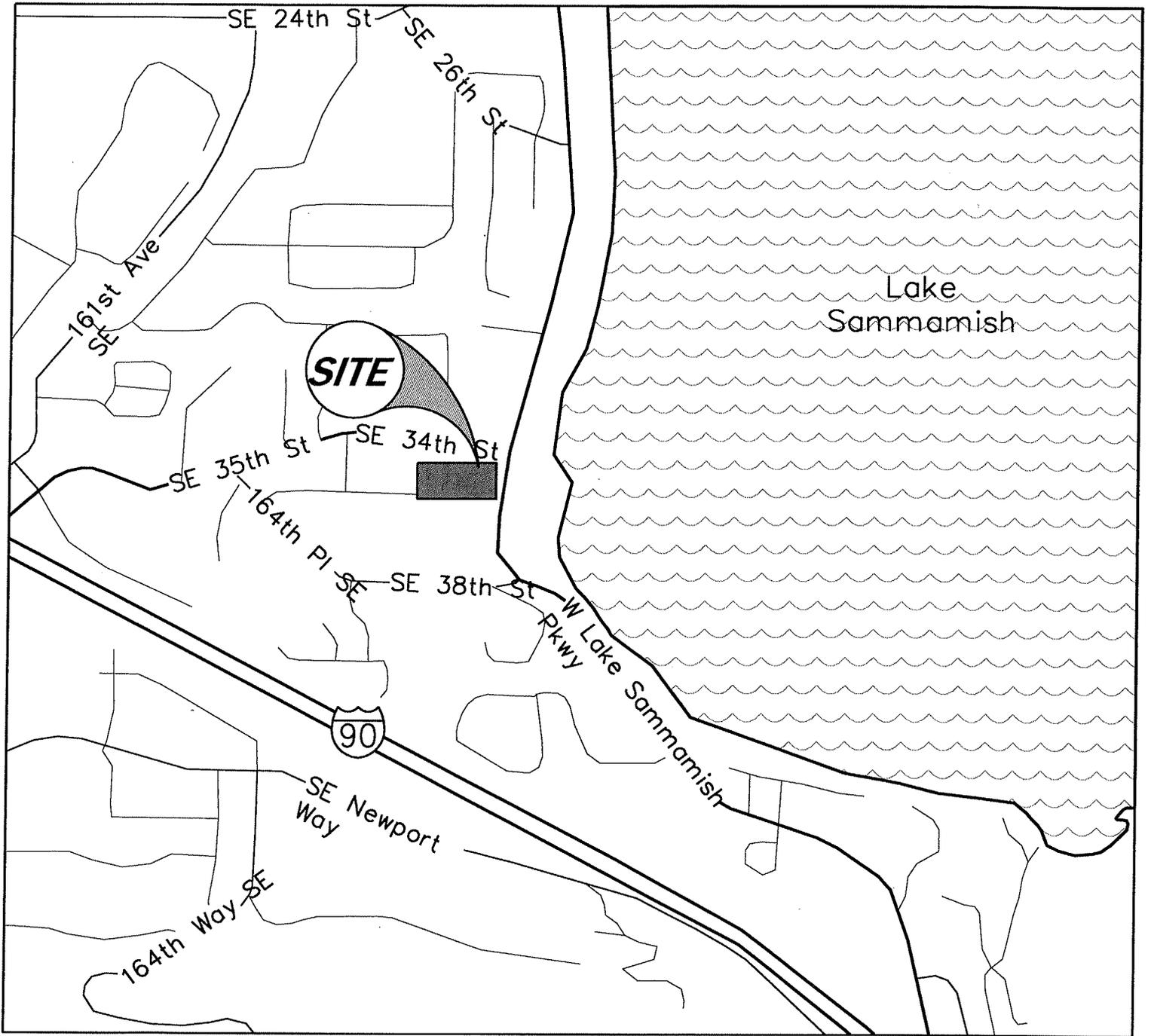
Electricity & Natural gas - Puget Sound Energy. Water/Sewer - City of Bellevue. Refuse - Republic Services. Telephone - Century Link. Cable TV- Comcast.

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..... 10.28.13

PA 11/18/14
10.7.12.7.3



VICINITY MAP

SCALE: NTS