



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

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Mimi Iwanski

LOCATION OF PROPOSAL: 1630 W. Lake Sammamish Pkwy NE

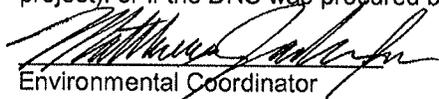
DESCRIPTION OF PROPOSAL: Applicant seeks a Critical Areas Land Use Permit to demolish an existing residence and construct a new single-family home. The new structure is more than twice as large as the existing cabin onsite and will encroach into 1,405 square feet of critical steep slope and 936 square feet of required structure setback. A 30-inch wide cedar path is planned up the slope from the house to Mallard Lane. The new residence is located no further waterward than the foundation "footprint" of the existing cabin. A planting plan using native species is proposed to mitigate impacts to the geohazard critical area associated with construction.

FILE NUMBERS: 13-1136011-LO **PLANNER:** Michael Paine, Environmental Planning Manager

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 **10/2/2014**
- 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

9/18/2014
 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 ecvolyef@atg.wa.gov
- Muckleshoot Indian Tribe Karen.Walter@muckleshoot.nsn.us; Fisheries.fileroom@muckleshoot.nsn.us



City of Bellevue
Development Services Department
Land Use Staff Report

Proposal Name: Iwanski Residence

Proposal Address: 1630 W. Lake Sammamish Pkwy NE

Proposal Description: Applicant seeks a Critical Areas Land Use Permit to demolish an existing residence and construct a new single-family home. The new structure is more than twice as large as the existing cabin onsite and will encroach into 1,405 square feet of critical steep slope and 936 square feet of required structure setback. A 30-inch wide cedar path is planned up the slope from the house to Mallard Lane. The new residence is located no further waterward than the foundation "footprint" of the existing cabin. A planting plan using native species is proposed to mitigate impacts to the geohazard critical area associated with construction.

File Number: 13-136011 LO

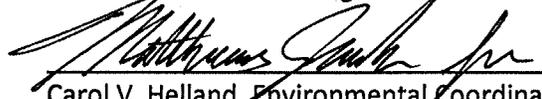
Applicant: Larry HO Architects

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

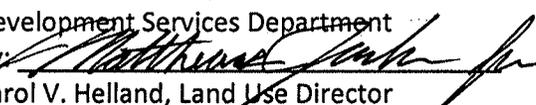
Planner: Michael Paine, Environmental Planning Manager

**State Environmental Policy Act
Threshold Determination:**

Determination of Non-Significance


Carol V. Helland, Environmental Coordinator
Development Services Department

Director's Decision:

Approval with Conditions
Michael A. Brennan, Director
Development Services Department
By: 
Carol V. Helland, Land Use Director

Application Date: December 30, 2013
Notice of Application Date: August 21, 2014
Decision Publication Date: September 18, 2014
SEPA and CALUP Appeal Deadline: October 2, 2014 (14-days from publication date)

For information on how to appeal a project proposal, visit the Permit Center at City Hall or call 425-452-6800. Appeal of the SEPA Threshold Determination and Critical Areas Land Use Permit must be made to the City of Bellevue City Clerk's Office by 5 p.m. on the date noted above for SEPA appeal deadline.

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Attachments

1. Site Plan – Attached
2. SEPA Environmental Checklist – Attached
3. Critical Areas Report and Addendum Letter – In File
4. Permit forms and documents – In File

I. Proposal Description

The applicant proposes to build a new single-family house totaling about 6000 square feet. The house supplants a much smaller lake front cottage built in 1942. Excluding allowed overhangs, the new structure is positioned no closer to ordinary high water (elevation 31.8 NAVD 88) than the footprint of the prior foundation wall, a distance of about 45 feet. Intrusions into the required 25-foot shoreline buffer are confined to a modest walkway constructed of pervious pavers and required mitigation plantings. A new concrete patio is planned in the 25-foot structure setback but no net additional impervious surface is created due to removals elsewhere.

A critical areas permit and critical areas report is required because the proposed structure as designed extends into the existing geologic hazard critical area and toe-of-slope structure setback. Such a modification is allowed provided any hazard associated with the slope is mitigated such that the hazard is equal or less than would have occurred naturally and that the associated habitat is not adversely impacted.

Figure 1: Site Context



I. Site Description, Zoning, and Land Use

A. Site Description

The existing cottage is located on a flat bench at the base of the steep slope abutting the shoreline.

Access is via a joint-use access easement from Mallard Lane. Counting the existing covered deck, the existing cottage appears to be situated about 10 feet outside the required 25-foot shoreline buffer measured from the Ordinary High Water Mark (OHWM) at elevation 31.8 NAVD 88. The actual footprint of the primary structure excludes the deck and is located roughly 45 feet from OHWM. The buffer area between the home and the bulkhead is maintained as turf; a small beach exists below the bulkhead. A large weeping willow (*Salix babylonica*) lies at the water's edge. The critical areas report submitted in support of the proposal identifies the upper or western portion of the site as heavily forested and contains typical species found in residual examples of Puget Lowland Forest including western red cedar, Douglas fir, big leaf maple, oak spruce, grand fir. Shrub species include hazelnut, pacific ninebark, Himalayan blackberry, and sword fern. In addition, a mat of English ivy predominates and infests many of the trees on the site. Absent the ivy, this habitat type is associated with Pileated woodpeckers and other species on the City of Bellevue's Species of Local Importance list.

B. Land Use Context

The property has a Comprehensive plan Land Use Designation of SF-L (Single Family Low Density). The project is consistent with this land use. The property is zoned R-2.5, single-family residential. The use is allowed in this zone.

C. Critical Areas

a. Geologic Hazard Areas

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

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

b. Shorelines

Shorelines provide a variety of functions including shade, temperature control, water purification, woody debris recruitment, channel, bank and beach erosion, sediment delivery, and terrestrial-based food supply (Gregory et al. 1991; Naiman et al. 1993; Spence

et al.1996).

Shorelines provide a wide variety of functions related to aquatic and riparian habitat, flood control and water quality, economic resources, and recreation, among others. Each function is a product of physical, chemical, and biological processes at work within the overall landscape. In lakes, these processes take place within an integrated system (ecosystem) of coupled aquatic and riparian habitats (Schindler and Scheuerell 2002). Hence, it is important to have an ecosystem approach which incorporates an understanding of shoreline functions and values.

The project area is within Lake Sammamish. Lake Sammamish is known to contain migrating adult and juvenile Chinook salmon (listed as Threatened under the Federal Endangered Species Act). Lake Sammamish also contains Coho salmon (listed as Species of Concern under the Federal Endangered Species Act). The Lake is also potential habitat for bull trout, a salmonid listed as Threatened under the Federal Endangered Species Act.

II. Consistency with Land Use Code Requirements:

A. Zoning District Dimensional Requirements:

The R-2.5 zoning dimensional requirements found in LUC 20.20.010 apply to the proposed house. The plans as submitted generally demonstrate conformance with zoning dimensional standards; however, actual conformance with all required dimensional standards will be verified during building permit review.

B. Critical Areas Overlay District LUC 20.25H and Shoreline Performance Standards LUC 20.25E

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 proposed residence will modify steep slope and the associated 75-foot structure setback. The project is subject to the following performance standards found in LUC 20.25H.125.

i. Consistency with LUC 20.25H.125

Development within a landslide hazard or steep slope critical area or the critical area buffers of such hazards shall incorporate the following additional performance standards in design of the development, as applicable. The requirement for long-term slope stability shall exclude designs that require regular and periodic maintenance to maintain their level of function.

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

As permitted at LUC 20.25H.230, the applicant is using the process at 20.25H.230 to develop in the toe of the steep slope as permitted. The proposal, as conditioned, adequately mitigates both the safety hazard and the impact on habitat for species of local importance.

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

Since the proposed construction will take place near or at the toe-of-slope, most of the significant vegetation on the site is preserved. Only five large conifers are projected for removal to construct the house. These will be replaced at a 3:1 ratio as part of the overall mitigation planned attached to approval of this permit. Based on the submitted habitat analysis, the proposal will leave sufficient large trees to address habitat needs of Pileated woodpeckers and Bald Eagles. The remainder of the slope buffer will be restored with native forest vegetation.

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

In a study for this site, the project geotechnical engineer (Geo Group Northwest, Inc.) reviewed the proposal and provided recommendations for hazard mitigation and foundation design. The study concludes that the undisturbed natural soils on the slope are dense and "not susceptible to deep-seated sliding" (see page 6 of the report). The report also concluded that from a geotechnical point-of-view it is "feasible to expand into the critical area through mitigation of the geologic hazard through engineering, design, and construction practices. The report recognizes that the applicant must obtain a critical area modification as required by LUC 20.25H.230.

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

An eight-foot rockery is proposed and will require geotechnical review. Little or no grading is proposed beyond that noted on the plans. Within the building footprint the foundation wall is providing slope retention as required by performance standards.

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

Forty percent of the gross lot area is proposed to be covered by impervious surface. While this represents a significant increase over the existing condition it is less than the 50 percent

allowed.

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

In order to ensure limited intrusion into the shoreline setback and buffer, the proposed development impacts the toe of the steep slope to obtain additional square footage and for driveway access to the proposed garage.

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

The foundation wall will be used to retain the cut slope. However, a freestanding wall is required to hold the slope for required driveway access.

8. **On slopes in excess of 40 percent, use of pole-type construction which conforms to the existing topography is required where feasible. If pole-type construction is not technically feasible, the structure must be tiered to conform to the existing topography and to minimize topographic modification;**

The geotechnical engineer of record is recommending pile construction given some poor quality soils. Pole-type construction is not feasible as the development is at the toe of the slope not the top. The foundation of the house and garage should be tiered to match existing topography to the extent feasible.

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

No structures are proposed for top-of-slope.

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

As part of modification process, mitigation planting is proposed for the remaining slope area designed to offset loss of habitat. A conceptual mitigation plan has been submitted that proposes to mitigate for the loss of habitat, especially large conifers, by enhancing 4,135 sq.

ft. of steep slope and 727 sq. ft. of steep slope buffer. However, the plan as conceived does not appear to meet the minimum density, spacing, and structural diversity required by the minimum standards in the City of Bellevue's Critical Area Handbook and will need to be refined in a subsequent submittal. The planting shall be maintained and monitored for a period of 5 years following installation. A monitoring plan is included in the critical area report that is generally satisfactory and should be included, as modified in Condition # 5, with the planting plan submitted with the building permit. See Conditions of Approval in Section X of this report.

ii. Consistency with LUC 20.25H.140 and LUC 20.25H.145

Modification of a steep slope geologic hazard area and reduction of the toe-of-slope setback requires a critical areas report as part of the application for a Critical Area Land Use Permit. The applicant has obtained the services of a qualified geotechnical engineering company to study the site and document the observed conditions.

As noted above, the Geotechnical Engineering Study prepared by Geo Group Northwest, concludes that the undisturbed natural soils on the slope are dense and "not susceptible to deep-seated sliding" (see page 6 of the report). The report also concludes that, from a geotechnical point-of-view, it is "feasible to expand into the critical area through mitigation of the geologic hazard through engineering, design, and construction practices. The report recognizes that the applicant must obtain a critical area modification as required by LUC 20.25H.230. In addition, the report includes detailed recommendations regarding foundation design, excavation of slopes and shoring requirements, drainage, and rockery design. As typically the case, projects to modify slope buffers or steep slope critical areas require the proponent to complete a Hold Harmless Agreement with the City. The agreement is required to be completed prior to building permit issuance on a form provided by the City. See Conditions of Approval in Section X of this report.

III. Public Notice and Comment

Application Date:	December 30, 2013
Public Notice (500 feet):	August 21, 2014
Minimum SEPA and CALUP Comment Period:	September 4, 2014
Decision Publication Date:	September 18, 2014
SEPA and CALUP Appeal Deadline:	October 2, 2014 (14-days from publication date)

The Notice of Application for this project was published in the City of Bellevue weekly permit bulletin on August 21, 2014. It was mailed to property owners within 500 feet of the project site. The Department received one inquiry regarding this application from the Muckleshoot Tribe seeking clarification about the extent of the impacts of the proposal.

IV. Summary of Technical Reviews

A. Clearing and Grading

The Clearing and Grading Division of the Development Services Department has reviewed the proposed site development for compliance with Clearing and Grading codes and standards and approved the application.

V. State Environmental Policy Act (SEPA)

The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the proposal. The Environmental Checklist submitted with the application adequately discloses expected environmental impacts associated with the project. The 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

Given the proximity to Lake Sammamish, the building permit shall include the full range of erosion control Best Management Practices. The applicant may also be required to perform turbidity monitoring during construction to ensure suspended sediment is contained to the work area. The applicant is also required to adhere to the City Environmental Best Management Practices related to the use of pesticides, insecticides, and fertilizers to avoid impacts to water resources. See Section X for a related condition of approval.

B. Animals

The project area is within Lake Sammamish. Lake Sammamish is known to contain migrating adult and juvenile Puget Sound Chinook salmon (listed as Threatened under the Federal Endangered Species Act). Lake Sammamish also contains Coho salmon (listed as Species of Concern under the Federal Endangered Species Act). The Lake is also potential habitat for bull trout, a salmonid listed as Threatened under the Federal Endangered Species Act. Kokanee are also found in Lake Sammamish along with a number of other species. In addition, the east-facing steep slope above the shoreline is heavily vegetated with typical lowland Puget Sound forest species like western red cedar, Douglas fir, big-leaf maple, oak, spruce, grand fir, hazelnut, Pacific ninebark, Himalayan blackberry and sword fern. The larger specimens provide potential perching habitat for Bald Eagles and Ospreys while also supporting foraging habitat for keystone species like Pileated woodpeckers and other forest birds. Removal of a number of these larger trees may adversely affect the species listed.

C. Plants

To mitigate the loss of the habitat listed above, the proposal includes a plan for the installation of native tree, shrubs and ground covers to mitigate impacts to shoreline and littoral functions from pier construction. The plan also includes specification for maintenance and monitoring. See Section X for

related conditions of approval.

D. Noise

Impacts are adequately mitigated by the City's Noise Ordinance (Chapter 9.18 BCC) which limits construction hours. Construction noise will be concentrated between 7:00 am to 6:00 pm, Monday through Friday and between 9:00 am to 6:00 pm on Saturday. See Section X for related conditions of approval.

V. Changes to Proposal Due to Staff Review

The applicant was required to submit a more detailed site plan and an appropriately detailed critical areas report.

VI. Decision Criteria

A. 20.25H.255.B Decision Criteria – Proposals to Reduce Regulated Critical Area Buffer

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

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

With the modifications suggested, including greater planting density and structural complexity, more complete site rehabilitation and preparation, and with the addition of irrigation to assist in establishment, there will be a net gain in overall critical area function over time.

- 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;**

The focus in the restoration plan is to provide sufficient new planting to offset the immediate temporal loss while providing a more diverse and healthy plant community on the steep slope impacted by this proposal. All construction and mitigation efforts will be verified by Land Use inspection of the development permits. See Conditions of Approval in Section X of this report.

- 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 critical area buffer;**

The impact is exclusively to the steep slope—the steep slope structure setback is already disturbed—and thus this section is not relevant. However, the new residence will have to

meet the City of Bellevue's new stormwater management requirements and thus should demonstrate some measurable improvement over current conditions.

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

Adequate resources exist.

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

There is no evidence that the modifications included in this proposal, impacts primarily confined to the geohazard critical area, will have a detrimental effect on neighboring critical area and buffer functions offsite.

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

The proposed development is in keeping with the size and scale of neighboring development.

B. 20.30P.140 Critical Area Land Use Permit Decision Criteria – Decision Criteria

The Director may approve, or approve with modifications an application for a Critical Area Land Use Permit if:

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

The applicant must obtain a building permit or other development permits before beginning any work. The project must obtain any Federal and State Permits required and a copy of these approvals shall be submitted to the City prior to building permit issuance. See Conditions of Approval in Section X of this report.

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

The project uses the best available construction techniques and the choice to build into the toe-of-the-slope results in significant additional protection of the sensitive shoreline area.

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

As discussed in Section II of this report, the performance standards of LUC 20.25H are incorporated in the proposal.

4. **The proposal will be served by adequate public facilities including street, fire protection, and utilities;**
The proposed activity does not significantly impact the provision of public services or facilities.
5. **The proposal includes a mitigation or restoration plan consistent with the requirements of LUC Section 20.25H.210; and**
Proposed mitigation includes a planting plan designed to offset the impact to existing critical area habitat as required at LUC 20.25H.150 and LUC 20.25H.230.
6. **The proposal complies with other applicable requirements of this code.**
With respect to the footprint location of the proposed structure and conformance with the requirements of the LUC 20.25H, the proposal complies with the requirements of the Land Use Code. However, the applicant has not provided a level of detail sufficient to ascertain whether all applicable requirements of the code are met. These issues will be determined at building permit.

VII. Conclusion and Decision

After conducting the various administrative reviews associated with this proposal, including Land Use Code consistency, SEPA, City Code and Standard compliance reviews, the Director of the Development Services Department does hereby **approve with conditions** the Critical Areas Land Use Permit to make improvements within the geohazard critical area described in this report. **A building permit is required and all plans are subject to review for compliance with applicable City of Bellevue codes and standards.**

Note - Expiration of Critical Area Permit Approval: In accordance with LUC 20.30P.150, a Critical Areas Land Use Permit automatically expires and is void if the applicant fails to file for a building permit or other necessary development permits within one year of the effective date of the approval. The permit may be extended an additional year provided the request is made prior to expiration of the one year time frame.

VIII. Conditions of Approval

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

Applicable Ordinances	Contact Person
Clearing and Grading Code- BCC 23.76	Janney Gwo, 425-452-6190
Land Use Code- BCC Title 20	Michael Paine, 425-452-2739
Noise Control- BCC 9.18	Michael Paine, 425-452-2739

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

- 1. Building/Utility Permit Required:** Approval of this Critical Areas Land Use Permit does not constitute an approval of a building or utility permit. Applications for development permits must be submitted and approved. Plans submitted as part of subsequent permit applications shall be consistent with the scope and conditions authorized under this approval.

Authority: Land Use Code 20.30P.140
Reviewer: Michael Paine, Development Services Department

- 2. Final Mitigation Plan Required:** The applicant shall submit, in concert with the building permit, a revised mitigation plan that meets, at a minimum, the recommended density, spacing, and habitat diversity for a steep slope site as outlined in the City of Bellevue's Critical Area Handbook. The plan shall include increased tree density, tighter spacing, more and diverse shrubs and ground covers, and include specific site preparation and planting specifications, including fertilizer use, and ivy and blackberry removal sufficient to guarantee a healthy and improved plant community as required by the terms of this permit.

Authority: Land Use Code 20.25H.210
Reviewer: Michael Paine, Development Services Department

- 3. Temporary Irrigation Required:** The mitigation plan shall include provision for temporary irrigation sufficient to guarantee establishment success.

Authority: Land Use Code 20.25H.210
Reviewer: Michael Paine, Development Services Department

- 4. Land Use Inspection Required:** Inspection of the house location, setbacks, and installation of the associated mitigation must be completed by the Land Use Planner as part of the building permit inspection process.

Authority: Land Use Code 20.25H.210
Reviewer: Michael Paine, Development Services Department

- 5. Maintenance and Monitoring:** The planting area outlined in the restoration plan shall be maintained and monitored for a total of five (5) years. Annual monitoring reports by a qualified professional must be submitted to the Land Use Division for five years at the end of each growing season. Photos from designated photo points shall be included in the monitoring reports to document the planting. The monitoring may be discontinued after three years if, in the opinion of the Department, the long-term success is assured. The following schedule and performance standards apply and are evaluated in the report for each year:

Year 1 (from date of plant installation)

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

Year 2 (from date of plant installation)

- At least 90% survival of all installed material
- Less than 5% coverage of planting area by invasive species or non-native/ornamental vegetation

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

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

The reports, along with a copy of the restoration plan, can be sent to Michael Paine at mpaine@bellevuewa.gov or to the address below:

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

Authority: Land Use Code 20.25H.220.D
Reviewer: Michael Paine, Development Services Department

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

Authority: Bellevue City Code 9.18
Reviewer: Michael Paine, Development Services Department

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: JOHN & MIMI IWANSKI

Proponent: JOHN & MIMI IWANSKI

Contact Person: LARRY HO

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

Address: 3833 W. LK. SAMMAMISH PKWY. SE, BELLEVUE, WA 98008

Phone: 425-922-3862

Proposal Title: IWANSKI RESIDENCE

Proposal Location: 1630 W. LK. SAMMAMISH PKWY. N.E., BELLEVUE, WA 98008
(Street address and nearest cross street or intersection) Provide a legal description if available.

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

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

1. General description: DEMOLISH EXTG. HOUSE, BUILD NEW HOUSE
2. Acreage of site: 15,480 SQ. FT. (0.355 AC.)
3. Number of dwelling units/buildings to be demolished: 1
4. Number of dwelling units/buildings to be constructed: 1
5. Square footage of buildings to be demolished: 1,497 SQ. FT.
6. Square footage of buildings to be constructed: 4385 SQ. FT. + 832 SQ. FT. GARAGE
7. Quantity of earth movement (in cubic yards): APPROX. 250 CU. YD. CUT
8. Proposed land use: SINGLE FAMILY RESIDENCE
9. Design features, including building height, number of stories and proposed exterior materials:
TWO STORY WITH BASEMENT; WOOD, METAL & STONE EXTERIOR
10. Other

Received

AUG 22 2014

Permit Processing

MNT
8/25/2014

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

LATE 2015

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

NO

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

CRITICAL AREA REPORT : 8/5/14
GEOTECHNICAL REPORT : 9/27/13

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.

CRITICAL AREA LAND USE PERMIT
BUILDING PERMIT

List any government approvals or permits that will be needed for your proposal, if known. If permits have been applied for, list application date and file numbers, if known.

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

- Land Use Reclassification (rezone) Map of existing and proposed zoning
- Preliminary Plat or Planned Unit Development Preliminary plat map
- Clearing & Grading Permit Plan of existing and proposed grading Development plans
- 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)?

64.7%

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.

TOP SOIL & MED. DENSE SILT OVER DENSE SAND & GRAVEL.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
NO. Geotech report indicates dense stable soils.

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.
NO FILL ANTICIPATED.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
EROSION COULD OCCUR BUT NOT LIKELY DUE TO EROSION CONTROL MEASURES PROPOSED.

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

40.1%

*m.f. gated
64
DEC. 23.76*

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

SILT FENCING, CONTROLLED CONSTRUCTION ENTRANCE, SEEDING & PLANTING. See SWPPP

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.

*DISCHARGE OF CONSTRUCTION MACHINERIES DURING CONSTRUCTION.
NORMAL EMISSIONS BY A HOUSEHOLD AFTER PROJECT IS COMPLETED.*

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

NO.

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

NONE.

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3. WATER

a. Surface

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

THE PROPERTY IS ON THE WEST SHORE OF LAKE SAMMAMISH!

- (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.

THE NEW HOUSE WILL BE BUILT WITHIN 200' OF LAKE SAMMAMISH!

- (3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

NONE.

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

NO.

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

NO.

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

NO.

b. Ground

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

NO.

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

NO.

c. Water Runoff (Including storm water)

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

STORM WATER WILL BE COLLECTED AND DISCHARGED INTO LAKE SAMMAMISH.

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

NO.

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

NONE.

4. Plants

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

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

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

6 EVERGREEN & 1 DECIDUOUS TREES WILL BE REMOVED.

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

NONE.

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

THE SLOPE WILL BE ENHANCED BY NATIVE PLANTS PER CRITICAL AREA REPORT.

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: NOT OBSERVED, BUT ANTICIPATED.

lake Sammamish contains listed (ESA) species including:

b. List any threatened or endangered species known to be on or near the site. (1) Puget Sound Chinook
NONE KNOWN. (2) Bull trout

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

NO. Yes, serves as migration route for juvenile salmon

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

NONE. Mitigation associated with prior dock construction

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.

GAS FOR HEATING, ELECTRICITY FOR HOUSEHOLD USE.

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:

HIGH EFFICIENCY EQUIPMENTS. BUILDING INSULATION.

7. Environmental Health

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

NO.

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

POLICE, AND FIRE DEPARTMENT SERVICES AS REQUIRED BY A NORMAL HOUSEHOLD.

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

NONE.

b. Noise

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

NONE.

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- (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.

NOISE FROM CONSTRUCTION EQUIPMENTS BETWEEN 7 AM. & 5 PM.
DURING CONSTRUCTION. NO LOUD NOISE GENERATED BY
THE PROJECT ON A LONG TERM BASIS.

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

NONE.

see B.C.C.
9.18
for regulations

8. Land and Shoreline Use

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

SINGLE FAMILY RESIDENCE.

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

NO.

- c. Describe any structures on the site.

THERE IS A ONE STORY HOUSE & TWO SHEDS ON THE
PROPERTY.

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

ALL EXISTING STRUCTURES WILL BE DEMOLISHED.

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

R2.5

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

SF-M

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

SF-M

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

STEEP SLOPE EXISTS ON WESTERN PORTION OF SITE.

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

2

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

NONE.

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

NONE.

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

NONE.

9. Housing

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

1 HIGH INCOME UNIT.

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

1 MEDIUM INCOME UNIT.

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

NONE.

10. Aesthetics

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

2 STORY, 30'. EXTERIOR WILL BE WOOD, METAL & STONE!

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

NONE. /

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

NONE.

11. Light and Glare

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

NONE.

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

NO.

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

NONE. /

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

NONE.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
WATER SPORTS ON LAKE SAMMAMISH.
- b. Would the proposed project displace any existing recreational uses? If so, describe.
NO.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
NONE.

13. Historic and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.
NO.
- b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.
NONE.
- c. Proposed measures to reduce or control impacts, if any:
NONE.

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.
WEST LAKE SAMMAMISH PARKWAY N.E.
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
IT IS SERVED BY ROUTE 888 OF METRO TRANSIT.
- c. How many parking spaces would be completed project have? How many would the project eliminate?
3 IN GARAGE. THE PROJECT WILL ELIMINATE 2 PARKING SPACES.
- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).
NO.
- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
NO.
- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.
APPROXIMATELY 6 TRIPS. PEAK VOLUME BETWEEN 4 & 6 PM.
- g. Proposed measures to reduce or control transportation impacts, if any:
NONE.

Typical trip generation is 10 trips per day

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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.

No. ✓

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

NONE.

16. Utilities

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

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

THE PROJECT WILL NEED ELECTRICITY, NATURAL GAS, WATER, SEWER, REFUSE SERVICES, TELEPHONE & INTERNET ACCESS. THESE CAN BE PROVIDED BY EXISTING PROVIDERS ✓

Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature..... 

Date Submitted..... 8/21/14

no
8/25/2014