



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

Proposal Name: Ruby Residence Deck Expansion

Proposal Address: 225 131st Ave NE

Proposal Description: The applicant requests a Critical Areas Land Use Permit approval to average the buffer from a Type F stream in order to reconstruct a deck with an additional 75 square feet in area.

File Number: 14-123953-LO

Applicant: Josephine Ruby

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

Planner: Heidi M. Bedwell, Senior Planner

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

Carol V. Helland, Environmental Coordinator
Development Services Department

Director's Decision: Approval with Conditions

Carol V. Helland, Land Use Director
Development Services Department

Application Date: January 31, 2014
Notice of Application Publication Date: February 20, 2014
Decision Publication Date: April 3, 2014
Project/SEPA Appeal Deadline: April 17, 2014

For information on how to appeal a proposal, visit Development Services Center at City Hall or call (425) 452-6800. Comments on State Environmental Policy Act (SEPA) Determinations can be made with or without appealing the proposal within the noted comment period for a SEPA Determination. Appeal of the Decision must be received in the City's Clerk's Office by 5 PM on the date noted for appeal of the decision.

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1. Environmental Checklist
2. Critical Areas Report and Project Plans

I. Proposal Description

The project involves a 75 square foot expansion of an existing deck on the western side of the applicant's home. The area of the proposed deck expansion is within the required 50 foot buffer from the stream critical area on the site. The applicant is requesting a Critical Areas Land Use Permit approval to modify the buffer through the buffer averaging provisions found in Land Use Code (LUC) 20.25H.075. Buffer averaging is allowed provided that a mitigation or restoration plan is not required.

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

A. Site Description

The site is a corner lot developed with a single family residence. West Tributary of Kelsey Creek is to the west of the subject structure and proposed deck expansion. The site slopes gently to the west and adjacent to the stream the topography slopes more steeply. The floodplain associated with the stream is contained with the steep banks adjacent to the stream. The area directly adjacent to the stream is sparsely planted with a mix of native trees, shrubs, and groundcover. A fenced area primarily containing lawn and ornamental landscaping is nearest the home and surrounds the rear of the property and existing deck.



Figure 1 (Aerial image and 2-foot contour elevation)

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).

III. Consistency with Land Use Code Requirements:

A. Zoning District Dimensional Requirements:

The site is located in the R-3.5 zoning district. The proposal complies with the setback requirements for the zoning district. At the time of building permit application, the applicant shall demonstrate compliance with all zoning standards.

B. Critical Areas Requirements LUC 20.25H:

Consistency with administrative approval of structure and/or buffer setbacks LUC Section 20.25H.075C2 Stream Buffer Modification- Buffer Averaging

a. Buffer Averaging. Buffer averaging may be allowed if all the following criteria are satisfied. Proposals to average the stream critical area buffer under this subsection shall require a Critical Areas Land Use Permit; provided, that a mitigation or restoration plan is not required for buffer averaging.

i. Buffer averaging may be approved only if the applicant demonstrates that a modification to non-critical area setbacks pursuant to LUC [20.25H.040](#) would

not accommodate the proposed development in a manner consistent with its intended use and function.

- ii. Through buffer averaging, the ecological structure and function of the resulting buffer is equivalent to or greater than the structure and function before averaging;
- iii. The total buffer area is not reduced;
- iv. The buffer area is contiguous;
- v. Averaging does not result in any impact to slope stability and does not increase the likelihood of erosion or landslide hazard;
- vi. Averaging does not result in a significant adverse impact to habitat associated with species of local importance; and
- vii. At no point is the critical area buffer width less than 75 percent of the required buffer dimension.

Comment: The proposal is to expand an existing deck located at the rear of an existing residence. Modification of the non-critical area setback would not accommodate the proposed structure. The area of the existing buffer into which the proposed deck would encroach consists primarily of lawn and is separate from the stream by a residential fence. The area proposed for addition to the buffer is of a similar or better character consisting of grass and shrubs but located on the streamside of the existing fence. The averaging does not increase the likelihood of erosion or landslide hazard and no significant habitat will be adversely impacted. No point of the buffer is less than 75 percent of the required dimension.

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

20.25H.080 Performance Standards for streams General. 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.

Comment: No additional noise or stormwater runoff will be generated by the subject proposal. The site contains native plants and a residential fence that limits pet or human use of the buffer. As conditioned to limit light and use of pesticides, insecticides and fertilizers, the project will comply with the performance standards of this section. See Section X for conditions of approval.

IV. Public Notice and Comment

Application Date:	January 31, 2014
Public Notice (500 feet):	February 20, 2014
Minimum Comment Period:	March 6, 2014

The Notice of Application for this project was published in the City of Bellevue weekly permit bulletin on February 20, 2014. It was mailed to property owners within 500 feet of the project site. No comments have been received from the public as of the writing of this staff report.

V. Summary of Technical Reviews

Clearing and Grading:

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

VI. State Environmental Policy Act (SEPA)

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

VII. Changes to proposal as a result of City review

None required

VIII. Decision Criteria

A. Critical Areas Land Use Permit Decision Criteria 20.30P

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

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

Finding: The proposal will be required to obtain a single-family building permit for the construction of the new residence and tram. **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;

Finding: The proposed deck will be constructed on pile footings approximately 6 feet above the ground. The deck, including the support posts, would be constructed by hand and no heavy equipment operated on the site. This construction technique will result in the least impact on the critical and critical area buffer.

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

Finding: As discussed in Section III of this report, the applicable performance standards of LUC Section 20.25H are being met.

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

Finding: The property is currently served by adequate public facilities. The proposal will not change the need for public facilities on the property.

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

Finding: The proposal does not require the preparation of a mitigation or restoration plan.

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

Finding: As discussed in Section III and V of 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 Land Use Code consistency, SEPA, City Code and Standard compliance reviews, the Director of the Development Services Department does hereby **approve with conditions** the proposal to expand a deck within the stream critical area buffer at the 225 131st Ave NE.

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

X. Conditions of Approval

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

<u>Applicable Ordinances</u>	<u>Contact Person</u>
Clearing and Grading Code- BCC 23.76	Janney Gwo, 425-452-6190
Land Use Code- BCC 20.25H	Heidi M. Bedwell, 425-452-4862
Noise Control- BCC 9.18	Heidi M. Bedwell, 425-452-4862

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

1. Rainy Season restrictions: Due to the proximity to the Stream Critical Area, no clearing and grading activity may occur during the rainy season, which is defined as October 1 through April 30 without written authorization of the Development Services Department. Should approval be granted for work during the rainy season, increased erosion and sedimentation measures, representing the best available technology must be implemented prior to beginning or resuming site work.

Authority: Bellevue City Code 23.76.093.A,
Reviewer: Janney Gwo, Clearing and Grading

2. Lights: All new or existing lights located on the exterior of the existing residence shall be directed away from the stream. Lighting fixtures shall be shown on the required building permit application to demonstrate compliance with this condition.

Authority: Land Use Code 20.25H.220.H
Reviewer: Heidi M. Bedwell, Land Use

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

Authority: Land Use Code 20.25H.220.H
Reviewer: Heidi M. Bedwell, Land Use

3. 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: Heidi M. Bedwell, Land Use

4. **Hold Harmless Agreement:** The applicant shall submit a hold harmless agreement in a form approved by the City Attorney which releases the City from liability for any damage arising from the location of improvements within a critical area in accordance with LUC 20.30P.170. The hold harmless agreement is required to be recorded with King County prior to final building permit. Staff will provide the applicant with the hold harmless form.

Authority: Land Use Code 20.30P.170
Reviewer: Heidi Bedwell, Development Services Department



To: Ms. Jodie Ruby

From: Kerrie McArthur and Ruth Park, Confluence Environmental Company

Kerrie McArthur Ruth Park

Date: December 2, 2013

Re: Bellevue Critical Areas Study for Deck Enlargement

Enclosures: Figure 1: Site Plan; Figure 2: Proposed Deck; and Site Photos

On October 30, 2013 two Confluence Environmental Company (Confluence) biologists conducted a site visit to 225 – 131st Avenue NE, Bellevue, WA (tax parcel # 2332700110) (the site). The purpose of the site visit was to observe critical areas and buffers on and adjacent to the site, specifically a stream running along the western edge of the property.

CRITICAL AREAS

The City of Bellevue GIS (eCityGov 2013) has two critical areas mapped on or adjacent to the site: steep slopes and a stream. King County (2012) also has a stream mapped adjacent to the site. The stream is the West Tributary to Kelsey Creek. Bellevue Land Use Code (LUC) designates steep slope buffers at 50 feet from top-of-slope (LUC 20.25H.075 C.c.), and West Tributary, Kelsey Basin at 50 feet from top-of-bank (LUC 20.25H.120 B.c.).

Confluence biologists verified the presence of these critical areas, and delineated the top-of-bank for the stream per LUC 20.25H.120 c., using GPS. The top-of-bank delineation and the critical areas GIS data from the City and County are represented on Figure 1. Though the steep slope was mapped by the City closer to the house, Confluence observed this area to be a gentle slope (Photos 1 and 2). Confluence observed the steep slope to begin at the same place as the top of bank, thus the top of bank buffer is also the steep slope buffer in Figure 1. Any development in the backyard of the site would be in a critical areas buffer.

PROPOSED PROJECT

The property owner proposes to expand the deck on the western side of the house, by approximately 75 square feet (ft²) (Figures 1 and 2). The expansion would include the removal of three existing support posts, and the installation of three new support posts approximately four feet to the west of the existing posts. The new deck structure would be built on top of the support posts. The area of lawn

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underneath the new deck would be left in- tact. The deck, including support posts, would be constructed by hand, with no heavy equipment operating on the site. No construction would occur in a critical area.

REGULATORY IMPLICATIONS

Stream

The proposed new decking would encroach into the top of bank buffer from the West Tributary Kelsey Creek. To compensate for buffer impacts, Confluence proposes buffer averaging on the north side of the existing lawn (Figure 1). The area that the proposed deck would cover is currently lawn, and the proposed expanded buffer area is a mix of lawn, shrubs, and trees (Photo 4). Because of the more diverse vegetation, Confluence proposes that the new buffer area would be ecologically greater in function than the impacted buffer area. The area of additional buffer would be equal to the area of proposed deck, i.e., 75 ft².

The Bellevue Land Use Code permits the use of buffer averaging for stream critical area buffers. Below is the language of the code, followed by statements of the proposed project compliance.

20.25H.075 C. 2. a. Buffer Averaging. Buffer averaging may be allowed if all the following criteria are satisfied. Proposals to average the stream critical area buffer under this subsection shall require a Critical Areas Land Use Permit; provided, that a mitigation or restoration plan is not required for buffer averaging.

i. Buffer averaging may be approved only if the applicant demonstrates that a modification to non-critical area setbacks pursuant to LUC 20.25H.040 would not accommodate the proposed development in a manner consistent with its intended use and function.

Residential zoning for this property is R 3.5, and according to 20.25H.040, the rear yard setback is 15 feet (ft). The buffer averaging does not decrease the setback to less than 15 ft.

ii. Through buffer averaging, the ecological structure and function of the resulting buffer is equivalent to or greater than the structure and function before averaging;

The resulting buffer is composed of lawn, shrubs, and trees. The portion of impacted buffer is composed of lawn, thus, ecologically, the resulting buffer has greater ecological structure and function than the impacted buffer.

iii. The total buffer area is not reduced;

Existing total buffer area is 6086 ft², and proposed total buffer area is 6086 ft², thus there is no reduction in buffer.

iv. The buffer area is contiguous;

No breaks occur in the buffer; the additional area is contiguous with the existing buffer.

v. Averaging does not result in any impact to slope stability and does not increase the likelihood of erosion or landslide hazard;

The expanded deck is not an impervious surface, and no impervious surface would be constructed underneath the expanded deck, thus the additional deck would not increase erosion. The only earth disturbing activity would be during construction when new holes needed for the new posts would be hand dug. No heavy equipment would be associated with the deck installation, and the use of the deck would be consistent with its current use, thus there is no increased likelihood of landslide hazard.

vi. Averaging does not result in a significant adverse impact to habitat associated with species of local importance; and

Buffer averaging would not result in a significant adverse impact to habitat as the vegetative composition of the expanded buffer area is of higher complexity than the proposed buffer impact.

vii. At no point is the critical area buffer width less than 75 percent of the required buffer dimension.

The required buffer dimension is 50 ft. Seventy-five percent of 50 ft is 37.5 ft. At its narrowest point, (from the edge of the proposed deck, to the top of bank) the resulting buffer is approximately 41 ft.

Step Slopes

The Bellevue LUC allows for development in a steep slope buffer (20.25H.055B). In order to mitigate and avoid impacts to the steep slope, the proposed construction would be:

- 1) the minimum needed to achieve the intended functions (20.25H.055C.n.i.(B), i.e., 75 ft²)
- 2) performed with hand tools; no heavy equipment would be used on site, thus not impacting slope stability, and
- 3) consistent with the current use, i.e., deck, thus no increase in erosion.

Additionally, the proposed project would conform to the performance standards for landslide hazards and steep slopes. Below is the language of the code, followed by statements of the proposed project compliance.

20.25H.125 Performance standards – Landslide hazards and steep slopes.

In addition to generally applicable performance standards set forth in LUC 20.25H.055 and 20.25H.065, 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

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applicable. The requirement for long-term slope stability shall exclude designs that require regular and periodic maintenance to maintain their level of function.

A. 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;

The proposed structure would not alter the natural contour of the slope, as the construction will not occur on the slope.

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

The proposed structure is not on the slope, i.e., the most critical portion of the site, and would not remove any vegetation associated with the slope.

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

The proposed structure does not put the slope at a greater risk as no increase in erosion would occur.

D. 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;

No retaining walls or artificial slopes are proposed.

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

No impervious surface is associated with the proposed structure.

F. 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 4.0 percent, grading for yard area may be disallowed where inconsistent with this criteria;

No change in grade is proposed.

G. 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;

No foundation walls are proposed.

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H. 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;

No structure is proposed on the steep slope.

I. 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 structure is proposed on the steep slope.

J. 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. (Ord. 5680, 6-26-06, § 3)

No net disturbance would occur, as the proposed posts would replace the existing posts. The only area of disturbance would be the hand dug holes for the proposed post footings.

DISCUSSION

The entirety of the site's backyard is in critical area buffer. The proposed expanded deck is adjacent to the house, and is the minimum necessary to achieve the desired expansion. Buffer averaging would compensate for the impacts to the stream buffer without any loss in function, and minimization and avoidance would prevent impacts to the steep slope. No construction would occur within a critical area.

REFERENCES

eCityGov. 2013. 225 – 131st Avenue NE, Bellevue, WA (map). City of Bellevue, Bellevue, WA. URL: <<http://nwmmaps.net/#Bellevue>> Accessed November 7, 2013.

King County. 2012. 225 – 131st Avenue NE, Bellevue, WA (map). King County GIS Center, Seattle, WA. URL: <<http://www.kingcounty.gov/operations/GIS/Maps/iMAP.aspx>> Accessed October 30, 2013.

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LEGEND

- Deck Extension
- Expanded Buffer
- Post (Existing)
- Post (Proposed)
- Steep Slope (City of Bellevue GIS)
- Top of Bank Buffer
- Top of Bank fence
- Top of Bank
- W Tributary Kelsey Creek (King County GIS)

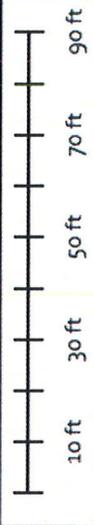


FIGURE 1

Site Plan

Bellevue Critical Areas Study for Deck Enlargement

Bellevue, WA
for Jodie Ruby

Base Map and King County Data: King County, 2012
City of Bellevue Data: eCityGov, 2013



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FIGURE 2
Proposed Deck Expansion

Bellevue, WA
for Jodie Ruby

Bellevue Critical Areas Study for Deck Enlargement

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SITE PHOTOS



Photo 1 —Existing deck and buffer. Biologist on right (in orange) is standing at the top of the steep slope, stream is below the slope.



Photo 2 — Existing vegetated buffer.



Photo 3 — Existing deck and lawn.

Belleve Critical Areas Study for Deck Enlargement— Site Photos
.....



Photo 4—Proposed expanded stream buffer in lawn/shrub area on the left side of the photo.

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ENVIRONMENTAL CHECKLIST

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.

City of Bellevue Submittal Requirements

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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: Josephine & Robert Ruby

Proponent: Josephine & Robert Ruby

Contact Person:

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

Address: 225 131st Ave NE, Bellevue, WA 98005

Phone: (425) 442-8014 or (425) 467-5740

Proposal Title: Ruby deck extension

Proposal Location: 225 131st Ave NE, Bellevue WA 98005

(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: Deck rebuild & extension
2. Acreage of site: 0.29 Acres
3. Number of dwelling units/buildings to be demolished: None
4. Number of dwelling units/buildings to be constructed: None
5. Square footage of buildings to be demolished: N/A
6. Square footage of buildings to be constructed: N/A
7. Quantity of earth movement (in cubic yards): Less than 1 cubic yard
8. Proposed land use: Residential
9. Design features, including building height, number of stories and proposed exterior materials:
Deck rebuild & extension. See enclosed site plan.
10. Other

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

Construction to begin when permit is received. Construction will take one week.

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 areas study prepared by Confluence Environmental Company in 2013. See attached.

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.

N/A

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.

City of Bellevue
Land use permit & Supplemental Land use permit.

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

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

A. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site: Flat Rolling Hilly Steep slopes Mountains Other
- b. What is the steepest slope on the site (approximate percent slope)? Less than 3% where project would occur.
- 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. Loam

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

N/A

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

No filling or grading is proposed.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. No

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

Same as current conditions.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: None

Erosion control per BCC 23.76
Clearing and Grading code

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. None

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

None

c. Proposed measures to reduce or control emissions or other impacts to the air, if any: None

HMB 2/19/2014

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.

Kelsey Creek runs along the edge of the property, outside of the work area. Kelsey Creek flows into Lake Washington.

- (2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If Yes, please describe and attach available plans.

Yes, see attached site plan.

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

None

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

No

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

No

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

No

b. Ground

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

No

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

None

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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.

N/A. The project will not generate runoff.

- (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?

10 'sq ft of grass will be removed so deck posts can be installed.

- 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:

None

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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: *songbirds, herons*
- Mammals: deer, bear, elk, beaver, other: *raccoons, squirrels*
- Fish: bass, salmon, trout, herring, shellfish, other: *salmon*

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

None

c. Is the site part of a migration route? If so, explain. *Coho salmon migrate into Kelsey Creek*

d. Proposed measures to preserve or enhance wildlife, if any: *None*

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.

N/A

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: *None*

7. Environmental Health

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

No

(1) Describe special emergency services that might be required. *None*

(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.

Short-term construction noise, 9am to 5pm

- (3) Proposed measures to reduce or control noise impacts, if any: None

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties? Residential
- b. Has the site been used for agriculture? If so, describe. No
- c. Describe any structures on the site.
House & associated outbuildings
Fence
- d. Will any structures be demolished? If so, what? Existing deck
- e. What is the current zoning classification of the site? R-3.5
- f. What is the current comprehensive plan designation of the site? Single family medium density
- g. If applicable, what is the current shoreline master program designation of the site? N/A
- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.
Yes - Kelsey Creek
- i. Approximately how many people would reside or work in the completed project?
4
- j. Approximately how many people would the completed project displace?
None
- k. Proposed measures to avoid or reduce displacement impacts, if any: None
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: Compliance with City of Bellevue Code

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9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. *None*

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. *None*

- c. Proposed measures to reduce or control housing impacts, if any: *None*

10. Aesthetics

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

- 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? *None*

- 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*

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12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
None
- b. Would the proposed project displace any existing recreational uses? If so, describe.
No
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: 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. 131st Ave NE + NE 3rd St.
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
Yes, King Country metro service on NE 8th, 0.5 miles away
- c. How many parking spaces would be completed project have? How many would the project eliminate?
0
- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private). No
- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. No
- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur. None
- g. Proposed measures to reduce or control transportation impacts, if any: None

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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**

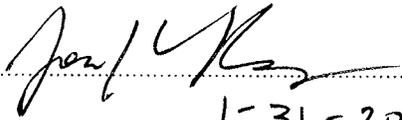
16. Utilities

- 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.
None

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..... **1-31-2014**

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