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

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Michelle Wu

LOCATION OF PROPOSAL: 3323 102nd Ave NE

Critical Areas Land Use Permit for reduction of a Type F stream critical area buffer and structure setback to construct a new single-family residence and associated improvements.

FILE NUMBERS: 14-136335-LO **PLANNER:** Drew Folsom

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

☐ There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on _____.

☒ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on **2/25/2016**

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This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a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

__2/11/2016_____
Date

OTHERS TO RECEIVE THIS DOCUMENT:

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

City of Bellevue
Development Services Department
Land Use Staff Report

Proposal Name:	Wu Residence Critical Area Modification
Proposal Address:	3323 102nd Ave NE
Proposal Description:	Application for a Critical Areas Land Use Permit for reduction of a Type F stream critical area buffer and structure setback to construct a new single-family residence and associated improvements.
File Number:	14-136335-LO
Applicant:	Michelle Wu
Decisions Included	Critical Areas Land Use Permit (Process II. 20.30P)
Planner:	Drew Folsom, Land Use 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** Michael A. Brennan, Director Development Services Department By: Carol V. Helland, Land Use Director

Application Date:	July 10, 2014
Notice of Application Date:	December 31, 2014
Decision Publication Date:	February 11, 2016
Project/SEPA Appeal Deadline:	February 25, 2016

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.

CONTENTS

I. Proposal Description ..... Pg 3

II. Site Description, Zoning & Land Use Context ..... Pg 4

III. Consistency with Land Use Code Requirements ..... Pg 5-7

IV. Public Notice & Comment ..... Pg 7-8

V. Summary of Technical Review ..... Pg 8

VI. State Environmental Policy Act ..... Pg 8-9

VII. Changes to Proposal Due to Staff Review ..... Pg 9

VIII. Decision Criteria ..... Pg 9-11

IX. Conclusion and Decision ..... Pg 12

X. Conditions of Approval ..... Pg 12-14

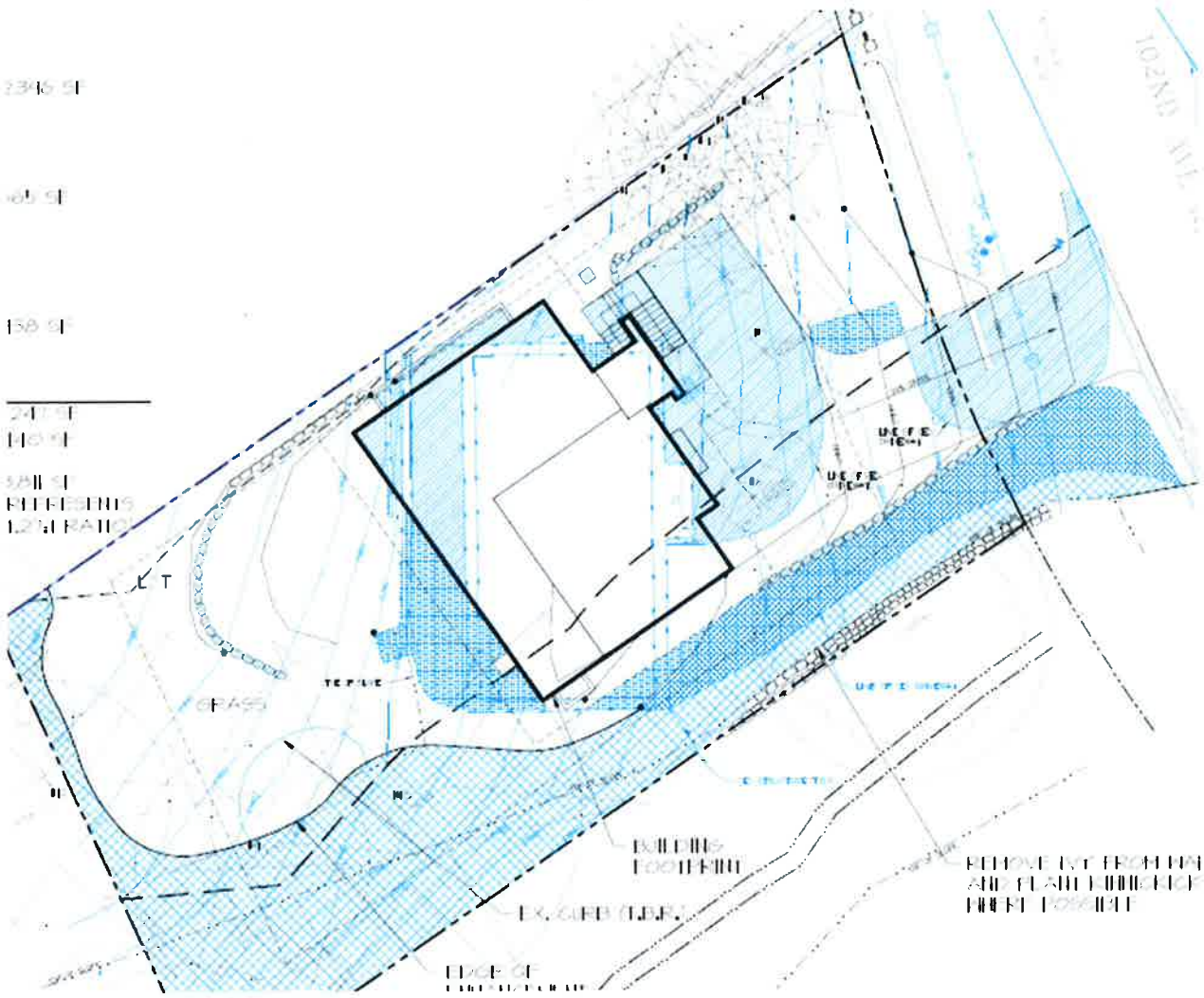
Attachments

1. Mitigation Plan – Enclosed
2. Critical Areas Report by Altmann Oliver Associates, LLC – In File
3. SEPA Checklist – In File

I. Proposal Description

The applicant proposes to build a single family residence on the site located at 3323 102nd AVE NE. The proposal includes a critical areas report with a request to reduce Type F stream critical area buffer and structure setback. The critical areas report proposes to reduce a Type F stream critical area buffer to 30 feet. The remaining critical area stream and modified buffers will be placed in a Native Growth Protection Easement (NGPE). The Native Growth Protection Easement will be replanted with native vegetation. The development will take place within an area of degraded condition consisting of an existing single family residence to be demolished, driveway pavement, and grass lawn. Two 6" deciduous trees located at the edge of the buffer will be removed. These trees are located approximately 6' from the existing residence and would likely be removed as part of the demolition of the existing structure. All other significant trees within the existing buffer will remain.

Figure 1



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

A. Site Description

The project site is located in a community of single family homes in the North Bellevue Subarea of the City. The site is currently developed with a single family residence. Access to the site is gained via 102nd Ave NE. A Type F-stream is located within a tract, which borders the site's southern boundary. An aerial photograph of the site is included as Figure 2 below.

Figure 2

B. Zoning

The property and surrounding properties are zoned R-2.5, single-family residential. The proposed work is allowed in this zone.

C. Land Use Context

The property has a Comprehensive Plan Land Use Designation of SF-Medium (Single-Family Medium Density).

D. Critical Areas On-Site and Regulations

i. Streams and Riparian Areas

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

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

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

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

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

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

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

ii. Habitat Associated with Species of Local Important LUC 20.25H.150.A

Habitat associated with species of local importance is protected by the City of Bellevue Land Use Code Section 20.25H.150. When habitat associated with a listed species (listed in the City's Land Use Code) is present, specific performance standards must be followed as identified in LUC 20.25H.160.

iii. Critical Areas Overlay District/Critical Areas Land Use Permit

A Critical Areas Land Use Permit (CALUP) is required to modify portions of the stream buffer and structure setback. SEPA environmental review is a part of this CALUP as there is work proposed in a critical area.

III. 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 home construction. Based on the plans and information submitted the structural lot coverage will be approximately 30 percent and the impervious surface coverage will be approximately 25 percent. The plans submitted generally demonstrate conformance with zoning dimensional standards, however conformance will be verified during building permit review. **See Conditions of Approval in Section X of this report.**

B. Critical Areas Requirements LUC 20.25H:

The City of Bellevue Land Use Code Critical Areas Overlay District (LUC 20.25H) establishes performance standards and procedures that apply to development on any site which contains in whole or in part any portion designated as critical area, critical area buffer, or structure setback from a critical area or buffer. The site contains a Type F Stream, and potential habitat for species of local importance. The performance standards found in LUC 20.25H as specified in the table below are applicable:

Critical Area	**Type F Streams**	**Habitat**
Performance Standards	LUC 20.25H.080	LUC.25H.160

i. Consistency With LUC 20.25H.080

Development on sites with a Type F stream shall incorporate the following performance standards in design of the development, as applicable:

1. **Lights shall be directed away from the stream.**
2. **Activity that generates noise such as parking lots, generators, and residential uses shall be located away from the stream or any noise shall be minimized through use of design and insulation techniques.**
3. **Toxic runoff from new impervious area shall be routed away from the stream.**
4. **Treated water may be allowed to enter the stream critical area buffer.**
5. **The outer edge of the stream critical area buffer shall be planted with dense vegetation to limit pet or human use.**

6. **Use of pesticides, insecticides and fertilizers within 150 feet of the edge of the stream critical area buffer shall be in accordance with the City of Bellevue's "Environmental Best Management Practices," now or as hereafter amended.**

   Finding: The above performance standards are incorporated into the project as found in the submitted critical areas report which is Attachment 2 of this staff report. In addition the perimeter of the modified stream and Native Growth Protection Easement will be fenced and have signage posted. **See Conditions of Approval in Section X of this report.**

ii. Consistency With LUC 20.25H.160

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

Finding: The site contains a Type F stream buffer which has the potential to be habitat for species of local importance. The critical areas report found no indication of species of local importance on the site, however, they are known to be in the area and occasional use is likely. The applicant shall implement the required performance standards identified by WDFW for these species. **See Conditions of Approval in Section X of this report.**

IV. Public Notice and Comment

Application Date:	July 14, 2014
Public Notice (500 feet):	December 31, 2014
Minimum Comment Period:	January 14, 2015

The Notice of Application for this project was published the City of Bellevue Weekly Permit Bulletin on December 16, 2014. It was mailed to property owners within 500 feet of the project site. No comments were received.

V. 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. The Clearing and Grading staff found no issues with the proposed development and has approved the application. Associated single family building permit (13-134028-BS) must comply with Clearing and Grading best management practices and standards and codes.

B. Utilities

The Utilities Department has reviewed and approved the proposed site development for conceptual design. Associated single family building permit (13-134028-BS) must comply with the Utility Surface Water Engineering Standards and codes.

C. Transportation

The Transportation Department has reviewed and approved the proposed site development for conceptual design. Associated single family building permit (number 13-134028-BS) must comply with the Transportation Development Standards and codes.

See Conditions of Approval in Section X of this report.

VI. State Environmental Policy Act (SEPA)

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

A. Earth, Air, and Water

A temporary erosion and sedimentation control plan will be required as part of the approval of associated single family building permit (13-134028-BS), and shall address all requirements for restoring the site to its current condition as well as erosion and sedimentation best management practices. Erosion and sediment control best management practices include the installation of silt fencing around the work area and covering exposed soils to prevent migration of soils. The project is designed to avoid disturbance of the Type F stream and modified stream buffer. **See Conditions of Approval in Section X of this report.**

B. Animals

No species of local importance were observed on site as documented in the critical areas report by Altmann Oliver Associates, LLC. The site contains a Type F stream buffer which has the potential to be habitat for species of local importance. The applicant is required to implement the required performance standards identified by WDFW for these species. These impacts will be minimized by the creation of the Native Growth Protection Easement and the habitat mitigation plan. **See Conditions of Approval in Section X of this report.**

C. Plants

The southern area of the property contains a Type F stream buffer. This area contains two large western red cedars. Understory vegetation beneath the cedars includes a mix of both native shrubs and non-native Himalayan blackberry, Portugal laurel, and English Ivy. A hedge of Douglas fir trees are located in the northeastern corner of the property. The remaining vegetation on the site is predominantly maintained lawn. Two small trees located near the existing residence will be removed during construction of the residence. The unmodified stream buffer areas will be preserved as Native Growth

Protection Easement. The proposed residence will be predominately located in area disturbed by the existing home, driveway and lawn. Mitigation for temporary and permanent disturbance will be pursuant to the proposed re-vegetation and monitoring plan. **See Conditions of Approval in Section X of this report.**

D. Noise

The site is adjacent to single-family residences. Construction noise impacts to adjacent residents are most likely during the evening, late night and weekend hours when residents are likely to be at home. Noise impacts are expected to be minimal and within the range expected from the construction of a single family home. Construction noise will be limited by the City's Noise Ordinance (Chapter 9.18 BCC) which regulates construction hours and noise levels. **See Conditions of Approval in Section X of this report.**

VII. Changes to Proposal Due to Staff Review

Staff required the house location to be located further north, providing a larger stream buffer. Staff also required the relocation of the existing driveway creating a larger buffer where the existing driveway will be removed and the area replanted with native vegetation.

See Conditions of Approval in Section X of this report.

VIII. 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;**

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

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

   The proposal includes plans to restore the remaining critical area stream buffer by removing invasive species and pavement and replanting the area with native vegetation. Per the critical areas report prepared by Altmann Oliver Associates, LLC, the water quality and habitat functions of the stream buffer on this site will be improved.

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

   Per the critical areas report prepared by Altmann Oliver Associates, LLC, as a result of the enhancement of the remaining stream buffer, the proposal will result in a net gain in stormwater quality function as the mitigation planting will slow and retain stormwater more efficiently than the existing lawn, pavement, and invasive species. The project will be subject to the City's existing stormwater regulations.

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

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

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

   As detailed in the critical areas report prepared by Altmann Oliver Associates, LLC, with the implementation of the restoration plan there will be no detrimental effect to the functions and values of the critical area and critical area buffer. An increase in value of the water quality, habitat, and functions of the stream are expected as a result of the proposed planting. The remaining stream bank and buffer will be placed into a NGPE easement which will restrict all future activity on this portion of the property.

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

   The proposal is requested in order to construct a single-family home which is a compatible use with the adjacent single-family residences.

B. 20.30P.140 Critical Areas Land Use Permit Decision Criteria – Decision Criteria
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: Associated single family building permit (13-134028-BS) must be approved to construct the home. **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 proposal is consistent with the required performance standards as discussed in Section III of this report. The proposed development activity has been limited to areas degraded by existing development. The resulting mitigation will remove existing invasive plants and replant the modified stream buffer adjacent to the proposed home.

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 are being met.

4. **The proposal will be served by adequate public facilities including street, fire protection, and utilities; and;**
   Finding: The proposed development is adequately served by existing public facilities.

5. **The proposal includes a mitigation or restoration plan consistent with the requirements of LUC Section 20.25H.210; and**
   Finding: A mitigation plan consistent with LUC 20.25H.210 has been submitted to plant 3,811 square feet of area of the buffer and is Attachment 1 of this report. The project is required to be monitored for five years. The monitoring, maintenance, and reporting schedule will be as proposed in the mitigation plan. **See Conditions of Approval in Section X of this report.**

6. **The proposal complies with other applicable requirements of this code.**
   Finding: The applicant submitted documentation consistent with the requirement to demonstrate compliance with the requirements of LUC 20.30P, and 20.25H. Staff has reviewed these documents and finds that the proposal complies with all other applicable requirements of the Land Use Code. **See Conditions of Approval in Section X of this report.**

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 modification of the 50-foot stream buffer and structure setback, with at least 3,811 square feet of mitigation planting in order to construct a new single-family residence.

Approval of this Critical Areas Land Use Permit does not constitute a permit for construction. A building permit, clear and grade permit, and/or utility permit is required and all plans are subject to review for compliance with applicable City of Bellevue codes and standards.

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 Building 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:

Applicable Ordinances	Contact Person
Clearing and Grading Code- BCC 23.76	Savina Uzunow, 425-452-7860
Land Use Code- BCC Title 20	Drew Folsom, 425-452-4441
Noise Control- BCC 9.18	Drew Folsom, 425-452-4441

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

1. **Building Permit Required:** Approval of this Critical Areas Land Use Permit does not constitute an approval of a development permit. Building Permit (type BS) approval is required. Plans submitted as part of permit application shall be consistent with the plans reviewed as part of this approval dated December 16, 2015.

   Authority: Land Use Code 20.30P.140
   Reviewer: Drew Folsom, Development Services Department

2. **Temporary Erosion and Sedimentation Control Plan:** A temporary erosion and sedimentation control plan will be required as part of the building permit application, and shall address all requirements for restoring the site to its current condition as well as erosion and sedimentation best management practices.

   Authority: Bellevue City Code 23.76
   Reviewer: Savina Uzunow, Development Services Department

3. **Conformance to Zoning Requirements:** Conformance with the zoning requirements of the R-2.5 zone is required and will be determined at time of building permit application.

   Authority: Land Use Code 20.20.025; 20.20.010
   Reviewer: Drew Folsom, Development Services Department

4. **Native Growth Protection Easement:** The perimeter of the modified stream and wetland buffers and the Native Growth Protection Easement shall be surveyed and shall have fencing and signage noting its status as a Native Growth Protection Easement. The NGPE shall be recorded with King County and shall have language which contains at minimum:

   i. An assurance that the NGPE will be kept free from all development and disturbance except where allowed or required for habitat improvement projects and vegetation management, existing topography, and other natural features will be preserved for the purpose of preventing harm to property and the environment, including, but not limited to, controlling surface water runoff and erosion, maintaining slope stability, and buffering and protecting plants and animal habitat.
   ii. The right of the city of Bellevue to enter to the property to investigate the condition of the NGPE upon reasonable notice;
   iii. The right of the City of Bellevue to enforce the terms of the restriction; and,
   A management plan for the NGPE designating future management responsibility

   Authority: Land Use Code 20.25H.160
   Reviewer: Drew Folsom, Development Services Department

5. **Mitigation and Monitoring Plan:** The proposed planting is required to at least achieve the minimum spacing established in the planting templates of the critical areas handbook. The maintenance and monitoring plan approved establishes a 5-year monitoring period with goals, objectives, and performance standards. An annual monitoring report is to be submitted by December 31 of each year with established photo points and transects. There should be 5 reports total; one after the first growing season. Reports shall comprise all of the elements stated on the monitoring plan found as Attachment 1. Reports are to be mailed to:

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

   Authority: SEPA, Land Use Code 20.30P.140; Land Use Code 20.25H.220.F
   Reviewer: Drew Folsom, Development Services Department

6. **Maintenance Surety:** A maintenance surety is required which is 100 percent of the total cost for plants, maintenance and monitoring as found on the submitted cost estimate. The maintenance surety will be held for the 5-year monitoring period and released after Land Use staff inspection which finds that the mitigation plan is successful per the established goals, objectives, and performance measures. The maintenance surety is required prior to Land Use inspection of the planting installation.

   Authority: Land Use Code 20.25H.255; Land Use Code 20.40.490
   Reviewer: Drew Folsom, Development Services Department

7. **Land Use Inspections:** Following installation of planting the applicant shall contact Land Use staff to inspect the planting area to begin the 5-year monitoring period. The maintenance surety is required prior to Land Use staff inspection. At the end of 5 years inspection by Land Use staff is required to release the maintenance surety. Staff will need to find that the plants are in a healthy and growing condition and the mitigation plan is successful per the established goals, objectives and performance standards in the monitoring plan. To schedule an inspection please call Drew Folsom at 425-452-4441.

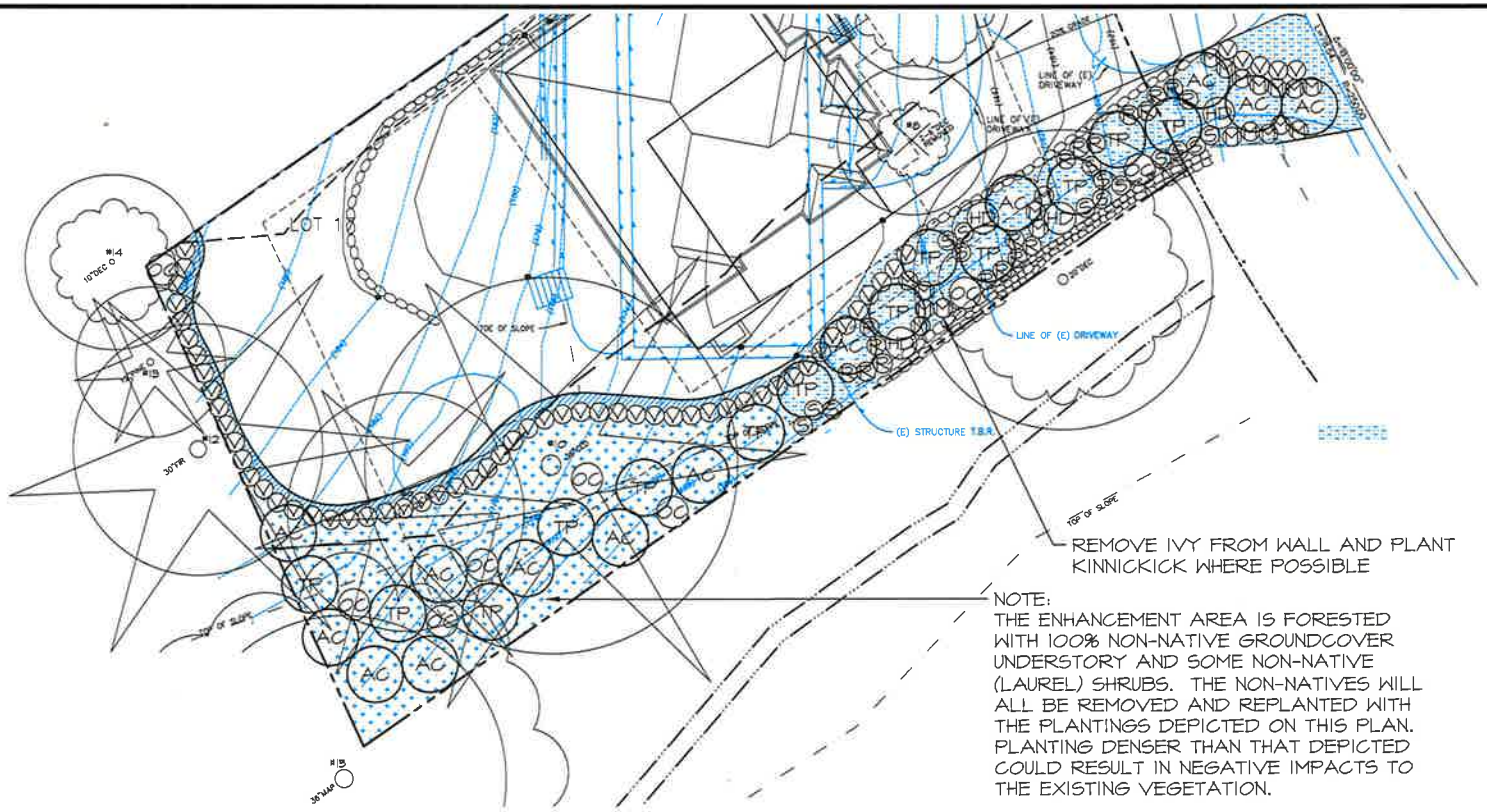
   Authority: Land Use Code 20.30P.140
   Reviewer: Drew Folsom, Development Services Department

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

   Authority: Bellevue City Code 9.18
   Reviewer: Drew Folsom, Development Services Department

9. **WDFW Habitat Management Performance Standards:** Due to the potential for habitat of species of local importance the applicant shall implement the required performance standards identified by WDFW for these species. Prior to building permit issuance, the applicant must review and sign the WDFW performance standards agreement and submit it to the City.

   Authority: Land Use Code Section 20.25H.160
   Reviewer: Drew Folsom, Development Services Department



PLANT SCHEDULE

TREES

KEY	SCIENTIFIC NAME	COMMON NAME	SPACING	QTY.	SIZE (MIN.)	NOTES
AC	ACER CIRCINATUM	VINE MAPLE	9' O.C.	13	2 GAL.	MULTI-STEM (3 MIN.)
TP	THUJA PLICATA	WESTERN RED CEDAR	9' O.C.	13	2 GAL.	FULL & BUSHY

SHRUBS

KEY	SCIENTIFIC NAME	COMMON NAME	SPACING	QTY.	SIZE (MIN.)	NOTES
HD	HOLODISCUS DISCOLOR	OCEAN SPRAY	5' O.C.	4	1 GAL.	MULTI-STEM (3 MIN.)
M	MAHONIA AQUIFOLIUM	TALL OREGON GRAPE	3' O.C.	20	1 GAL.	FULL & BUSHY
OC	OEMLERIA CERASIFORMIS	INDIAN PLUM	5' O.C.	8	1 GAL.	MULTI-STEM (3 MIN.)
R	ROSA NUTKANA	NOOTKA ROSE	3' O.C.	18	1 GAL.	MULTI-STEM (3 MIN.)
S	SYMPHORICARPOS ALBUS	SNOWBERRY	3' O.C.	15	1 GAL.	MULTI-STEM (3 MIN.)
V	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	3' O.C.	60	1 GAL.	MULTI-STEM (3 MIN.)

GROUNDCOVER

KEY	SCIENTIFIC NAME	COMMON NAME	SPACING	QTY.	SIZE (MIN.)	NOTES
	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	2' O.C.	46	1 GAL.	FULL & BUSHY
	GAULTHERIA SHALLON	SALAL	2' O.C.	156	1 GAL.	FULL & BUSHY
	POLYSICHUM MUNITUM	SWORD FERN	3' O.C.	206	1 GAL.	FULL & BUSHY

GRAPHIC SCALE (IN FEET)

0 10 20 30 40 60

SCALE: 1:20

N

NOTES

1. BASE INFORMATION PROVIDED BY ARCHITECTS NORTHWEST, 18915 142ND AVE. NE, SUITE 100, WOODINVILLE, WA 98072, (425)485-4900.

PROJECT 4515
DRAWN SO
SCALE AS NOTED
DATE 12-18-15
REVISED
3/5

FIGURE 3: PLANTING PLAN
BUFFER MITIGATION PLAN
WU PROPERTY
3323 102ND AVE. NE, BELLEVUE, WA 98004
PARCEL #412230-0085-07, PROJECT #14-136335 LO

Altmann Oliver Associates, LLC
AOA
Environmental Planning & Landscape Architecture

4515-MIT-12-18-15.dwg

ENVIRONMENTAL CHECKLIST

UPDATED 2014

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

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. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

Dft 12/22/14 Dft 2/10/16

A. background

1. Name of proposed project, if applicable: *Wu/He Residence*

2. Name of applicant: *Michelle Wu*

3. Address and phone number of applicant and contact person:
   8810 NE 24th Street
   Clyde Hill, WA 98004

4. Date checklist prepared: *December 1, 2014*

5. Agency requesting checklist: *City of Bellevue, WA.*

6. Proposed timing or schedule (including phasing, if applicable):
   Construction of the single family home is anticipated to begin in 2015.

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

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
   A critical areas report and buffer impact/mitigation plan has been prepared by Altmann Oliver Associates, LLC.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.
   None to our knowledge.

10. List any government approvals or permits that will be needed for your proposal, if known.
    Building permit. 13-134028-BS

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)
    The proposal is for the construction of one single family detached home upon the property within the same general vicinity as an existing single-family residence which will be demolished. The property is 13,511 s.f. in size and the proposed lot coverage will be 2,247 s.f. for the new building. The proposed project requires the modification of the buffer and structure setback from an off-site Type F stream.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic

D.1 12/22/14 2/10/16

map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The project is located at 3323 – 102nd Ave. NE in the City of Bellevue, WA. The tax parcel is 412230-0085.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site
Flat, rolling, **hilly**, steep slopes, mountainous,
other _____

b. What is the steepest slope on the site (approximate percent slope)?
35% (17% average)

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

The NRCS has mapped the entire site as Arents, Alderwood Material, 6 to 15 % slopes.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. *None noted*

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

New excavation is minimal beyond the removal of existing residence. Need for imported fill and source to be determined pending removal of existing residence.

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

Due to slope of lot, the property has low to moderate erosion potential if left exposed. The proper use of "best management practices" (BMPs) should be used during development of the project.

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

Following construction, the site will contain 4,247 s.f. (31.4%) impervious surface.

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

The proper use of BMPs should be used during development of the project.

Erosion Control Further Mitigated per BCC 23.076 "Erosion Control"

Date 2/10/16
D.S. 12/22/04

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Limited standard emissions associated with construction of a single-family residence.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. *None known.*

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

Construction equipment will be limited in use and will not be left idling on site.

3. **Water**

a. Surface Water:

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.

A small Type F stream drains from west to east off-site to the south.

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, the construction of the replacement home will be located within the buffer and structure setback of the creek.

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, there will be no surface withdrawals or diversions.

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 Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities

DH 2/10/16
DH 12/22/14

withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.
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, 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, the home will be served by public sewer.

c. Water runoff (including stormwater):

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

Stormwater will be directed to infiltrate on site.

2) Could waste materials enter ground or surface waters? If so, generally describe.
No

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. *No*

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

Standard best management practices will be used for the construction of the single family detached home and the driveway.

4. Plants

a. Check the types of vegetation found on the site: [help]

X deciduous tree: alder, maple, aspen, other
X evergreen tree: fir, cedar, pine, other
X shrubs
X grass
____pasture
____crop or grain
____ Orchards, vineyards or other permanent crops.
____ wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
____water plants: water lily, eelgrass, milfoil, other
____other types of vegetation

DJ. 2/10/16
DJ 12/22/14

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

No significant vegetation is currently proposed for removal. A hedge row of Douglas fir trees along the northeast property line may be reviewed in the future to determine if they are hazardous and require removal.

c. List threatened and endangered species known to be on or near the site. [help]

None known.

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

A buffer enhancement plan has been prepared that should increase the habitat functions of the buffer over current conditions.

e. List all noxious weeds and invasive species known to be on or near the site.

Himalayan blackberry (Rubus armeniacus) and English ivy (Hedera helix) are located on the site and will be removed as part of the buffer enhancement plan.

5. **Animals**

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include: [help]

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other: mice, voles, raccoons
fish: bass, salmon, trout, herring, shellfish, other _____

b. List any threatened and endangered species known to be on or near the site. [help]

None known

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

The site is located within the Pacific Flyway.

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

A buffer enhancement plan has been prepared that should increase wildlife habitat over current conditions.

e. List any invasive animal species known to be on or near the site.

None known.

DS 2/10/16
DS 12/22/14

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 needs? Describe whether it will be used for heating, manufacturing, etc.

Standard Residential/home heating, cooling and water heating.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. *No.*

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

High efficiency air and water heating units.

7. **Environmental health**

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

1) Describe any known or possible contamination at the site from present or past uses.

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

4) Describe special emergency services that might be required.

5) Proposed measures to reduce or control environmental health hazards, if any:

b. **Noise**

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? *None known.*

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

The only source of noise would be from the limited use of construction equipment in building the home.

DJ 2/10/16
DJ 12/22/14

3) Proposed measures to reduce or control noise impacts, if any: *None.* Noise further mitigated per BCC 9.18 "Noise Control"

8. **Land and shoreline use**

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.
The site currently contains an existing single-family residence. Single family homes are located to the north and south and there will be no impact to these uses.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? *None.*

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: *No.*

c. Describe any structures on the site. *The site currently contains a single-family residence.*

d. Will any structures be demolished? If so, what? *Yes – the structure will be removed to allow for the construction of a new residence in the same general vicinity.*

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

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

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

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.
Yes, a small Type F stream is located off-site to the south and the buffer and structure setback for the creek encroach into the project site.

i. Approximately how many people would reside or work in the completed project?
Approximately 2 to 6 people will live in the single family house

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, the single family home will be very compatible.*

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: *NA.*

9. **Housing**

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. *One middle/high income single family home will be constructed.*

DS 12/10/14
DS 12/22/14

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? The house will be approx. 30' above av. grade. Principal exterior building material(s) proposed are composite.

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? *Typical lighting associated with single-family residence.*

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 known.*

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

All lighting will be low wattage and directed down and not toward the stream buffer.

12. **Recreation**

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

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 buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. *The existing residence was constructed in 1966.*

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. *None known.*

DS 2/20/16
DS 12/22/14

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. *None.*

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. *NA.*

14. **Transportation**

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.
The site is served by 102nd Ave. NE to the east.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? *Unknown*

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? *NA*

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). *No*

e. Will the project or proposal 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 or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? *Typical for one single-family residence.*

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. *NA*

h. Proposed measures to reduce or control transportation impacts, if any: *None*

15. **Public services**

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, 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 _____

D.S. 2/10/22
DP 12/22/21

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. *NA - existing*

C. 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: John Altmann

Name of signee JOHN ALTMANN

DZ 2/10/14
DZ 12/22/14