



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

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**Proposal Name:** Muntean West Tributary Bank Restoration

**Proposal Address:** 438 and 444 129<sup>th</sup> Place NE

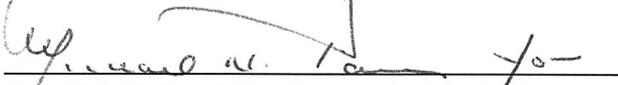
**Proposal Description:** Request for a Critical Areas Land Use Permit for restoration of the stream bank and riparian buffer of the West Tributary of Kelsey Creek. Restoration is required as a result of unauthorized construction of a rockery retaining wall built below the ordinary high watermark in July 2011. (11-119216-EA and 11-119323-EA)

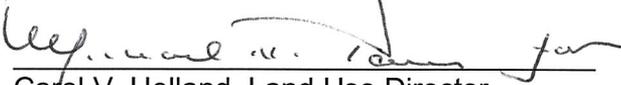
**File Number:** 12-110942-LO

**Applicant:** Ioan (John) Muntean

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

**Planner:** Kevin LeClair, Planner

**State Environmental Policy Act  
Threshold Determination:** **Determination of Non-Significance**  
  
Carol V. Helland, Environmental Coordinator  
Development Services Department

**Director's Decision:** **Approval with Conditions**  
  
Carol V. Helland, Land Use Director  
Development Services Department

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Application Date: April 6, 2012  
Notice of Application Publication Date: April 26, 2012  
Decision Publication Date: July 12, 2012  
Project/SEPA Appeal Deadline: July 26, 2012

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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.



DEVELOPMENT SERVICES DEPARTMENT  
 ENVIRONMENTAL COORDINATOR  
 450 100<sup>th</sup> Ave NE., P.O. BOX 90012  
 BELLEVUE, WA 98009-9012

**DETERMINATION OF NON-SIGNIFICANCE**

**PROPONENT:** Ioan (John) Muntean

**LOCATION OF PROPOSAL:** 438 and 444 129<sup>th</sup> Place SE

**NAME & DESCRIPTION OF PROPOSAL:**

Muntean West Tributary Bank Restoration - Critical Areas Land Use Permit for restoration of the stream bank and riparian buffer of the West Tributary of Kelsey Creek. Restoration is required as a result of unauthorized construction of a rockery retaining wall built below the ordinary high watermark in July 2011. (11-119216-EA and 11-119323-EA).

**FILE NUMBER:** 12-110942-LO

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 **July 26, 2012**.
- 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 p.m. on \_\_\_\_\_.

This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information indicating, or on, 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.

*[Handwritten Signature]*  
 Environmental Coordinator

July 12, 2012  
 Date

**OTHERS TO RECEIVE THIS DOCUMENT:**

- State Department of Fish and Wildlife
- State Department of Ecology,
- Army Corps of Engineers
- Attorney General
- Muckleshoot Indian Tribe

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### **Attachments**

1. Environmental Checklist
2. Restoration Site Plan by Scott Spooner of Wetlands and Wildlife, Inc.– In file
3. Critical Areas Report by Scott Spooner of Wetlands and Wildlife, Inc. – In file
4. Geotechnical Evaluation and Recommendations by Julian Liu of Liu and Associates, Inc. – In file
5. Voluntary Correction Agreement – In file

## **I. Proposal Description**

The applicant is requesting a Critical Areas Land Use Permit for the restoration of the stream bank and 25-foot wide portion of the stream critical area buffer of the West Tributary of Kelsey Creek at 438 and 444 129<sup>th</sup> Place NE. The proposal is as a result of unauthorized bank stabilization constructed by the applicant in July 2011 consisting of approximately 120 lineal feet of 3-foot tall rockery retaining wall below the right bank of the stream. See files # 11-119216-EA and 11-119323-EA

The proposal calls for the removal of the rockery retaining wall and the soil backfill behind the wall, as well as planting of a 25-foot wide area on either side of the stream with native plants.

The applicant is also requesting permission to repair and replace a failing, 2-tiered timber retaining wall just east of the residential structure at 444 129<sup>th</sup> Place NE. The timbers will be replaced with a rockery wall approximately 3 feet tall. This slope area is a portion of the stream bank, based the top-of-bank definition in LUC 20.50.048, but is above the ordinary high water mark and the floodplain on the property.

The West Tributary of Kelsey Creek is classified as a Type F stream. On developed properties, Type F streams area afforded a 50-foot critical area buffer measured from the top of the bank and an additional 50-foot critical area structure setback measured from the edge of the critical area buffer.

The proposed restoration is as a result of a Voluntary Correction Agreement (VCA) signed by the applicant on February 9, 2012.

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

### **A. Site Description**

The properties are located at 438 and 444 129<sup>th</sup> Place NE. The properties are each approximately 80 feet wide by 149 feet deep, and are 11,840 square feet in size. The properties abut 129<sup>th</sup> Place SE on their west and single-family residential properties on the north, east and south sides.

The western portions of the properties contain single-family residential structures and typical residential landscaping. The West Tributary of Kelsey Creek flows from north to south across the eastern portion of the properties.

On 444 129<sup>th</sup> Place NE, the right or west bank of the creek is very steep and rises from 8 to 12 feet from the water's edge up to the developed portion of the property. The west bank contains a nearly vertical portion that is continuing to erode because of stream flows and surface flow. The east bank is much gentler and slopes at less than 10% up to the property line. The portion of the property that slopes down from the residential structure to the creek and then up from the creek to the eastern property

boundary contains a mixture of invasive, non-native plants and several mature bigleaf maple trees.

On 438 129<sup>th</sup> Place NE, the right bank rises gently at a 10-15% grade to the residential structure. The left bank follows the same gentle contour, although the stream curves east and off the property before reaching the southern property boundary. See Figure 1: property aerial below.

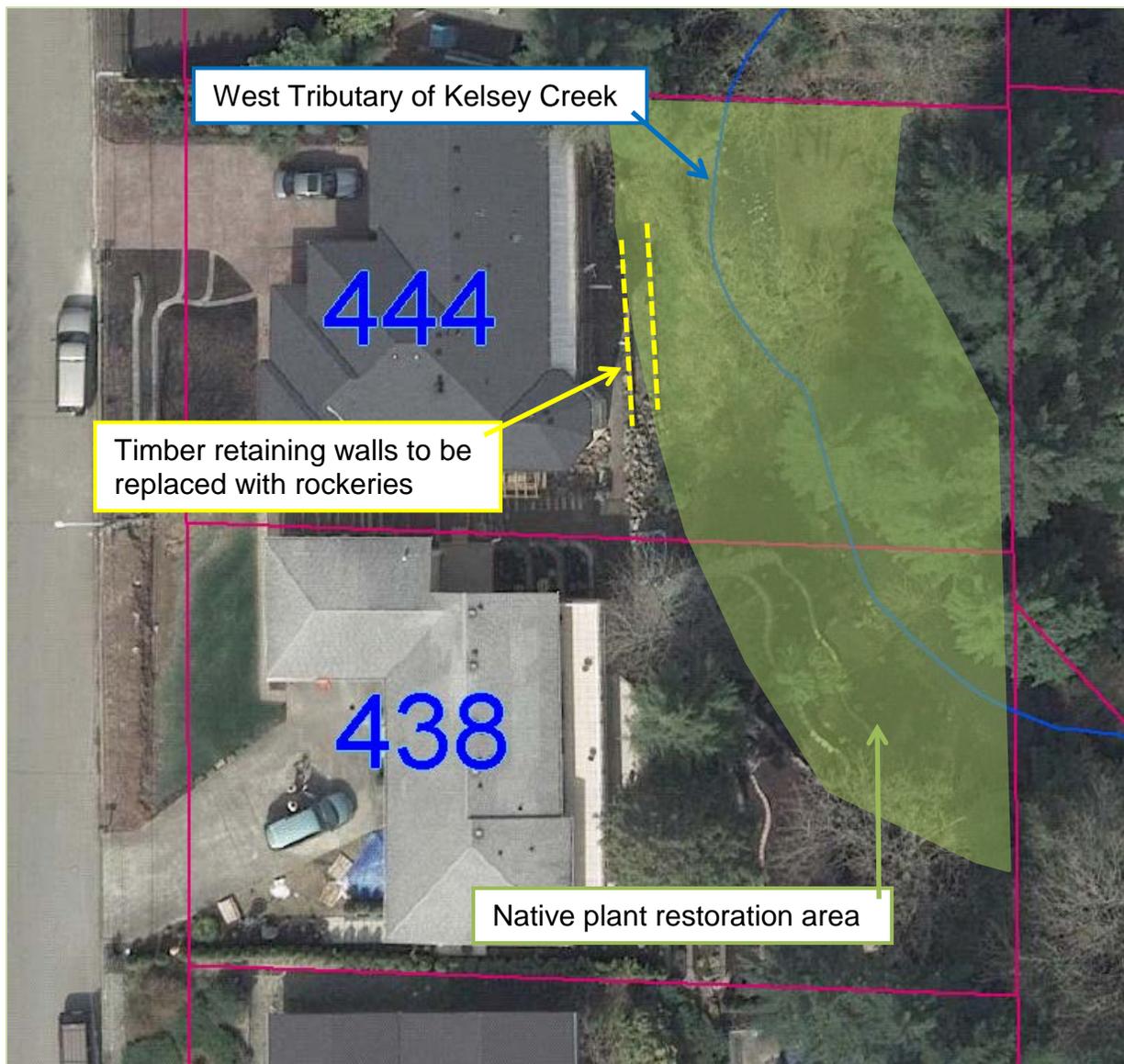


Figure 1: Property aerials

### B. Zoning

The properties are in the R-3.5 land use zoning district and the critical area overlay district, due to the presence of the West Tributary of Kelsey Creek and its associated critical area buffer.

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

The properties are in a single-family residential neighborhood. Both properties are currently being operated as adult family homes. Nothing in the proposal will change the current use of the property or its impact on the neighboring properties in the same land use district.

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

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

A healthy aquatic environment relies on processes sustained by a dynamic interaction between the stream and the adjacent riparian area. Riparian vegetation in floodplains and along stream banks provides a buffer to help mitigate the impacts of urbanization. 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. 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.

Vegetated upland and wetland riparian areas ameliorate the negative effects of large rain events by infiltrating storm water, desynchronizing peak crests and reducing flood flow rates. These areas then release this water to the stream at a later time as stream base flow.

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. Until the newly planted buffer is established the near term goals for buffer functions may not be attained, but as long as the buffer is kept undeveloped with structures or hardscape improvements, the potential exists for the functions to be provided.

#### **ii. Floodplains**

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

dramatically affect the storage capacity of a floodplain, impact the hydrologic regime of a basin and present a risk to public health and safety and to property and infrastructure.

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

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

The site is located in the R-3.5 land use zoning district. The applicant is proposing restoration of the stream bank to the preexisting configuration and native plant restoration of the bank and 25-foot portion of the stream critical area buffer. This development will be occurring within the stream critical area and stream critical area buffer of a Type F stream. LUC 20.20.025 states, "In any event, the critical area buffer and structure setbacks of LUC 20.25H.035 apply." No modification of the stream critical area buffer and critical area structure setback is proposed.

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

##### **i. Critical Area Buffers and Structure Setbacks LUC 20.25H.035**

The critical area present on the property is a Type F stream. Type F streams on developed properties are afforded a 50-foot critical area buffer measured from the top-of-bank and an additional 50-foot critical area structure setback measured from the edge of the critical area buffer. The applicant is proposing to deconstruct the unauthorized stabilization measure at the toe of the slope below the ordinary high water of the right bank of the Type F stream.

##### **ii. Performance Standards for Stabilization Measures LUC 20.25H.055.C.3.m**

No new stabilization measures are proposed. The property at 444 129<sup>th</sup> Place NE contains two existing timber retaining walls just east of the existing primary structure. The timber retaining walls are rotting away and are to be replaced with rockeries. If the timbers were allowed to fail, the primary structure would be at risk due to the relatively short distance between the foundation and the retaining walls. The retaining walls are also preventing some surface erosion from moving down the stream bank into the stream.

Stabilization measures shall be allowed only where avoidance measures are not technically feasible. An analysis of the feasibility of avoidance was prepared by a consulting geotechnical engineer. The applicant's geotechnical engineer, in the attached geotechnical report, stated that, "The two tiers of railroad tie walls,...have showing advance rotting and should be replaced to assure stability above the west bank of the creek."

The proposed stabilization measures meet the definition of "soft stabilization" measures because they include a combination of stepped back rockeries,

biotechnical measure, and vegetative plantings in way that will mimic the functions and values of the stream critical area.

**iii. Performance Standards for streams LUC 20.25H.080**

The applicant's proposal complies with the performance standards for streams. The proposal does not call for any lighting that would impact the stream critical area or critical area buffer. There will be no long-term noise generating activities associated with the proposal. There will be short term noise associated with construction of the proposed stabilization. There will be no sources of toxic runoff or treated water associated with the proposal. The property currently contains drainage of roof runoff that is directed to the critical area buffer. This water will be directed, via sub-surface pipes to an area of lower gradient where its energy can be dissipated before it causes erosion that can enter the stream. The critical area will be planted with native plantings that will limit human entry into the area. Finally, the plantings will be maintained in accordance with City's "Environmental Best Management Practices."

**iv. Performance standards for floodplains LUC 20.25H.180**

The applicant is proposing to remove the rockery retaining wall from within the floodplain and installation of native plantings. The West Tributary of Kelsey Creek is known to contain an area of special flood hazard as mapped by the Federal Emergency Management Agency "Flood Insurance Rate Map."

The proposal is an allowed use pursuant to LUC 20.25H.055 and must comply with the performance standards set for in the LUC 20.25H.180. The proposal involves the development of a stepped back rockery and tier retaining walls on the west bank. The proposed developed does not meet the definition of a "structure" contained in LUC 20.25H.177, relative to areas of special flood hazard. Therefore, many of the performance standards are not applicable to the proposal.

The proposal does not involve the construction of a structure in or over the area of special flood hazard. With the exception of performance standard LUC 20.25H.180.C.4, the following performance standards do not apply to the proposal:

- LUC 20.25H.180.C.1
- LUC 20.25H.180.C.2
- LUC 20.25H.180.C.3
- LUC 20.25H.180.C.5
- LUC 20.25H.180.C.6

The performance standard contained in LUC 20.25H.180.C.4 states, "Any allowed use or development shall not result in a rise in the Base Flood Elevation." The proposal includes the stabilization of the west bank of the West Tributary of Kelsey Creek above the area special flood hazard. The bank in this location is currently sloped at 40%-50%. The proposed stabilization will protect the bank from further erosion and potential failure that could threaten the stability of the primary structure

located above the top of the bank. The proposed stabilization, because it is limited to the length of the property and is matching the existing slope profile found on the property is not expected to have any measurable effect on the Base Flood Elevation upstream or downstream of the property.

The specific performance standards contained in LUC 20.25H.180.D for use or development allowed pursuant to LUC 20.25H.055 do not apply to the proposed stabilization measure because they deal specifically with the construction of or additions to structures within the area of special flood hazard. The proposed stabilization of the west bank of the West Tributary of Kelsey Creek is not defined as a structural development relative to the area of special flood hazard.

**C. Consistency with Critical Areas Report LUC 20.25.230.**

The applicant supplied a complete critical areas report prepared Scott Spooner with Wetlands and Wildlife and supplemented by a geotechnical evaluation prepared by Julian Liu, PhD, PE. of Liu and Associates, Inc.. Both Scott Spooner and Julian Liu are qualified professionals and the report met the minimum requirements in LUC 20.25H.250.

**IV. Public Notice and Comment**

Application Date:	April 6, 2012
Public Notice (500 feet):	April 26, 2012
Minimum Comment Period:	May 10, 2012

The Notice of Application for this project was published in the City of Bellevue weekly permit bulletin on April 26, 2012. It was mailed to property owners within 500 feet of the project site. One question was received from Karen Walter of the Muckleshoot Indian Tribe Fisheries Division. The question was, "Why is the city only requiring restoration of a 25-foot portion of the 50-foot critical area buffer?" The question was answered by phone explaining that due to the constraints of the developed nature of the properties and the nature of the voluntary correction agreement, the restoration area was limited in scope to gain "substantial compliance" with the land use code regulations.

**V. Summary of Technical Reviews**

**Clearing and Grading:**

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

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

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

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

The proposal is occurring on a steep slope area adjacent to a Type F stream critical area. Soils in the project vicinity will be disturbed during deconstruction of the unauthorized rockery wall, replacement of the timber retaining walls and installation of the native plantings. There is a potential for contamination of the stream with sediment and erosion. Therefore, a TESC plan shall be included in the project plans when they are finalized for the Clearing and Grading Permit. The plan shall address all requirements for erosion and sedimentation management practices during construction and for stabilizing surface soils on the site following construction. Erosion and sediment control best management practices include the dewatering of the stream channel in the work area and covering exposed soils to prevent migration of soils downstream. The applicant will also be required to submit information regarding the use of pesticides, insecticides, and fertilizers to avoid impacts to water resources. See Section X for a related condition of approval.

### **B. Animals**

The project site is adjacent to the West Tributary of Kelsey Creek. The West Tributary is known to support a fish habitat. Chinook, sockeye and coho salmon have been observed in the West Tributary south of the project sight. Cutthroat trout have been observed in the stream segment at the project site and upstream of the project site.

The proposal is expected to positively impact the in-stream habitat of the West Tributary of Kelsey Creek through the removal of the hardened bank and installation of native plants. If the planting is successful and erosion of surface soils prevented from entering the stream, the stream bed gravels will be protected from damaging sedimentation. Conversely, the prevention of natural stream bank erosion of gravelly soils will prevent the future recruitment of additional substrate gravels

The riparian zone of the project site is not known to support any species of local importance. It is anticipated that the enhancement of the project site with native plants will improve the areas functions and values relative to habitat quality.

**C. Plants**

No significant trees or vegetation will be removed as part of the proposal. A restoration and monitoring plan for all areas of disturbance has been submitted by the applicant. See Section X for related conditions of approval.

**D. Noise**

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

**VII. Changes to proposal as a result of City review**

The proposal under review is the outcome of a significant pre-development review resulting in the signing of a voluntary correction agreement by the applicant. The proposal complies with the terms of the voluntary correction agreement.

**VIII. Decision Criteria**

**A. Critical Areas Report Decision Criteria- General Criteria LUC 20.25H.255**

The Director may approve, or approve with modifications, the proposed modification where the applicant demonstrates:

**1. The modifications and performance standards included in the proposal lead to levels of protection of critical area functions and values at least as protective as application of the regulations and standards of this code;**

**Finding:** The applicant is not requesting to modify the critical area buffer or the performance standards required for stream critical areas or the area of special flood hazard. The proposed stabilization measure, along with the associated native plant restoration will result protect the critical area functions and values. The applicant has adhered to the regulations and standards of this code.

**2. Adequate resources to ensure completion of any required mitigation and monitoring efforts;**

**Finding:** The applicant will be required to submit a performance assurance device in accordance with LUC 20.40.490, to ensure the restoration and mitigation for the proposed stabilization successfully establishes and provides the functions and values customary for a stream critical area.

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

**Finding:** The proposal to perform stabilization measures on the west bank of the West Tributary of Kelsey Creek is an allowed use per LUC 20.25H.055. The applicant has complied with all of the applicable performance standards for this use and the affected critical areas. The proposal is not detrimental to the functions and values of critical areas and critical area buffers off-site, because the proposal is the minimum necessary to protect the primary structure and then utilizes soft-stabilization measures to further minimize upstream and downstream impacts.

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

**Finding:** The proposal to stabilize the stream bank to protect the primary structure on the property is compatible with other uses and development in the same land use district.

**B. 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 is required to obtain a clearing and grading permit. The proposal is also required to obtain a Hydraulic Project Approval from the Washington Department of Fish and Wildlife.

**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:** Through the use of soft-stabilization techniques the applicant is utilizing the best available construction, design and development techniques.

**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 proposal complies with all applicable performance standards of the Critical Areas Overlay District section of the Land Use Code.

**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 proposed development will not change the need for public services.

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

**Finding:** The proposal includes a restoration plan consistent with the requirements of LUC 20.25H.210. The applicant will be required to finalize the plan with performance standards for monitoring and submit assurance devices for review and approval of the required subsequent clearing and grading permit.

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

**Finding:** As discussed in Section III 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 Planning and Community Development does hereby **approve with conditions** the proposal to remove the unauthorized rockery retaining wall below the ordinary high water mark along the west bank of the West Tributary of Kelsey Creek, replace a timber retaining wall with a rockery retaining wall and restore a 25-foot wide portion of the stream critical area buffer at the 438 and 444 129<sup>th</sup> Place 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	Savina Uzunow, 425-452-7860
Land Use Code- BCC 20.25H	Kevin LeClair, 425-452-2928
Noise Control- BCC 9.18	Kevin LeClair, 425-452-2928

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

referenced:

**1. Clearing and Grading Permit Required:** In order to ensure the sensitive stream resource is protected from degradation and that applicable codes and regulations are met, a Clearing and Grading Permit must be obtained from the City of Bellevue before any work can begin. At a minimum, the Clearing and Grading Permit application shall include the following items for review and approval:

- Construction Sequence
- Plans for all retaining structures stamped and signed by Civil Engineer
- Turbidity Monitoring Plan
- Construction Stormwater Pollution Prevention Plan
- Temporary Erosion and Sedimentation Control Plan
- Dewatering and Stream Bypass Plan
- State and Federal Permits (see condition 2 below)
- Planting plan (see condition 5 below)
- Performance and Monitoring Plan (see condition 6 below)
- Maintenance Assurance Device (see condition 7 below)

Authority: Bellevue City Code 23.76  
Reviewer: Savina Uzunow, Clear and Grade

**2. Applicable State and Federal Permits:** Before the underlying clearing and grading permit can be issued and work can proceed, all applicable state and federal permits must be presented to the Development Services Department.

Authority: Land Use Code 20.25H.180.C.2  
Reviewer: Kevin LeClair, Planning and Community Development Department

**3. In-Water Work Window:** To prevent damage or disturbance to threatened fish species, work in the active channel approved by the underlying clearing and grading permit must be completed during an in-water work window granted in writing by the Washington Department of Fish and Wildlife. The allowed work window shall be documented through submission of the approved Hydraulic Project Approval from the Washington Department of Fish and Wildlife.

Authority: Land Use Code 20.25H.160  
Reviewer: Kevin LeClair, Land Use

**4. Construction Stormwater Pollution Prevention Plan:** To ensure contaminated stormwater or construction-related runoff does not pollute adjacent surface water, a construction stormwater pollution prevention plan (CSWPPP) is required for all clearing and grading permit applications for industrial, commercial, multi-family, plat and short plat developments. The CSWPPP outline should be generally consistent with the SWPPP requirements of the National Pollutant Discharge Elimination System (NPDES) General Storm water Permit for Construction Activities.

Turbidity and pH monitoring will be required during the site grading. A monitoring plan

must be submitted as part of the CSWPPP with the Clearing & Grading permit application or during review of the Clearing and Grading permit application.

Authority: Bellevue City Code 23.76  
 Reviewer: Savina Uzunow, Clear and Grade

**5. Restoration Planting Plan for Areas of Disturbance:** A restoration plan for all areas of within 25 feet of the West Tributary of Kelsey Creek on the properties is required to be submitted for review and approval by the City of Bellevue prior to the issuance of the Clearing and Grading Permit. The plan shall include the species, size and quantity of all native trees, shrubs and groundcovers that will be installed on the newly constructed, retained tiers. At a minimum the Planting Plan shall include the following:

Trees	Common Name	Qty	Size
Acer macrophyllum	Bigleaf maple	3	2 gal
Thuja plicata	Western red cedar	6	2 gal
Psuedotsuga menziesii	Douglas-fir	4	2 gal
Shrubs			
Symphoricarpos albus	Snowberry	10	1 gal
Lonicera involucrate	Honeysuckle	10	1 gal
Berberis nervosa	Oregon grape	10	1 gal
Philadelphus lewisii	Mock orange	10	1 gal
Rubus parviflorus	Thimbleberry	8	1 gal
Salix scouleriana	Scoulers willow	89	live stake
Salix sitchensis	Sitka willow	89	live stake
Ground Covers			
Gaultheria shallon	Salal	15	1 gal
Athyrium felix-femina	Lady Fern	5	1 gal
Polysticum munitum	Sword fern	6	1 gal

Authority: Land Use Code 20.25H.220  
 Reviewer: Kevin LeClair, Land Use

**6. Performance and Monitoring Plan:** To ensure the installed plant material successfully establishes and can perform the functions and values customary for riparian vegetation, the following performance standards shall be reported on annually:

Performance Standards	Year One	Year Two	Year Three
Monitoring Year after installation	Year One	Year Two	Year Three
Shrub and Sapling Tree Survival	100%	90%	80%
Percent Invasive Species Coverage	<20%	<20%	20%

Authority: Land Use Code 20.25H.210  
 Reviewer: Kevin LeClair, Land Use

**7. Maintenance Assurance Device:** In order to ensure the required landscape restoration successfully establishes, a maintenance assurance device in an amount

equal to 75% of the cost of labor and materials for the landscape installation shall be held for a period of three years from the date of successful installation. The maintenance assurance device will be released to the applicant upon receipt of documentation of reporting successful establishment in compliance with the performance standards stated in condition 6 above.

Authority: Land Use Code 20.25H.210  
Reviewer: Kevin LeClair, Land Use

**8. Engineer's Inspection of Retaining Walls:** In order to ensure the engineer's recommendations within the attached Geotechnical Evaluation and Recommendations are followed, the applicant's engineer shall inspect the construction of the two rock retaining walls proposed to replace degraded timber retaining walls on 438 129<sup>th</sup> Place NE.

Authority: Land Use Code 20.25H.125  
Reviewer: Kevin LeClair, Land Use

**9. Biologist's Inspection of Riparian Restoration:** To ensure the proposed stream and riparian area restoration plan is carried out to the biologist's specifications, the project biologist shall be on-site to supervise the deconstruction of the rockery retaining wall, restoration of the grade of the stream bank, and installation of the native plant materials.

Authority: Land Use Code 20.25H.220  
Reviewer: Kevin LeClair, Land Use

**10. Rainy Season restrictions:** Due to the proximity to a Type F stream, no clearing and grading activity may occur during the rainy season, which is defined as November 1 through April 30 without written authorization of the Development Services Department.

Authority: Bellevue City Code 23.76.093.A,  
Reviewer: Savina Uzunow, Clearing and Grading

**11. 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  
Reviewer: Kevin LeClair, Land Use

**12. 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: Kevin LeClair, Land Use

Reviewed under Bellevue permit  
file # 12-110942-LO  
Reviewer: Kevin LeClair  
Email: kleclair@bellevuewa.gov  
Phone: 425-452-2928

## WAC 197-11-960 Environmental checklist.

### ENVIRONMENTAL CHECKLIST

#### *Purpose of 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 agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

#### *Instructions for applicants:*

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. 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." 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 governmental agencies 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. 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.

#### *Use of checklist for nonproject proposals:*

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

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.

#### A. BACKGROUND

1. Name of proposed project, if applicable: **Muntean Stream and Stream Buffer Restoration Plan**
2. Name of applicant: **John Muntean**
3. Address and phone number of applicant and contact person:

Applicant: **John Muntean**  
**444 129<sup>th</sup> Place NE**  
**Bellevue, WA 98005**  
**(425) 454-1936**

Contact Person: **Wetlands & Wildlife, Inc.**  
Attn: **Scott Spooner, Principle Ecologist**  
15129 55<sup>th</sup> Drive SE  
Everett, WA 98208  
(425) 337-6450

4. Date checklist prepared: **April 6, 2012**
5. Agency requesting checklist: **City of Bellevue**
6. Proposed timing or schedule (including phasing, if applicable):

**The project will commence upon receipt of all applicable permits. Removal of the rock and re-shaping of the stream bank is proposed to occur during July and August, in the summer low flow period when fish are less likely to be present and when the stream channel may be dry. The work will comply with all provisions outlined in the Hydraulic Project Approval for this project, once that information is provided by the Washington Department of Fish and Wildlife. To ensure the success of the restoration plantings, plants will be installed between October 15 and March 15.**

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

**No.**

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

**Critical Areas Report and Proposed Restoration Plan for 444 and 438 129<sup>th</sup> Place NE (City of Bellevue) Tax Parcel Numbers 115940-0110 and 115940-0120, prepared by Wetlands & Wildlife, Inc. and dated April 6, 2012.**

**Creek Bank Re-grading and Shore Stabilization Report prepared by Liu & Associates, Inc.**

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 known.**

10. List any government approvals or permits that will be needed for your proposal, if known.

**Critical Areas Land Use Permit from the City of Bellevue  
Construction Stormwater Pollution Prevention Plan (SWPPP) from the City of Bellevue  
Dewatering Plan  
Turbidity Monitoring Plan  
Hydraulic Project Approval from the Washington Department of Fish and Wildlife (WDFW)**

**A clearing and grading in critical areas permit from the City of Bellevue is also required.**

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 subject site is comprised of two parcels (115940-0110 and 115940-0120), each containing one single-family residence and encompassing approximately 0.27 acres. On July 19, 2011, the City of Bellevue issued a Stop Work Order on the property as a result of unpermitted clearing and grading, in addition to construction of a rock wall below the Ordinary High Water Mark (OHWM) of the West Tributary of Kelsey Creek. The City of Bellevue and the property owner entered into a Voluntary Correction Agreement (VCA) on February 9, 2012, and the applicant is working to bring conditions on the property into compliance with City ordinances. To this end, the applicant is proposing to remove the unpermitted rock walls, and restore the stream buffer within 25 feet of the stream banks by planting native vegetation. For more detail**

regarding the proposed restoration plan, please refer to the *Critical Areas Report and Proposed Restoration Plan* prepared by *Wetlands & Wildlife, Inc.* and dated April 6, 2012.

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 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 subject property is comprised of two legal lots that are located at 444—129<sup>th</sup> Place NE (northern parcel) and 438—129<sup>th</sup> Place NE (southern parcel) within the incorporated City of Bellevue, Washington (located in a portion of the NE Quarter of Section 33, Township 25N, Range 05E, W.M.). The tax parcel number for the northern parcel is 115940-0110, while the tax parcel for the southern parcel is 115940-0120. The legal description for the parcels (as provided by the project's Professional Land Surveyor) follows: Lots 11 and 12 of Brookwood Manor as recorded in Volume 73 of Plats, Page 22, Records of King County, Washington.

Please refer to the *Critical Areas Report and Proposed Restoration Plan for 444 and 438 129<sup>th</sup> Place NE (City of Bellevue) Tax Parcel Numbers 115940-0110 and 115940-0120*, prepared by *Wetlands & Wildlife, Inc.* and dated April 6, 2012. The Existing Conditions Site Plan, Proposed Conditions Site Plan, and Vicinity Map are included in that report and the SWPPP for the project. The topographic contours are included in the survey map provided by Steve Van Patten, a certified Professional Land Surveyor.

## B. ENVIRONMENTAL ELEMENTS

### 1. Earth

a. General description of the site (circle one): Flat, rolling, **hilly**, **steep slopes**, mountainous, other . . . . .

b. What is the steepest slope on the site (approximate percent slope)?

**The steepest slopes on the site are located west of Kelsey Creek on the northern parcel, and are approximately 55 and 60 percent (regulated steep slope).**

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 prime farmland.

**Soils are generally gravelly sandy loam. Soils are mapped by the Natural Resources Conservation Service (NRCS) as Alderwood gravelly sandy loam (AgC), 2 to 8 percent slopes. There are no agricultural soils or any prime farmland on the subject property.**

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

**There is a steep slope hazard area on the west side of the stream on the northern parcel, which appears to be unstable. The slope stabilization proposed in the restoration plan is intended to stabilize the steep slope and stream bank.**

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

**No filling is proposed. The unpermitted rockeries will be removed and the bank will be stabilized (re-graded). The rock wall includes approximately 23 cubic yards (CY) of material to be removed from the stream channel. In addition to the cubic yards associated with the rock wall removal, the streambank stabilization / re-grading will result in approximately 64 cubic yards of grading. Therefore, the total grading amount to accomplish this restoration project equals approximately 87 cubic yards.**

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

**Yes, erosion could occur during removal of the rock walls and re-grading of the site. The potential for sediment to reach Kelsey Creek will be minimized through the implementation of all appropriate BMP erosion control measures as described in the SWPPP for this project.**

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

**Approximately 35 to 40 percent of the site (which includes both parcels) is currently covered with impervious surfaces such as buildings and parking areas. This will not be changed by the proposed project.**

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

**All appropriate erosion control measures as described in the CSWPPP for this project will be implemented at the direction of the contracted Certified Erosion and Sediment Control Lead (CESCL). These could include, but will not be limited to, the following: compost blankets, compost socks, straw wattles, mulch, and grass seed (mixed in with the compost blankets and socks).**

Risk of erosion and sedimentation will be mitigated through the implementation of a construction stormwater pollution prevention (CWSPPP) as required by BCC 23.76

Air

a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

**No emissions will result from this proposal.**

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

**No off-site emissions or odors will affect this proposal.**

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

**None.**

### 3. Water

a. Surface:

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

**The West Tributary of Kelsey Creek flows south along the eastern portion of the subject properties. The West Tributary of Kelsey Creek is a Type F stream in the City of Bellevue and is known to support Chinook salmon (*Oncorhynchus tshawytscha*), coho salmon (*Oncorhynchus kisutch*), and sockeye salmon (*Oncorhynchus nerka*). The on-site stream requires a standard buffer width of 50 feet, measured from the top of bank. This stream drains south to the main stem of Kelsey Creek, which continues on to Mercer Slough, and eventually to 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.

**This restoration project will require work in and adjacent to the OHWM of the West Tributary of Kelsey Creek in order to remove the unpermitted rockeries and to stabilize the stream bank, For more detail regarding the proposed work, please refer to the *Critical Areas Report and Proposed Restoration Plan for 444 and 438 129<sup>th</sup> Place NE (City of Bellevue) Tax Parcel Numbers 115940-0110 and 115940-0120*, prepared by *Wetlands & Wildlife, Inc.* and dated April 6, 2012.**

**REVIEWED**  
By Kevin LeClair at 8:58 am, Apr 23, 2012

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.

**The rock retaining wall was constructed within surface water (the OHWM of West Tributary of Kelsey Creek). Approximately 20-25 cubic yards of rock will be removed from within the stream channel. This work will affect the west bank of the stream, located in the eastern portion of the subject parcels.**

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

**No. A dewatering plan has been prepared for the project and is included in the SWPPP report. The dewatering proposal is also shown on the TESC and Dewatering Site Plan (Map Sheet SWPPP 2.00). According to the property owner and the City of Bellevue, the west bank of the stream is dry during the months of July and August. Therefore, the rock wall removal should occur in a dry time. However, as a precautionary measure, the dewatering plan will include use of sandbags to ensure the work area is dry during removal.**

**The dewatering plan will prevent flowing water from contacting the work area. Turbidity monitoring will be performed to ensure sediment is not entering the surface water flow.**

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

**Work for this project will occur within the mapped 100-year floodplain for the West Tributary of Kelsey Creek. The location of the 100-year floodplain is shown on the CSWPPP Site Plan for Muntean (City of Bellevue), prepared by *Wetlands & Wildlife Inc.* and dated April 6, 2012.**

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, 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, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

**No waste material will be discharged into the ground. The existing houses are hooked up to City Sewer and will remain so.**

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.

**Currently, runoff comes from the existing impervious surfaces on the site, including the houses and driveways. Runoff from the houses and driveways is collected and dispersed via downspouts to drain pipes that discharge directly to the West Tributary of Kelsey Creek, as shown on the Existing Conditions Site Plan. The Geotechnical Engineer (Julian Liu of *Liu & Associates, Inc.*) has recommended that stormwater not be discharged on to the steep slope due to concerns over slope stability. Therefore, the applicant is proposing to maintain the discharge locations in their current condition.**

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

**The primary risk of waste material entering surface waters from this project will come during grading and removal of the rockeries. During this time exposed soil will be on the site and could be mobilized to the adjacent West Tributary of Kelsey Creek.**

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

**The applicant is proposing to implement all applicable BMP erosion control measures as described previously in this document.**

#### 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**, bullrush, skunk cabbage, other

\_\_\_\_\_ water plants: water lily, eelgrass, milfoil, other

\_\_\_\_\_ other types of vegetation **Ornamental landscape plants**

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

**The majority of the area that will be disturbed for this project is currently represented by ornamental landscape plants, with scattered native trees present as well. All existing vegetation is proposed to be left in place to reduce further disturbance and aid in bank stability, and will be supplemented with a mix of native trees, shrubs, and herbs. View the Restoration Planting Plan (schematic) (Map Sheet REST 1.00) for a depiction of surveyed existing vegetation and proposed vegetation.**

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

**None.**

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

**The applicant is proposing to restore the buffer on both sides of the stream with native trees, shrubs, and herbs. Per recommendations from the Geotechnical Engineer, the applicant is not proposing to plant trees on the steep slope, as that may cause further instability. Therefore, low-growing and deep-rooted shrubs were selected for planting on the steep slope. The applicant is proposing to plant a total of 13 trees (2-gallon in size), 91 shrubs (1-gallon in size), and 178 live stakes / whips among the restoration area. Further details of the proposed restoration can be found in the *Critical Areas Report and Proposed Restoration Plan* prepared by *Wetlands & Wildlife, Inc.* and dated April 6, 2012.**

#### 5. Animals

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

birds: hawk, heron, eagle, **songbirds**, other:

mammals: deer, bear, elk, beaver, other: **typical urban wildlife including opossum, skunk, and squirrel**

fish: bass, **salmon, trout**, herring, shellfish, other:

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

**Threatened Chinook salmon (*Oncorhynchus tshawytscha*) are known to utilize the west tributary of Kelsey Creek.**

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

**Yes, it is part of the Pacific Flyway and the West Tributary of Kelsey Creek is used for migration by multiple species of salmon, as described previously in this document.**

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

**The applicant is proposing to restore the stream buffer to a better than pre-disturbance condition through planting native trees, shrubs, and herbs. The applicant is proposing to plant a total of 13 trees (2-gallon in size), 91 shrubs (1-gallon in size), and 178 live stakes / whips among the restoration area. Furthermore, the applicant is proposing to remove the rockeries from the stream and restore it to a natural condition. These measures will significantly enhance habitat for both terrestrial and aquatic wildlife. Further details of the proposed restoration can be found in the *Critical Areas Report and Proposed Restoration Plan* prepared by *Wetlands & Wildlife, Inc.* and dated April 6, 2012.**

## 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.

**This project involves stream and buffer restoration, and will not require energy during or after project completion.**

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:

**Not applicable.**

## 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)?

**Noise typical of residential areas is present in the area. This noise is unlikely to affect the project.**

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.

**Due to the inaccessibility of the project area for vehicles and heavy equipment, all of the proposed work will be conducted by hand and using hand held tools. As a result, short-term noise created by the project will be minimal and is not expected to exceed the existing background noise levels. All work will be conducted during normal, daytime working hours.**

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

**None.**

#### **8. Land and shoreline use**

What is the current use of the site and adjacent properties?

**The subject site and adjacent properties are all used for single-family residential dwellings.**

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

**No.**

c. Describe any structures on the site.

**Each of the two lots on the subject property contains an existing single-family residence with associated parking. In addition, the unpermitted retaining wall is located on both lots.**

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

**Yes, the unpermitted retaining wall will be taken apart and removed.**

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

**R3.5**

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

**Medium Density – up to 3.5 units per acre (R2.5 & R3.5).**

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

**Not applicable.**

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

**Yes, the West Tributary of Kelsey Creek flows south along the eastern portion of the subject properties. The West Tributary of Kelsey Creek is a Type F stream in the City of Bellevue and is known to support Chinook salmon (*Oncorhynchus tshawytscha*), coho salmon (*Oncorhynchus kisutch*), and sockeye salmon (*Oncorhynchus nerka*). The stream requires a 50-foot protective buffer per the City of Bellevue code. In addition to the stream, the slopes to the west of the stream on the northern parcel meet the definition of a steep slope hazard area.**

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

**The dwelling units will not be altered as a result of this project. The proposed work will not change the number of people living in the existing homes on the subject site.**

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

**None.**

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

**None.**

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

**None.**

### 9. Housing

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

**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?

**Not applicable, the only work proposed under this project includes stream and buffer restoration.**

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

**No views will be impacted through the proposal. The stream bank and buffer will be somewhat altered from their current condition and returned to a more natural state.**

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

**None.**

### 11. Light and glare

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

**None.**

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

**No.**

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

**None.**

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

**None.**

## 12. Recreation

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

**None, as this is private property.**

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, archaeological, 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.

**The site is accessed from 129<sup>th</sup> Place NE via driveways to each house. See the Existing Conditions Site Plan.**

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

**Yes, the site is on multiple, limited service metro routes.**

c. How many parking spaces would the completed project have? How many would the project eliminate?

**Not applicable, this project will not provide or eliminate parking spaces.**

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

**No.**

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

**No.**

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

**None.**

g. Proposed measures to reduce or control transportation impacts, if any:

**None.**

#### 15. **Public services**

a. Would the project result in an increased need for 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.**

#### 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:

Date Submitted: