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

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Vadim Scherbinin, Apex Elite Homes
LOCATION OF PROPOSAL: 16677 SE Cougar Mountain Way

DESCRIPTION OF PROPOSAL: Restoration of an unauthorized disturbed area. Disturbance occurred within steep slopes, a Type-O stream, Category III wetland and associated buffers and setbacks. Disturbance included clearing and grading of native vegetation and the installation of rockeries. The proposal will modify the installed rockeries removing portions of the installed rockeries within stream and wetland buffers; 32,544 square feet of native vegetation restoration consisting of trees and understory species and, decreasing the height and length of the installed rockeries within structure setbacks where feasible.

FILE NUMBERS: 18-110322-LO **PLANNER:** Drew Folsom, 425-452-4441

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 1/30/2020

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This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a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

January 16, 2020

Environmental Coordinator
Elizabeth Stead, Land Use Director

OTHERS TO RECEIVE THIS DOCUMENT:

- ❑ State Department of Fish and Wildlife / Stewart.Reinbold@dfw.gov
- ❑ State Department of Ecology, Shoreline Planner N.W. Region / Jobu461@ecy.wa.gov; sepaunit@ecy.wa.gov
- ❑ Army Corps of Engineers
- ❑ 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:	Cougar Ridge Estates
Proposal Address:	16677 SE Cougar Mountain Way
Proposal Description:	Critical Areas Land Use Permit to restore an unauthorized disturbed area. Disturbance occurred within steep slopes, a Type-O stream, Category III wetland and associated buffers and setbacks. Disturbance included clearing and grading of native vegetation and the installation of rockeries. The proposal will modify the installed rockeries removing portions of the installed rockeries within stream and wetland buffers; 32,544 square feet of native vegetation restoration consisting of trees and understory species and, decreasing the height and length of the installed rockeries within structure setbacks where feasible.
File Number:	**18-110322-LO**
Applicant:	Vadim Scherbinin, Apex Elite Homes
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**
Director's Decision:	**Approval with Conditions** Michael A. Brennan, Director Development Services Department By: _____ Elizabeth Stead, Land Use Director

Application Date:	March 30, 2018
Notice of Application Date:	May 10, 2018
Decision Publication Date:	January 16, 2019
Project/SEPA Appeal Deadline:	January 30, 2019

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

Attachments

1. Mitigation Plan – Enclosed
2. Critical Areas Narrative prepared by The Watershed Company. – In File
3. Geotechnical Report and Addendums – In File

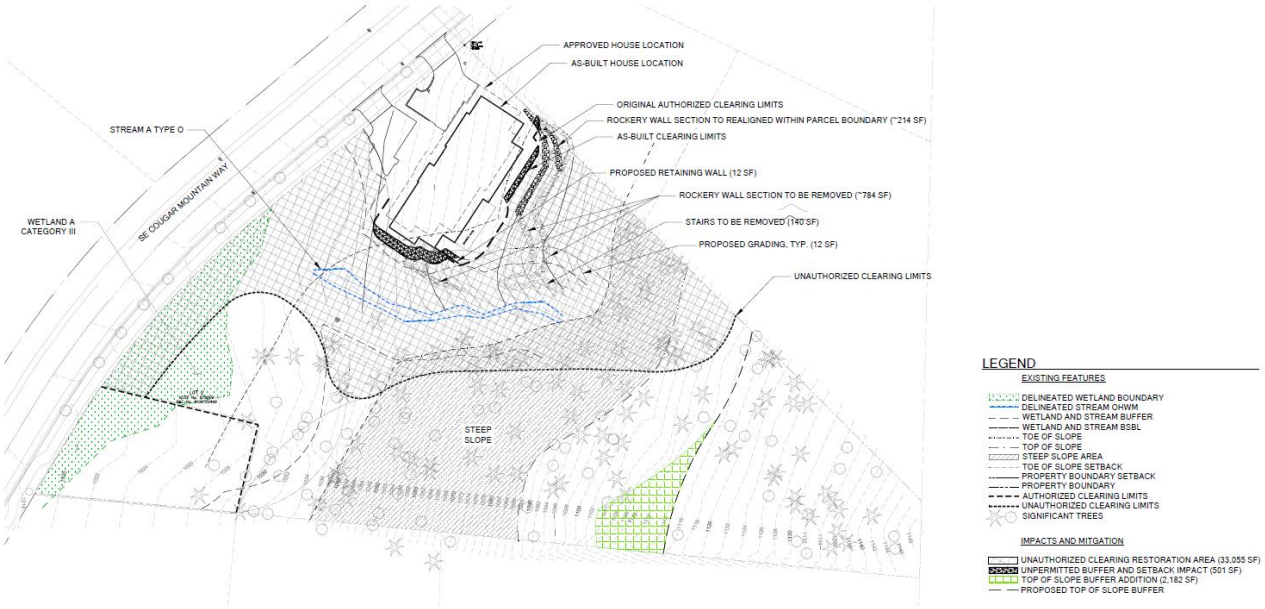
I. Proposal Description

A Critical Areas Land Use permit (CALUP) permit 16-131862-LO and building permit 17-105920-BS were issued to modify steep slope structure setbacks and temporarily disturb stream and wetland buffers and structure setbacks to construct a single-family home. As part of the approval of the previous CALUP the steep slope structure setback was modified from 75 feet to 55 feet. During the construction of the single-family residence unauthorized disturbance of critical areas, buffers and structure setbacks occurred. Disturbance occurred within steep slopes, a Type-O stream, Category III wetland and associated buffers and setbacks. Disturbance included removal of mature native trees, clearing and grading of native vegetation and the installation of rockeries and stairs.

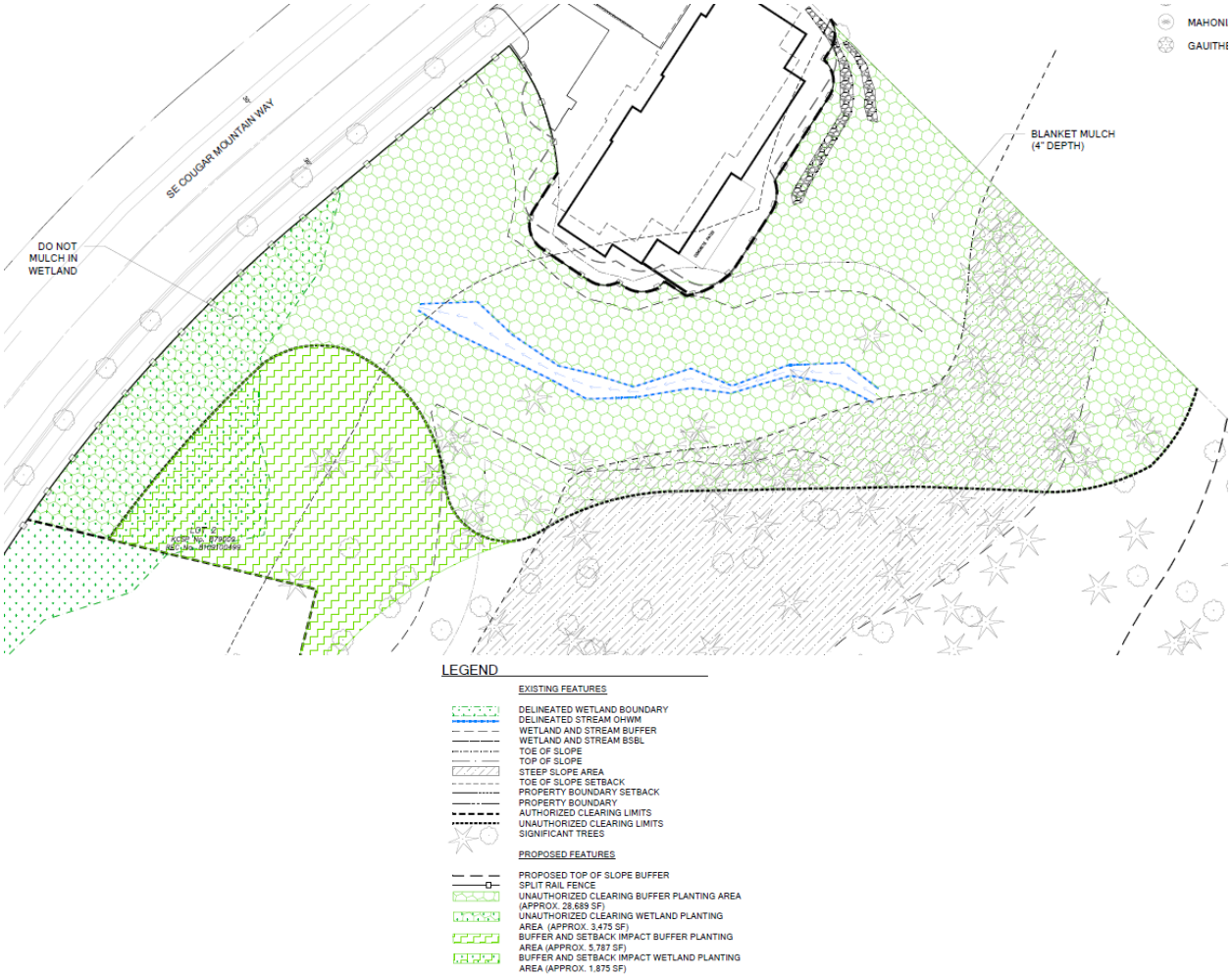
The applicant proposes to restore the unauthorized disturbed area with 32,544 square feet of native vegetation consisting of trees and understory species. The proposal will modify the installed rockeries removing portions of the installed rockeries within stream and wetland buffers; and, significantly decreasing the length of the installed rockeries within structure setbacks. Portions of the rockeries which extend to neighboring properties will be removed. The stairs will also be removed.

A Critical Areas Land Use Permit (CALUP) is required for the removal and restoration of native vegetation, construction and modification of rockeries, construction and removal of stairs, and associated clearing and grading.

Figure 1 (Site Plan)



Mitigation Plan (Figure 2)



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 Newcastle Subarea of the City and is currently being developed with a single-family residence. Access to the site is gained via SE Cougar Mountain Way.

Unpermitted clearing and grading resulted in the removal of 51 trees as well as approximately 33,610 square feet of understory clearing. In addition, several unpermitted rockeries and a stairway were built within the stream buffer, and stream and steep slope structure setbacks. (See figure 2 below).

The undisturbed areas of the site contain significant vegetative cover consisting of mature big leaf maples, Douglas firs, and Western red cedars. The understory is dominated by vine maple, Indian plum, and snowberry. The ground cover is predominately sword fern, Cascade Oregon Grape, and Robert's geranium. The topography of the sight slopes steeply from east to west. The mid portion of the site meets the definition of steep slopes under LUC 20.25H (shown in Figure 3 below). An aerial photograph of the site prior to disturbance is included as

figure 4. A type O stream flows from the base of the steep slope. A category III wetland is located in the Northwest portion of the site.

Figure 3 (Steep Slope, Stream, and Wetland)

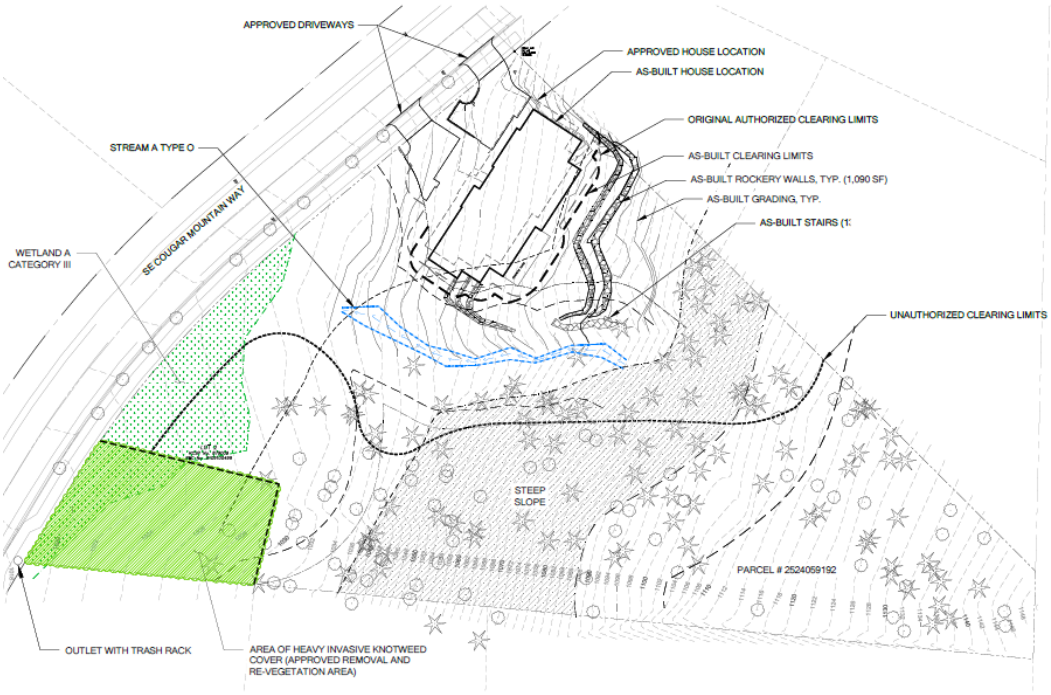
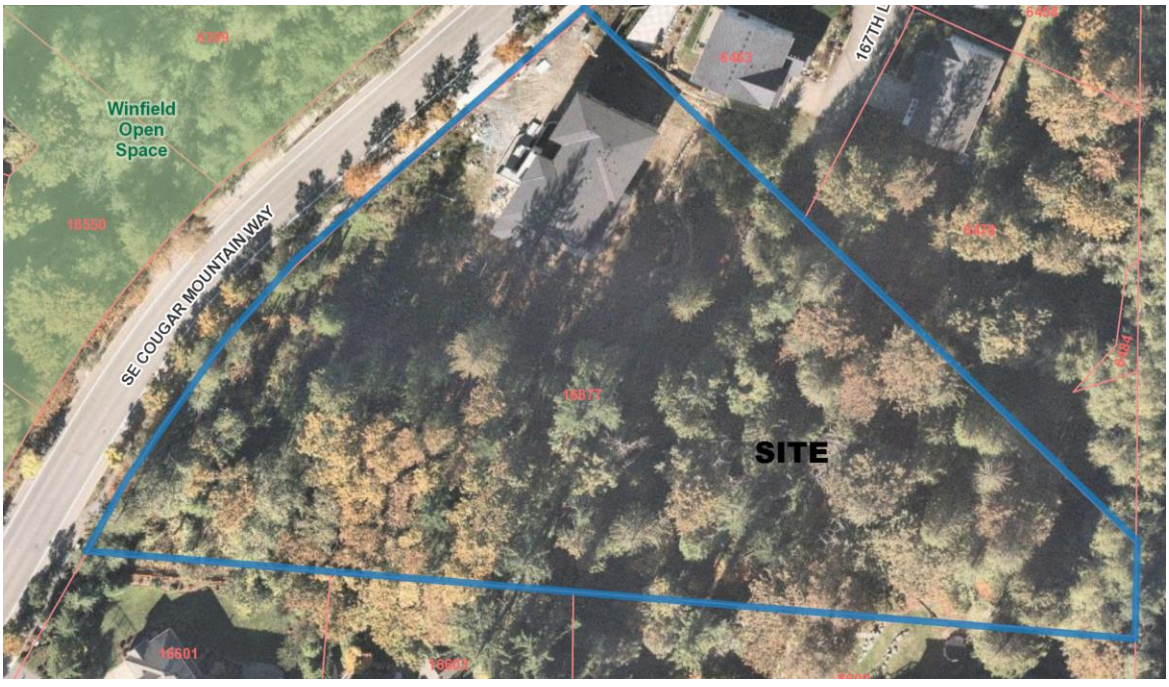


Figure 4 (Aerial Photograph)



B. Zoning

The property and surrounding properties are zoned R-1, single-family residential. The proposed work is permitted in this zoning district.

C. Land Use Context

The property has a Comprehensive Plan Land Use Designation of SF-Low (Single-Family Low Density) and the subject site and surrounding properties are developed with single family homes. The proposed project is consistent with this designation.

D. Critical Areas Functions and Values

i. Streams and Riparian Areas

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

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

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

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

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

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

Riparian areas often have shallow groundwater tables, as well as areas where groundwater and surface waters interact. Groundwater flows out of riparian wetlands, seeps, and springs to support stream baseflows. Surface water that flows in to riparian

areas during floods or as direct precipitation infiltrates into groundwater in riparian areas and is stored for later discharge to the stream (Ecology, 2001; City of Portland, 2001).

ii. Wetlands

Wetlands provide important functions and values for both the human and biological environment—these functions include flood control, water quality improvement, and nutrient production. These "functions and values" to both the environment and the citizens of Bellevue depend on their size and location within a basin, as well as their diversity and quality. While Bellevue's wetlands provides various beneficial functions, not all wetlands perform all functions, nor do they perform all functions equally well (Novitski et al., 1995). However, the combined effect of functional processes of wetlands within basins provides benefits to both natural and human environments. For example, wetlands provide significant stormwater control, even if they are degraded and comprise only a small percentage of area within a basin.

iii. Geologic Hazard Areas

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

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

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

Urbanization, the increase in human settlement density and associated intensification of land use, has a profound and lasting effect on the natural environment and wildlife habitat (McKinney 2002, Blair 2004, Marzluff 2005, Munns 2006), is a major cause of native species local extinctions (Czech et al 2000), and is likely to become the primary cause of extinctions in the coming century (Marzluff et al 2001a). Cities are typically located along rivers, on coastlines, or near large bodies of water. The associated floodplains and riparian systems make up a relatively small percentage of land cover in the western United States, yet they provide habitat for rich wildlife communities (Knopf et al. 1988), which in turn provide a source for urban habitat patches or reserves. Consequently, urban areas can support rich wildlife communities. In fact, species richness peaks for some groups, including songbirds, at an intermediate level of development (Blair 1999, Marzluff 2005). Protected wild areas alone cannot be depended on to conserve wildlife species. Impacts from catastrophic events, environmental changes, and evolutionary processes (genetic drift, inbreeding,

colonization) can be magnified when a taxonomic group or unit is confined to a specific area, and no one area or group of areas is likely to support the biological processes necessary to maintain biodiversity over a range of geographic scales (Shaughnessy and O'Neil 2001). As well, typological approaches to taxonomy or the use of indicators present the risk that evolutionary potential will be lost when depending on reserves for preservation (Rojas 2007). Urban habitat is a vital link in the process of wildlife conservation in the U.S.

III. Consistency with Land Use Code Requirements:

A. 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.

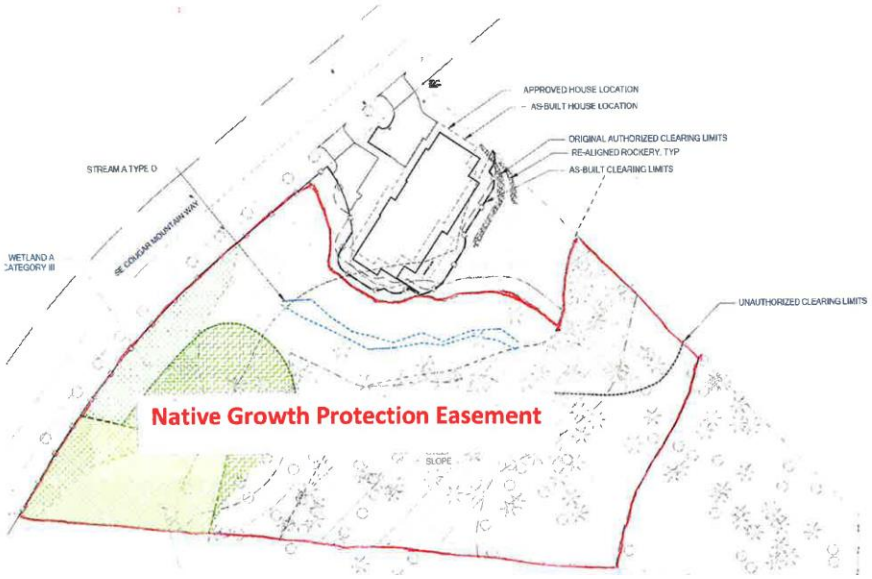
i. Consistency with LUC 20.25H.100 (Wetlands)

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

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

Finding: The above performance standards were incorporated into the previously approved CALUP permit number 16-131862-LO, and building permit number 17-105920-BS. The proposed mitigation included in this permit will plant the wetland critical area buffer disturbed due to the unpermitted clearing and grading activity with dense vegetation that will limit pet or human use. The proposal will limit the use of herbicides, pesticides and/or fertilizers and will be in accordance with the City's "Environmental Best Management Practices". To further limit pet or human use, the wetland and wetland buffer will be placed within a Native Growth Protection Easement along with all other critical areas and buffers on the site (See Figure 5). **See Conditions of Approval related to Mitigation and Native Growth Protection Easement in Section X of this report.**

Figure 5 (Native Growth Protection Easement)



IV. Public Notice and Comment

Application Date:	March 30, 2018
Public Notice (500 feet):	May 10, 2018,
Minimum Comment Period:	May 24, 2018

The Notice of Application for this project was published the City of Bellevue Weekly Permit Bulletin on May 10, 2018. It was mailed to property owners within 500 feet of the project site. Comments were received from neighboring property owners expressing their desire to have vegetation buffers retained on the site.

Staff Response: The proposal will replant areas where unpermitted vegetation removal and clearing and grading occurred within critical areas, buffers, and structure setbacks. The mitigation replanting will result in a significant increase of vegetation on the site compared to existing conditions. Removal of vegetation will be limited to invasive species and where this occurs those areas will be replanted with native vegetation. **See Conditions of Approval related to Mitigation in Section X of this report.**

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. **See Clearing and Grading Review 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 and Water

The proposed project will require the removal and modification of rockery walls; regrading of remaining disturbed areas to approximately preexisting conditions, and the planting of the restored/impacted area with native vegetation. Disturbance of existing vegetation will be minimized during construction and the disturbed areas will be restored once construction is complete. A Temporary Erosion Sedimentation Control Plan will be required as a revision to building permit 17-105920-BS and must address all requirements of erosion and sedimentation BMP's.

B. Animals

No threatened or endangered species are known to be on or near the site. Pileated woodpecker habitat is present in the undisturbed areas of the site and was likely impacted as a result of the unpermitted removal of vegetation. Due to the degraded condition of the construction area, the proposal is not anticipated to have negative impacts to animals, and the new vegetation and restoration plan will provide potential wildlife habitat in the future.

B. Plants

Unpermitted clearing and grading resulted in the removal of 51 trees as well as approximately 33,610 square feet of understory clearing To enhance the area's plant communities and potential to provide habitat, the applicant is required to replant the areas of disturbance with native plants per the site restoration plan submitted by The Watershed Company, dated December 6, 2019. The restoration includes 32,544 square feet of native planting including over 300 native trees. Species proposed for installation include western red cedar, western hemlock, big leaf maple, pacific willow, Oregon, ash, vine maple, beaked hazelnut, snowberry, red osier dogwood, oso berry, kinnikinnick, sword fern, and salal. Prior to clearing and grading permit issuance the applicant will be required to submit an assignment of savings financial security device to ensure the restoration is installed and maintenance is completed as required. **See Erosion Control and Mitigation Conditions of Approval in Section IX of this report.**

VII. Changes to Proposal Due to Staff Review

Staff required the rockeries to be reduced to the minimum necessary to provide protection for the single-family home and required the removal of the rockeries from critical area buffers and the adjacent properties.

VIII. Decision Criteria

A. 20.25H.255. Decision Criteria –Critical Areas Report.

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: As described within the Critical Areas Report (CAR) prepared by the Watershed Company, the project proposes to mitigate unpermitted clearing and grading activity within critical areas, buffers, and structure setbacks. Included in the proposal is a plan to enhance the area's plant communities and therefore potential to provide habitat. The applicant is required to replant the areas of disturbance with native plants per the site mitigation plan submitted by The Watershed Company, dated December 6, 2019. The plan restores 32,544 square feet of native planting including over 300 native trees. As a result of the proposed mitigation plan the property will gain an increase in structural and biological diversity in the form of additional plantings which increase remaining habitat value and water quality functions. To limit human or pet use all critical areas and buffers on the site will be placed in a Native Growth Protection Easement. The project will result in an increase in ecological value over what is existing. **See Mitigation, and Native Growth Protection Easement Conditions of Approval in Section X of this report.**

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

   Finding: Per LUC 20.25H.220 a maintenance and monitoring assurance device is required in compliance with LUC Section 20.40.490 to ensure completion of the five-year monitoring period of the mitigation plan submitted in the CAR. **See Maintenance and Monitoring Conditions of Approval in Section X of this report.**

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: Per the CAR prepared by the Watershed Company, the proposed mitigation for the unpermitted clearing and grading will improve the functions and values of the critical area and buffers.

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

   Finding: The proposal is requested in order to mitigate unpermitted clearing and grading and the construction of rockeries. The proposed mitigation and reduced rockeries are compatible uses 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: The submittal of a revision to single family building permit 17-105920-BS is required and must be approved. Plans submitted with the building permit must be in compliance with the conditions outlined in this decision. **See Building Permit Revision 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 mitigation planting, rockery modification, and grading to approximate preexisting grade will minimize permanent impacts to critical areas and buffers. The site has several tiers of rockeries and a stair which were constructed without a permit or authorization. The proposal will remove and relocate a substantial portion of these rockeries. No rockeries or retaining walls will remain within critical areas, buffers, or neighboring properties. The remaining rockeries are necessary to provide protection for the single-family home being constructed under building permit 17-105920-BS. All major earthwork, rockery removal, and reconstruction shall be monitored and inspected by a geotechnical engineer. Verification of geotechnical monitoring shall be submitted as a revision to building permit 17-105920-BS. The property owner shall be required to execute a Hold Harmless Agreement releasing the City from liability for any improvements adjacent to the critical area or critical area buffer or structure setback. **See Geotechnical Verification and Hold Harmless Agreement Conditions of Approval in Section X of this report.**

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. Disturbed areas will be replanted with approximately 32,544 square feet of native vegetation. 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 Mitigation related 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.

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 restoration of 32,544 square feet of disturbed site area with native vegetation, relocation and removal of the installed rockeries, and stair removal.

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 revision to building permit 17-105920-BS 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	Tom McFarlane, 425-7860
Land Use Code- BCC Title 20	Drew Folsom, 425-452-4441

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

1. **Building Permit Revision Required:** Approval of this Critical Areas Land Use Permit does not constitute an approval of a development permit. The submittal and approval of a revision to single family building permit 17-105920-BS is required. Plans submitted as part of permit application shall be consistent with the plans, dated December 6, 2019, reviewed as part of this approval.

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

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

   Authority: Bellevue City Code 23.76.093.A,
   Reviewer: Tom McFarlane, Development Services Department, Clearing & Grading Section

3. **Clearing Limits and Temporary Erosion & Sedimentation Control:** Prior to the initiation of any clearing or grading activities, clearing limits and the location of all temporary erosion and sedimentation control measures shall be field staked for approval by the on-site clearing and grading inspector.

   Authority: Bellevue City Code 23.76.060 and 23.76.090
   Reviewer: Tom McFarlane, Development Services Department, Clearing and Grading Section

4. **Geotechnical Monitoring and Inspection:** The project geotechnical engineer shall provide monitoring to verify implementation of the recommended procedures and practices in the geotechnical report prepared by Leroy Surveyors & Engineers, Inc. and subsequent addendums prepared by The Riley Group Inc. dated October 21, 2019. Verification shall be submitted as a post-issuance revision to building permit 17-105920-BS. Final Land Use sign off on the permit will not occur until the monitoring report has been submitted to the City.

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

5. **Pesticides, Insecticides, and Fertilizers:** The applicant must submit as part of the required single family building 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.100
Reviewer: Drew Folsom, Development Services Department

6. **Maintenance and Monitoring:** Consistent with this approval the applicant shall submit the proposed mitigation planting (Attachment 1) plan along with a maintenance and monitoring plan as part of the required building permit. The maintenance and monitoring plan 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 submitted to Drew Folsom at dfolsom@bellevuewa.gov or to the address below:

   Drew Folsom, Associate Planner
   Development Services Department
   City of Bellevue
   PO Box 90012
   Bellevue, WA 98009-9012

   Authority: Land Use Code 20.25H.220
   Reviewer: Drew Folsom, Development Services Department

7. **Maintenance and Monitoring Device:** As a revision to building permit 17-105920-BS the applicant shall submit a mitigation planting maintenance and monitoring plan cost estimate. This estimate is to be used in determining the amount of the assignment of the maintenance and monitoring financial security device that will be required prior to permit issuance. A complete assignment of savings financial security device in the amount of 20% of the cost to maintain and monitor the mitigation planting shall be submitted as a revision to building permit 17-105920-BS. For the purpose of this permit, maintenance and monitoring shall be completed for a period of five growing seasons. Release of this assurance device is contingent upon receipt of documentation reporting successful establishment in compliance with the mitigation performance standards listed in the project mitigation plan included as Attachment 1. Land Use inspection of the planting after 5-years is required to release the surety.

   Authority: Land Use Code 20.25H.125.J; Land Use Code 20.25H.220
   Reviewer: Drew Folsom, Development Services Department

8. **Hold Harmless Agreement**
   The applicant shall submit a hold harmless agreement in a form approve by the City Attorney which releases the City from liability for any damage arising from the location of improvements within a critical area, buffer, or structure setback in accordance with LUC 20.30P.170. The hold harmless agreement is required to be recorded with King County

prior to building revision permit issuance. Staff will provide the applicant with the hold harmless form.

Authority: Land Use Code 20.30P.170
Reviewer: Drew Folsom, Development Services Department

9. **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

10. **Native Growth Protection Easement:** The perimeter of the critical areas and critical area buffers on site shall be placed within a Native Growth Protection Easement. The Native Growth Protection Easement shall be surveyed and shall have signage installed noting its status as a Native Growth Protection Easement. The NGPE shall be recorded with King County prior to final land use inspection of building permit 17-105920-BS 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,
    iv. A management plan for the NGPE designating future management responsibility

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

DEVELOPMENT SERVICES DEPARTMENT
450 110TH AVENUE NE
BELLEVUE, WA 98009-9012

SEPA Environmental Checklist

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit the Land Use Desk in the Permit Center between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4) or call or email the Land Use Division at 425-452-4188 or landusereview@bellevuewa.gov. Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

Purpose of checklist:
The City of Bellevue uses 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 and reports. Please make complete and accurate answers to these questions to the best of your ability in order to avoid delays.

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 City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

PLEASE REMEMBER TO SIGN THE CHECKLIST. Electronic signatures are also acceptable.

A. Background [help]

1. Name of proposed project, if applicable: [help]
   Cougar Ridge Estate Restoration

2. Name of applicant: [help]

Vadim Scherbinin

3. Address and phone number of applicant and contact person: [help]

Address: 1 Lake Bellevue Drive, Suite 111, Bellevue, WA 98005
Phone: (425) 220-2142

4. Date checklist prepared: [help]
   March 16, 2018

5. Agency requesting checklist: [help]
   City of Bellevue

6. Proposed timing or schedule (including phasing, if applicable): [help]
   Once approved, work will be conducted following issuance of all permits and subject to any seasonal timing restrictions.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [help]
   No, this activity is a result of unpermitted clearing.

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

Cougar Ridge Estate Critical Areas Report - The Watershed Company, 2016
Cougar Ridge Estate Wetland and Stream Delineation Study - The Watershed Company, 2016
Critical Slope Mitigation Report – LeRoy Surveyors & Engineers (LS&E), 2015
Critical Areas Land Use Permit (Code Violation) – The Watershed Company, March 2018.

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. [help]

The applicant does not have any other proposals in government review for the subject parcel.

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

    City of Bellevue SEPA review
    City of Bellevue Critical Areas Land Use Permit, Clearing and Grading Permit

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

D.F. 5/10/18

agencies may modify this form to include additional specific information on project description.) [help]

Unauthorized vegetation clearing occurred within 2.3 acre project site beyond what was originally approved under the property's building permit. The clearing removed 33,610 square feet of vegetation, mostly within the stream, wetland, steep slope and their buffers as well as 51 significant trees. The proposal will include stabilizing the site via erosion control measures and re-planting the cleared area with native ground cover, shrubs, and trees.

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. [help]

The property is located at PLS Section: 25NW Township: 24N Range: 05E. Parcel # is 252059192 and is located along SE Cougar Mountain way between 167th Ave SE and 166th Way SE. The address is 16677 SE Cougar Mountain Way Bellevue, WA 98006.

B. Environmental Elements [help]

1. Earth [help]

a. General description of the site: [help] (select one): ☐Flat, ☐rolling, ☐hilly, ☒steep slopes, ☐mountainous, other: *Click here to enter text.*

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

Approximately 40%

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. [help]

According to the USDA Natural Resource Conservation Service (NRCS) Web Soil Survey maps, the soils across the site are mapped as 90% Alderwood gravelly sandy loam (AgC) and 10% Beausite gravelly sandy loam (BeD).

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

According to the Critical Area Slope Mitigation Report from LS&E, landslide hazard and steep slope areas exist on site, although no surface indications or history of unstable soils

D.F. 5/10/18
DR 11/14/18

were reported.

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. [help]

There will be no further filling, excavation, or grading proposed as part of this project.

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

Eroision could occur. The measures described below will help minimize erosion.

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

No additional impervious surface will occur related to this project proposal.

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

Installing Temporary Erosion Control (TSEC) elements including silt fencing around the work area, straw wattles along the stream boundaries, and a 4" thick wood chip mulch around all areas outside Wetland A. All clearing and grading construction would be in accordance with City of Bellevue Clearing and Grading Code, Clearing & Grading Erosion Control Standard Details (EC-1 through EC-23), Development Standards, Land Use Code, permit conditions, and all applicable codes, ordinances and standards.

EROSION FURTHER MITIGATED PER BCC 23.76.090 "EROSION CONTROL".

2. Air [help]

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. [help]

Fossil fuel emissions will be temporarily present during delivery of mulch, plants, TESC materials, and irrigation piping. The installation of elements, planting, and installation of a temporary irrigation system will be done by hand therefore no direct emissions will result from these activities.

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

There are no off-site sources of emissions that will affect the project.

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

N/A

D.F. 5/10/18
D.F. 1/16/19

3. **Water** [help]

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. [help]

There is a stream and a wetland located on site. The stream is a Type O stream and the wetland is a Category III wetland. These features are described in detail in the Cougar Ridge Estate Wetland and Stream Delineation Study.

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. [help]

Yes, the proposed project includes work within 200 feet of the described waters. Please see the mitigation plan within the March 2018 Vegetation Management Plan.

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

No fill or dredging of surface waters or wetlands is proposed.

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

No.

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

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. [help]

No intentional discharges of waste materials would occur during project mitigation work.

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 withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [help]

There will be no withdrawal of or discharge to ground water associated with this project.

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

D.F. 5/10/18
D.F. 1/30/22

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. [help]

There will be no waste material from septic tanks or other sources discharged into the ground as part of this project.

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. [help]

The source of runoff currently originates from a small seep near the center of the property accumulating within the Stream A's OHWM, as documented by exhibits contained within the October 2016 Critical Areas Report (16-142789-LO) and March 2018 Vegetation Management Plan. The channel is narrow at the top and broadens out slightly at the bse of the hillside and infiltrates into gravelly soils near SE Cougar Mountain Way without connecting to any other streams or wetlands.

2) Could waste materials enter ground or surface waters? If so, generally describe. [help]
TESC Best Management Practices will prevent waste materials from entering the ground or surface waters as a result of this proposal.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [help]
Drainage patterns down the slope towards Weland A on the southwestern portion of the site will not be affected by proposed native vegetation installation efforts.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [help]
The erosion control measures described under question 1h would help control impacts to surface and runoff water. In addition, installation of a 4" cover of mulch/wood chips in combination with native plantings will help to restore pre-existing functions.

4. Plants [help]

a. Check the types of vegetation found on the site: [help]
☒deciduous tree: alder, maple, aspen, other: *Click here to enter text.*
☒evergreen tree: fir, cedar, pine, other: *Click here to enter text.*
☒shrubs
☐grass

D.F. 5/10/18
DFE 1/20/20

☐pasture
☐crop or grain
☐Orchards, vineyards or other permanent crops.
☒wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other: *Click here to enter text.*
☐water plants: water lily, eelgrass, milfoil, other: *Click here to enter text.*
☒other types of vegetation: *English holly, Himalayan Blackberry, Reed canarygrass, Evergreen Blackberry, Japanese knotweed, Robert's Geranium*

b. What kind and amount of vegetation will be removed or altered? [help]
Invasive species (especially Japanese knotweed) will be removed from the wetland and wetland buffer area. No vegetation will be altered, clearing has already occurred.

c. List threatened and endangered species known to be on or near the site. [help]
No threatened or endangered plant species are known to be on or near the site.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [help]
The proposed restoration plan involves installing native plants within the critical area and buffers to compensate for the impacts associated with the unauthorized clearing. See the restoration plan for details.

e. List all noxious weeds and invasive species known to be on or near the site. [help]
Creeping Buttercup, English holly, Himalayan Blackberry, Reed canarygrass, Evergreen Blackberry, Japanese knotweed, Robert's Geranium

5. Animals [help]

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. [help]

Examples include:

birds: ☒hawk, ☐heron, ☒eagle, ☒songbirds, other: *Pileated woodpeckers*
mammals: ☒deer, ☐bear, ☒elk, ☐beaver, other: *racoon*
fish: ☐bass, ☐salmon, ☐trout, ☐herring, ☐shellfish, other: *Click here to enter text.*

b. List any threatened and endangered species known to be on or near the site. [help]
None.

c. Is the site part of a migration route? If so, explain. [help]
No.

D.F. 5/10/18
D.L 5/10/18

d. Proposed measures to preserve or enhance wildlife, if any: [help]
Installation of a variety of native plants and control of invasive plants on site, as described in the vegetation management plan.

e. List any invasive animal species known to be on or near the site. [help]
None.

6. Energy and Natural Resources [help]

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. [help]
Gas will be used to transport materials necessary to initate site restoration.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [help]
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: [help]
There are no energy conservation measures associated with the vegetation restoration plan.

7. Environmental Health [help]

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. [help]
Sheet 7 of the restoration plans calls for application of a herbicide Imazapyr to eradicate knotweed present in the southern portion of the Wetland A and its buffer.

1) Describe any known or possible contamination at the site from present or past uses. [help]
There are no known present contamination sources at the site from present or past use.

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. [help]
There are no present hazardous chemicals or conditions present at the site within the project area and 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. [help]
The application of the herbicide Imazapyr will occur between July and September, during the dry season.

D.F. 5/10/18

4) Describe special emergency services that might be required. [help]
If a spill occurs during application of Imazapyr, Department of Ecology has a Spill Response team that can assist through contacting 1-800-645-7911.

5) Proposed measures to reduce or control environmental health hazards, if any: [help]
Application of the herbicide will only occur by state-licensed applicators, following all label directions to apply the recommended amount.

MUST SUBMIT INFORMATION ABOUT DURING BUILDING PERMIT USE OF PESTICIDES INSECTICIDES AND FERTILIZER IN ACCORDANCE WITH C.O.B. ENVIRONMENTAL BMP'S. DF

b. Noise [help]

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [help]
There is no noise in the area that would affect this 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)? Indi-cate what hours noise would come from the site. [help]
Noise associated with the proposed project would be restricted to the use temporary vehicle deliveries of mulch, plants, TESC equipment and irrigation piping. Dump truck noise would be limited to normal daytime working hours, in compliance with LUC 9.18.

3) Proposed measures to reduce or control noise impacts, if any: [help]
As mentioned above, noise would be limited to daylight hours, 7am to 10pm on weekdays and 9am to 10pm on weekends (LUC 9.18).

IMPACTS FURTHER MITIGATED BY BCC 9.18 "NOISE CONTROL"

8. Land and Shoreline Use [help]

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. [help]
While the site is technically vacant, it is currently under construction to build a single family residence. The proposed restoration will help re-establish habitat and critical area functionality.

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? [help]
No.

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,

D.F. 5/10/18
DF 1/16/20

tilling, and harvesting? If so, how: [help]
No.

c. Describe any structures on the site. [help]
A building foundation has been poured to establish the preliminary footprint of the house.

d. Will any structures be demolished? If so, what? [help]
No.

e. What is the current zoning classification of the site? [help]
Single Family Residential (R-1)

f. What is the current comprehensive plan designation of the site? [help]
The current comprehensive plan designation of the site is Single Family - Low Density (SF - L)

g. If applicable, what is the current shoreline master program designation of the site? [help]
Not applicable.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [help]
Yes; there is a wetland, a stream, and steep slopes on site.

i. Approximately how many people would reside or work in the completed project? [help]
A typical family would reside at the completed project site, once restoration and house construction is complete.

j. Approximately how many people would the completed project displace? [help]
No people will be displaced by this project.

k. Proposed measures to avoid or reduce displacement impacts, if any: [help]
Not applicable.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [help]
The proposed vegetation management plan and restoration planned for the site meet the criteria for mitigation and restoration requirements as listed under LUC 20.25H.210. The City's comprehensive plan land use map shows the site being used for low density residential use, which is the ultimate goal to complete the single family residential construction.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: [help]
There are no applicable lands nearby.

9. Housing [help]

D.F. 5/10/18

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [help]
No units would be directly provided by this restoration proposal.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [help]
No units would be eliminated.

c. Proposed measures to reduce or control housing impacts, if any: [help]
No measures are necessary.

10. Aesthetics [help]

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [help]
No structures are proposed.

b. What views in the immediate vicinity would be altered or obstructed? [help]
Views on the upland portion of the parcel have been created in the immediate vicinity via the unpermitted clearing of 51 trees within the project site. Restoration plantings will eventually obstruct these views over the course of years when the planted coniferous and deciduous native tree species mature.

c. Proposed measures to reduce or control aesthetic impacts, if any: [help]
No measures are necessary.

11. Light and Glare [help]

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [help]
No lighting is proposed.

b. Could light or glare from the finished project be a safety hazard or interfere with views? [help]
No.

c. What existing off-site sources of light or glare may affect your proposal? [help]
No existing off-site sources of light are expected to affect the proposal.

d. Proposed measures to reduce or control light and glare impacts, if any: [help]
No such measures are necessary.

12. Recreation [help]

D.F. 5/10/18
1/16/22

a. What designated and informal recreational opportunities are in the immediate vicinity? [help]
There are no recreational opportunities in the immediate vicinity.

b. Would the proposed project displace any existing recreational uses? If so, describe. [help]
No.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [help]
No such measures are necessary.

13. Historic and cultural preservation [help]

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. [help]
No places or objects of this type are known to exist in the immediate vicinity.

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. [help]
There are no landmarks or evidence of such in the immediate vicinity.

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. [help]
Use of the WISAARD online search tool provided by the Washington State Department of Historic Preservation was used to identify whether cultural or historical resources were near the site.

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. [help]
Should historic, archeological, scientific or cultural significant items be encountered during implementation of this project, work would be temporarily stopped while the appropriate agencies are notified.

14. Transportation [help]

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. [help]
The approved residence takes access from SE Cougar Mountain Way.

D.F. 5/10/18
D.F. 1/16/20

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? [help]
No. The nearest transit stop is at SE 63rd St and 155th Ave SE, about a 1 mile walk to the west of the proposed project.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [help]
The separate project to construct the single family residence has been approved for four parking spots.

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). [help]
The project will not require new improvements to existing road and related transporation infrastructure.

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [help]
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? [help]
No generated vehicular trips are generated as part of this proposal.

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. [help]
This proposal will not affect or interfere with the movement of these products.

h. Proposed measures to reduce or control transportation impacts, if any: [help]
No such measures are necessary.

15. Public Services [help]

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. [help]
The mitigation proposed will not increase the need for public services.

b. Proposed measures to reduce or control direct impacts on public services, if any. [help]
No such measures are necessary.

16. Utilities [help]

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

D.F. 5/10/18
D.F. 1/16/20

other
Electricity, natural gas, water, refuse service, telephone, sanitary sewer.

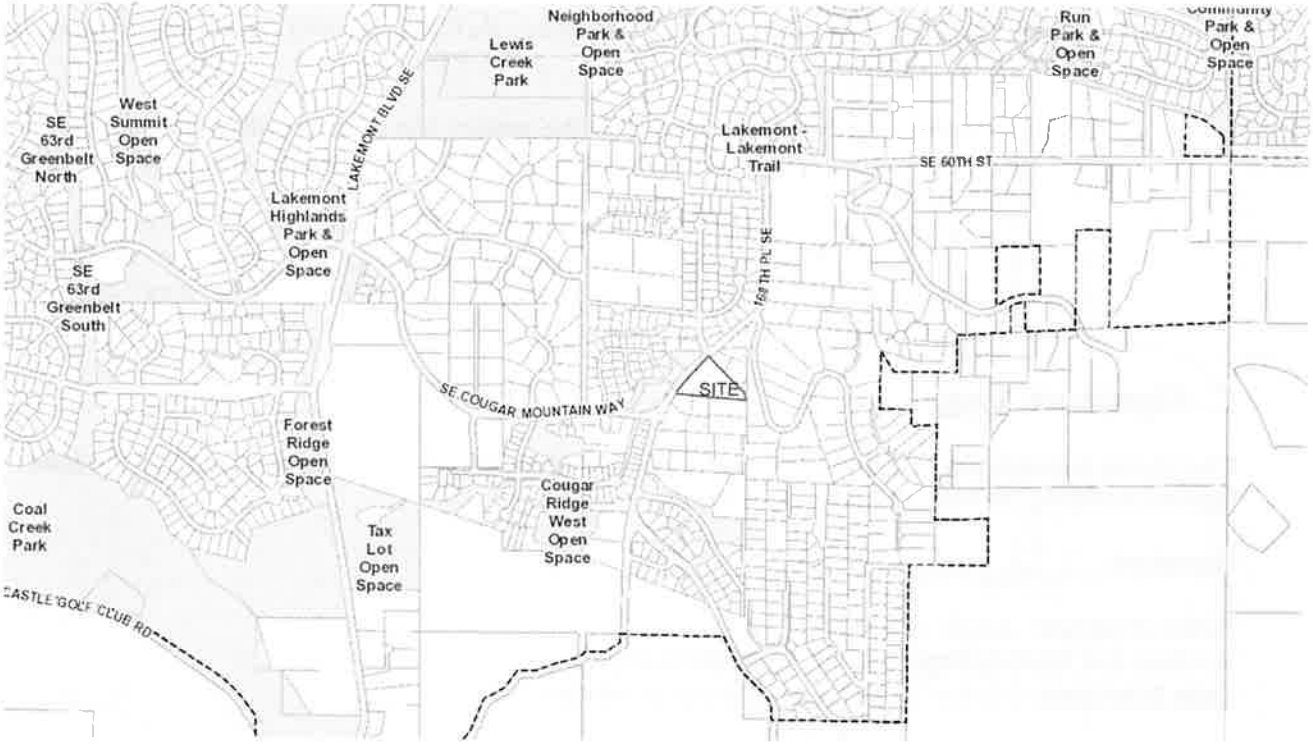
c. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [help]
No utilities are proposed for this project. TESC BMPs will be utilized to mitigate runoff during heavy rain events while the mulch, native plantings, and temporary irrigation system are being installed.

C. Signature [help]

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: _____

Name of signee: *Alex Capron*
Position and Agency/Organization: *The Watershed Company*
Date Submitted: *Click here to enter a date.*


Neighborhood Park & Open Space
Lewis Creek Park
Run Park & Open Space
Park & Open Space
West Summit Open Space
SE 63rd Greenbelt North
LAKEMONT BLVD SE
Lakemont - Lakemont Trail
SE 60TH ST
Lakemont Highlands Park & Open Space
168TH PL SE
SE 63rd Greenbelt South
SE COUGAR MOUNTAIN WAY
SITE
Forest Ridge Open Space
Cougar Ridge West Open Space
Coal Creek Park
Tax Lot Open Space
CASTLE GOLF CLUB RD