Development Services Department
Environmental Coordinator
450 110th Avenue NE
Bellevue, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPOSAL NAME:	Repair & Replace Mailbox Access Path & Parking
LOCATION:	450 W. Lake Sammamish Pkwy SE / SW-36-25-5
FILE NUMBERS:	20-101229 LO
PROPONENT:	Brandon & Allison Blair

DESCRIPTION OF PROPOSAL:

SEPA Review for Critical Areas Land Use Permit approval for replacement of an existing decaying timber and rebar step path and rock wall through a regulated Steep Slope Critical Area and right-of-way improvements between the east edge of pavement along West Lake Sammamish Parkway SE and the top-of-slope where the step path begins.

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.

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.

DATE ISSUED: 12/16/2021

APPEAL DATE: 12/30/2021

A written appeal must be filed in the City Clerk's Office by 5 p.m. on the appeal date noted above.

This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a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

Issued By: ***Reilly Pittman***
Acting Planning Manager **for** **Date:** December 16, 2021
Elizabeth Stead, Environmental Coordinator
Development Services Department

City of Bellevue
Development Services Department
Land Use Staff Report

Proposal Name:	**Repair & Replace Mailbox Access Path & Parking**
Proposal Address:	**450 W. Lake Sammamish Pkwy SE**
Proposal Description:	Critical Areas Land Use Permit for the unpermitted replacement of an existing decaying timber and rebar step path and rock wall through a regulated steep slope critical area associated with Enforcement Action 20-122035 EA.
File Number:	21-101229 LO
Applicant:	Scott Robertson
Decisions Included:	Critical Areas Land Use Permit (Process II. LUC 20.30P)
Planner:	Kennith George, Associate Planner
State Environmental Policy Act Threshold Determination:	**Determination of Non-Significance**

Reilly Pittman
Acting Planning Manager

Elizabeth Stead, Environmental Coordinator
Development Services Department

Department Decision:	**Approval with Conditions**

Reilly Pittman
Acting Planning Manager

Elizabeth Stead, Land Use Director
Development Services Department

Application Date:	January 11, 2021
Notice of Application Publication Date:	September 2, 2021
Decision Publication Date:	December 16, 2021
Appeal Deadline:	December 30, 2021

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

CONTENTS

I. Request & Review Process 1

II. Site Context & Description 2

III. Consistency with Land Use Code Requirements: 5

IV. Public Notice and Comment 8

V. Summary of Technical Reviews 9

VI. State Environmental Policy Act (SEPA) 9

VII. Changes to proposal as a result of City review 9

VIII. Decision Criteria 10

IX. Conclusion and Decision 11

X. Conditions of Approval 11

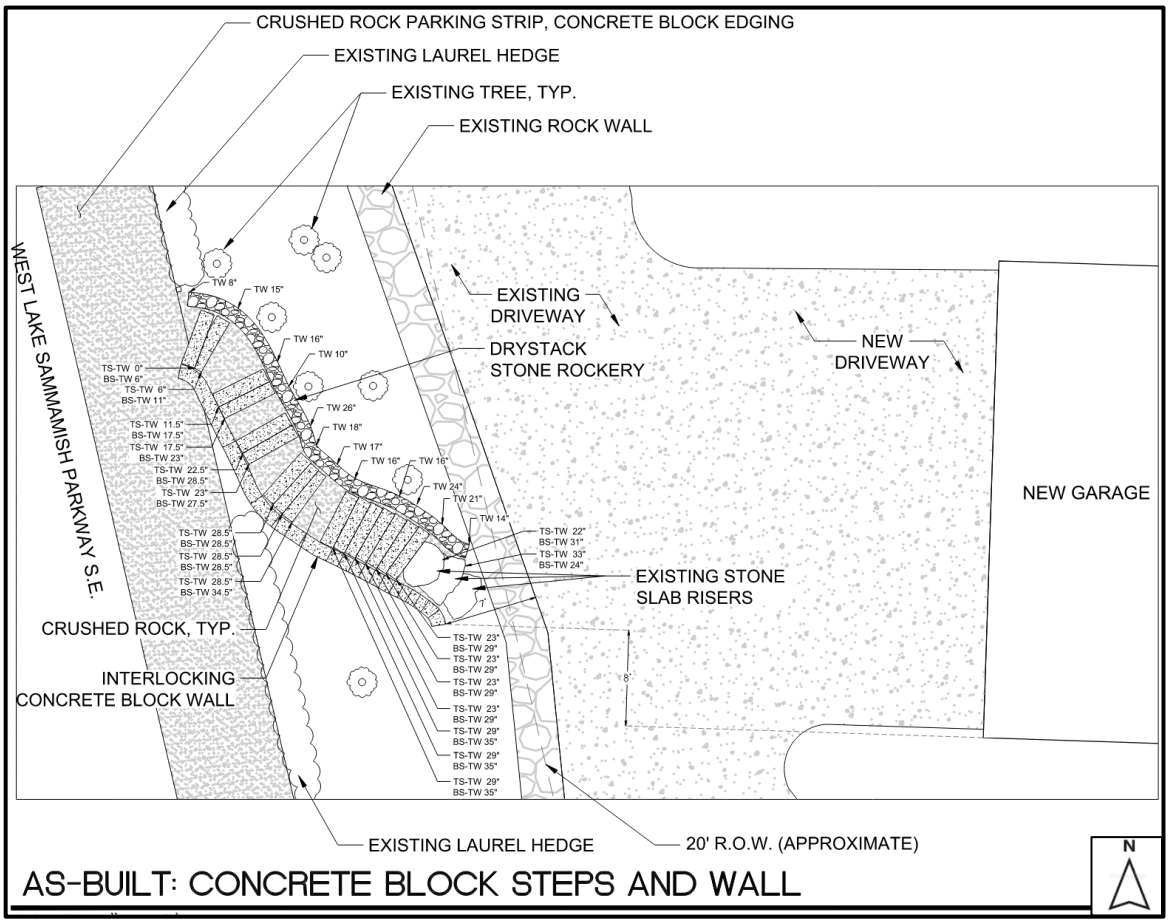
Attachments

1. Project Narrative
2. Construction Plan
3. Critical Areas Report – Nelson Geotechnical Associates, Inc.

I. Request & Review Process

The applicant has requested a Critical Areas Land Use Permit approval to resolve unpermitted reconstruction of an existing decaying timber and rebar step path and rock wall within a regulated steep slope critical area. The step path provides pedestrian access from the existing driveway for the homes up to the mailboxes along West Lake Sammamish Parkway SE. Replacement of the decaying steps and rock wall are proposed to be CMU retaining stones. Other improvements include leveling the dirt right-of-way area adjacent to the mailboxes and covering with gravel and brick edging to provided paring and access to the mailboxes. A replanting plan has not been provided as the proposed project did not required removal of existing vegetation. See Figure 1 for proposed site conditions.

Figure 1



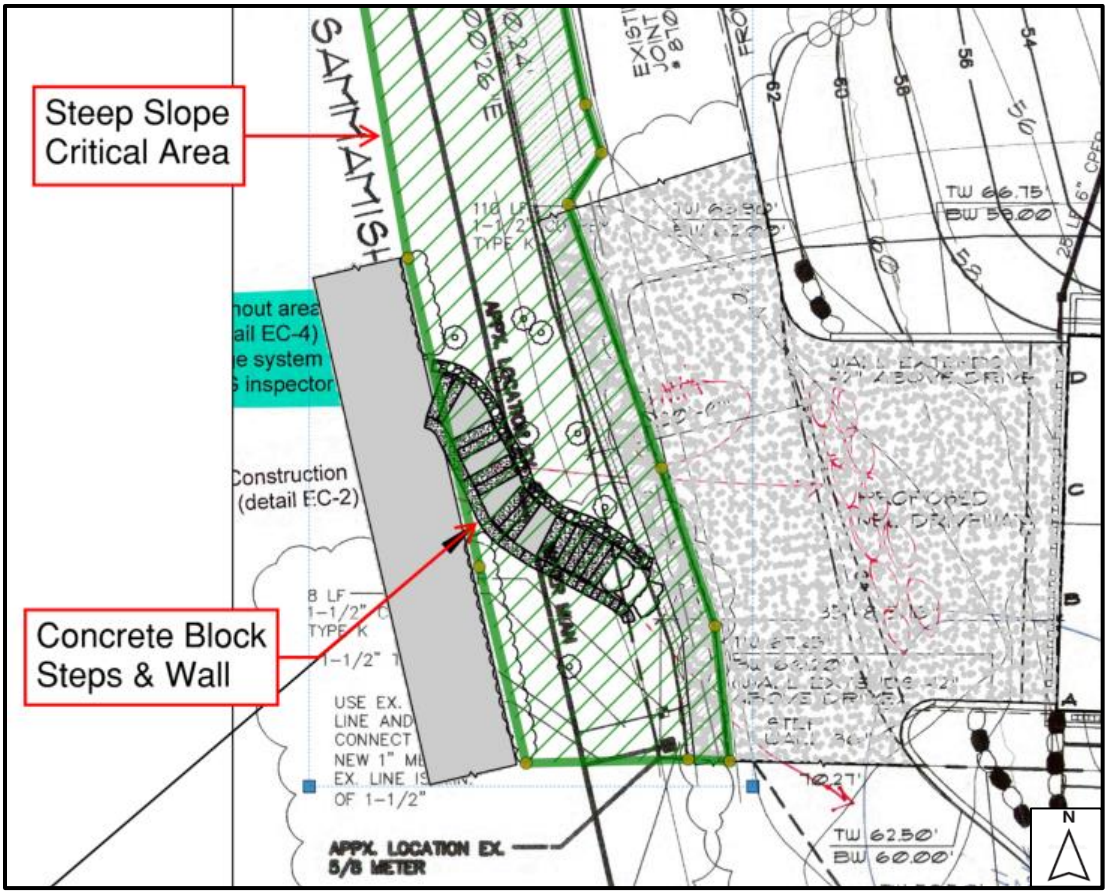
A Critical Area Land Use Permit (CALUP) is required because the proposal to replace the decaying timber/rebar path and right-of-way improvements adjacent to the mailboxes is located in a steep slope critical area and subject to the requirements of LUC 20.25H and LUC 20.30P. Review of the construction activity and evaluation by a Geotechnical Engineer, per LUC 20.25H.120.B.3, is required to ensure the activity will not result in permanent or temporary disturbance of steep slope. The critical areas report requirements have been satisfied with the Geotechnical Engineering Report (Attachments 2).

II. Site Context & Description

A. Site Context

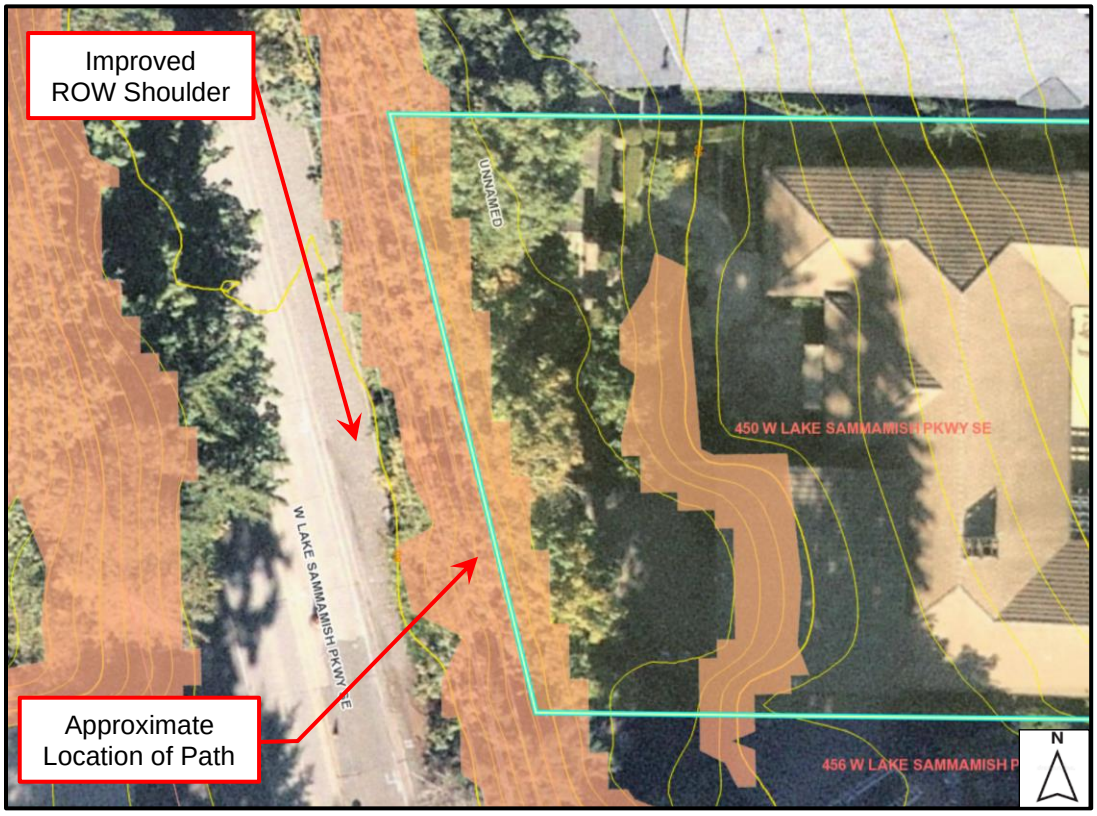
The project site is located at 450 West Lake Sammamish Parkway SE in the Southeast Bellevue Subarea and West Lake Sammamish neighborhood area of Bellevue (parcel #3625059048). The site contains 10,750 square feet of land area and is currently developed with a single-family residence, asphalt driveway, rockery retaining walls, bulkhead, and dock. This site along with several other sites are accessed via a private road to the north that gradually descends the steep slope area from West Lake Sammamish Parkway SE. The east-facing steep slope critical area is just below West Lake Sammamish Parking SE and descends from the shoulder area to the western edge of the access driveway. The overall height of the upper western steep slope is approximately 11 to 13 feet. See Figure 2 below for existing topography and steep slope critical area.

Figure 2



The steep slope critical area is vegetated with shrubs, underbrush, and young to mature trees. No existing trees or understory vegetation was removed from the steep slope critical area to replace the pathway. No grading has occurred on the site. See Figure 3 below for site conditions. The existing residence was constructed in 2004 according to the King County Assessor records with the City of Bellevue permit number 00-261694 BS.

Figure 3



B. Zoning & Subarea

The property is zoned Single-Family Residential District (R-2.5) and is located within the Southeast Bellevue of the City's Comprehensive Plan. See Figure 4 for the zoning map.

Figure 4

C. Land Use Context

The site has a Comprehensive Plan designation of SF-M, or Single-Family Medium Density. The site is adjacent to residential uses to the north, south, and west. See Figure 5 for Comprehensive Plan designation.

Figure 5

D. Critical Areas Functions and Values

i. Steep Slopes and Geologic Hazards

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 to 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 slopes areas, providing habitat for a variety of wildlife species and important linkages between habitat areas in the City. These steep slopes 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.

III. Consistency with Land Use Code Requirements:

A. Zoning District Dimensional Requirements:

The site is located within the R-2.5 zoning district. Review of the proposal found that applicable dimensional requirements for setbacks, lot coverage, and impervious surface coverage are in compliance with the standards and limitations of LUC 20.20.010. Furthermore, the majority of the concrete block steps and wall are located within the city right-of-way. A small portion of existing stone slab steps are potentially within the property boundaries, but these steps remained unchanged. Any applicable zoning dimensional standards will be confirmed during review of the required clearing and grading permit. The city is currently reviewing the clearing and grading permit application under 20-123355 GA. **See Section X for Conditions of Approval related to construction permit requirement.**

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

i. Steep Slope Performance Standards – 20.25H.125

LUC 20.25H.120.A.2 defines steep slope aeras as "those areas that contain slopes of greater than 40%, have a rise of at least 10 feet, and exceed 1,000 square feet in area." Regulated steep slopes are protected by a 50-foot top-of-slope buffer and a 75-foot toe-of-slope structure setbacks (LUC 20.25H.120.B). Development on sites with steep slopes or steep slope critical area buffers shall incorporate the following performance standards, as applicable:

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

   Finding: No topographic modification of the steep slope is proposed in the steep slope or top-of-slope buffer. The replacement concrete step path and wall will be located in the same footprint as the existing decaying timber and rebar step path and rock wall.

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

   Finding: The proposal is located within an area already impacted by the existing timber and rebar step path and rock wall. The existing path leads from the mailboxes in the right-of-way of West Lake Sammamish Parkway SE down the steep slope to the private driveway that serves a number of existing single-family residences. No other permanent development impacts are proposed within the steep slope buffer. The proposal is limited to the existing footprint of the path and wall and did not require vegetation removal within the steep slope. The project area maintains existing native shrubs, understory and young to mature existing trees. See Figure 6 for existing and proposed photos.

Figure 6

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

<u>Finding:</u> The applicant submitted a Geotechnical Engineering Evaluation report, prepared by Nelson Geotechnical Associates, Inc., dated July 12, 2021. The geotechnical report evaluated the subsurface soil and groundwater conditions of the

site with regard to the proposed step path and wall reconstruction. The report concluded that, “Based on explorations and observation of the current conditions in the vicinity of the existing block retaining wall and walkway within the upper western slope area, it is our opinion that the existing block wall and walkway appear to be stable and suitably constructed.”

Note, the geotechnical report is referring to the newly constructed concrete step path and block wall as the “existing” retaining wall and walkway. This permit is for unpermitted replacement of the old timber and rebar step path and rock retaining wall. Reconstruction is already complete, and the geotechnical report is evaluated the new construction for compliance with the applicable Critical Areas codes.

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

Finding: No change in topography is proposed. The proposal is for replacement of the existing path, consisting of rotting timbers, rebar, and large rocks, with a new CMU step path and interlocking concrete block wall on the uphill side of the path (south) and individually placed natural rocks on the downhill side of the path (north). See Figure 7 below for an image.

Figure 7

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

Finding: New impervious surface will be minimal. The previous timber/rock/rebar path consisted of wood strips placed directly into the dirt grade and held in place with

rebar. The natural cut rock wall of various shapes/size was scattered along the edge of the path. The new steps are sand-set CMU retaining stones in place with similar spacing to that found with the timber path. The ground between each step is covered with crushed gravel. The path ties into the existing stone slab riser and rockery on the west side of the common driveway. No change to the existing large rock retaining wall along the driveway is proposed.

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

   Finding: No change in grade is proposed as part of this project. The existing timber and rebar step path and rock wall will be replaced with a new concrete step path and interlocking concrete block wall within the existing grade.

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

   Finding: The existing step path provides access from the private driveway for the existing homes up the steep slope to the mailboxes along West Lake Sammamish Parkway SE. The adjacent residence was reconstructed in 2004 but the surrounding residences were constructed in the late 1980s to early 1990s. The existing timber and rebar pathway was likely constructed at that time. The proposal is to replace the decaying timber and rebar step path and rock wall with a modern concrete step and interlocking concrete block wall system. The replacement area will be the same size and location and will not require additional grading.

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

   Finding: No new construction of structures. Existing step path and retaining wall will be reconstructed with new materials in the same footprint and conform to the existing topography.

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

   Finding: Not applicable. No parking or garages over slopes in excess of 40% are proposed.

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

    Finding: The proposal has been designed to replace the original timber and rebar step path and rock wall with a new concrete step path and concrete block retaining wall. Reconstruction will occur within the existing footprint and not require new areas of permanent or temporary disturbance within the steep slope.

C. Consistency with Critical Areas Report LUC 20.25.230.

The applicant supplied a complete critical areas report prepared by Nelson Geotechnical Associates, Inc. (Attachment 3: Geotechnical Report), a qualified professional. The report meets the minimum requirements in LUC 20.25H.250.

IV. Public Notice and Comment

Application Date:	January 11, 2021
Public Notice (500 feet):	September 2, 2021
Minimum Comment Period:	September 16, 2021

The Notice of Application for this project was published in the Seattle Times and the City of Bellevue Weekly Permit Bulletin on September 2, 2021. It was mailed to property owners within 500 feet of the project site. No comments have been received from the public as of the writing of this staff report.

V. Summary of Technical Reviews

Clearing and Grading:

The Clearing and Grading Division of the Development Services Department has reviewed the proposed development for compliance with Clearing and Grading codes and standards. The Clearing and Grading staff found no issues with the proposed development. **See Section X for Conditions of Approval related to clearing and grading permit, Geotech Review, and rainy season restrictions.**

Utilities:

City of Bellevue Utilities staff has reviewed the proposed development for compliance with City of Bellevue Utilities codes and standards. Utilities staff found no issues with the proposed development.

VI. State Environmental Policy Act (SEPA)

The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the proposal. The Environmental Checklist submitted with the application adequately discloses expected environmental impacts associated with the project. The City codes and requirements, including the Clear and Grade Code, Utility Code,

Land Use Code, Noise Ordinance, Building Code, and other construction codes are expected to mitigate potential environmental impacts. Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements.

VII. Changes to Proposal as a Result of City Review

No changes were requested by City staff during the review of this proposal.

VIII. Decision Criteria

A. Critical Areas Land Use Permit Decision Criteria 20.30P

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

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

Finding: The applicant will be required to finalize the review for Clearing and Grading Permit 20-123355 BR (submitted on December 17, 2020) after the approval of the Critical Areas Land Use Permit. Additionally, the project is within 200 feet of the shoreline and subject to the Shoreline Overlay District. The applicant will be required finalize review of Shoreline Exemption application 21-101228 WD (submitted on January 11, 2021). **See Section X for Conditions of Approval related to construction permit requirements.**

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

Finding: The proposed concrete step path and wall have been designed and located within the existing footprint of the decaying timber and rebar path and rock wall. The Geotechnical Engineering Report evaluated the current conditions of the steep slope critical area within the vicinity, and based on their exploration and observations, the pathway and block wall appear to be stable and suitably constructed. The retaining wall steps up with the slope contours and was generally constructed against the existing cut excavation. No additional fill was placed on the slope as a result of the new concrete step path and retaining wall construction. It is also the opinion on the Geotechnical Engineer that the competent glacial soils that underlie the site and form the core of the site slopes would be stable with respect to dee-seated earth movements, due to their inherent strength and slope geometry (Ref: Geotech Report, page 5).

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

Finding: As discussed in Section III.B of this report, the proposal incorporates the performance standards of LUC Part 20.25H for work within a steep slope buffer to the maximum extent applicable.

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

Finding: The site is currently served by adequate public facilities and no additional need is anticipated with this proposal.

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

Finding: The proposal demonstrates replacement of the decaying timber and rebar step path, rock wall, and right-of-way improvements did not require vegetation removal. The existing vegetation consists of native shrubs, underbrush, young to mature trees, and free from invasive plant species. No restoration is required.

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

Finding: As discussed in Section III and V of this report, the proposed concrete step path and wall complies with all other applicable requirements of the Land Use Code.

IX. Conclusion and Decision

After conducting the various administrative reviews associated with this proposal, including Land Use Code consistency, SEPA, City Code and Standard compliance reviews, the Director of the Development Services Department does hereby **approve with conditions** the proposal to reconstruct the decaying timber and rebar path and rock wall at 450 West Lake Sammamish Parkway SE as shown on the proposed plans (Attachment 1).

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

X. Conditions of Approval

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

Applicable Ordinances	Contact Person
Clearing and Grading Code - BCC 23.76	Savina Uzunow, 425-452-7860
Utilities Code - BCC 24	Mark Dewey, 425-452-6179
Land Use Code - BCC 20	Kennith George, 425-452-5264
Noise Code – BCC 9.18	Kennith George. 425-452-4282

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

1. Clearing and Grading Permit Required: Approval of this Critical Areas Land Use Permit does not constitute an approval of any construction permit. Clearing and grading review must be granted to the building permit before construction can begin. Plans submitted as part of any permit application shall be consistent with the activity permitted under this approval.

Authority: Land Use Code 20.30P.140; Clearing & Grading Code 23.76.035
Reviewer: Savina Uzunow, Clearing & Grading

2. Geotechnical Review: The project geotechnical engineer must review the final construction plans, including all foundation and wall designs. A letter from the geotechnical engineer stating that the plans conform to the recommendations in the geotechnical report and any addendums and supplements must be submitted to the clearing and grading section prior to issuance of the construction permit.

Authority: Clearing & Grading Code 23.76.050
Reviewer: Savina Uzunow, Clearing & Grading

3. Geotechnical Inspection: The project geotechnical engineer must provide geotechnical inspection during project construction, including subgrades for foundations and footings, walls and any unusual seepage, slope, or subgrade conditions.

Authority: Clearing & Grading Code 23.76.050
Reviewer: Savina Uzunow, Clearing & Grading

4. Rainy Season restrictions: Due to the critical areas 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: Savina Uzunow, Clearing & Grading

PROJECT NARRATIVE- REPAIR & REPLACEMENT OF EXISTING PATHWAY CONNECTING COMMON DRIVEWAY & MULTIPLE RESIDENCES ALONG W LAKE SAMMAMISH PKWY SE & STABILIZATION OF MUDDY ROW ALONGSIDE W LAKE SAMMAMISH PARKWAY SE, PROVIDING SECURE, CLEAN PARKING AND ACCESS TO MAILBOXES FOR THESE RESIDENCES

DATE: January 11, 2021

LOCATION: 450 West Lake Sammamish Parkway SE (improvements used by multiple homes)

PURCHASE DATE: August 6, 2020

CONDITION OF EXISTING PATH CONNECTING DRIVEWAY TO ROADSIDE:

The path, consisting of rotting timbers, rebar & large rocks had been in place for some time. There is a similar path just South of this location, on the other side of the utility vaults providing access to the water lines that run under this slope providing water to a number of these waterfront residences.

CONDITION OF ROW ALONGSIDE W LAKE SAMMAMISH PARKWAY SE- The ROW running along the Parkway, providing access to the utilities, including overhead powerlines and waterlines, below, was dry during the summer months, but became a muddy mess during fall/winter. This ROW is one of the few places that allow for parking for people and service providers visiting the homes located along with common driveway below.

WORK DONE: Existing pathway was repaired by removing the timbers, rebar and rocks, flattening the existing steps/platforms, then sand-setting CMU retaining stones in place with spacing similar to that found on the timber path. Some minor retention, all <36” high, was done by replacing the rock/stone portion of the existing path and replacing them with stacked CMU retaining stones, sand-set with drainage underneath.

ROW: Dirt/Mud was smoothed out, brick edging was placed alongside the utility easement, gravel was placed on the approx. 400sf of area, providing level, clean parking & access to mailboxes via the above referenced repaired pathway.

PROJECT DESCRIPTION – SUBMITTED WITH SHORELINE EXEMPTION PERMIT (12/15/20)

There is no vertical construction, new construction, clearing, grading or filling being done. This is a repair & replacement of an existing timber & re-bar path that connects a common driveway with sand-set CMU retaining blocks in steps, utilized to access multiple homes along Lake Sammamish, and West Lake Sammamish Parkway SE, approximately 20' above the common driveway where the residents' mailboxes are located as well as guest parking on the ROW. A PDF of the existing residential site plan has been provided.

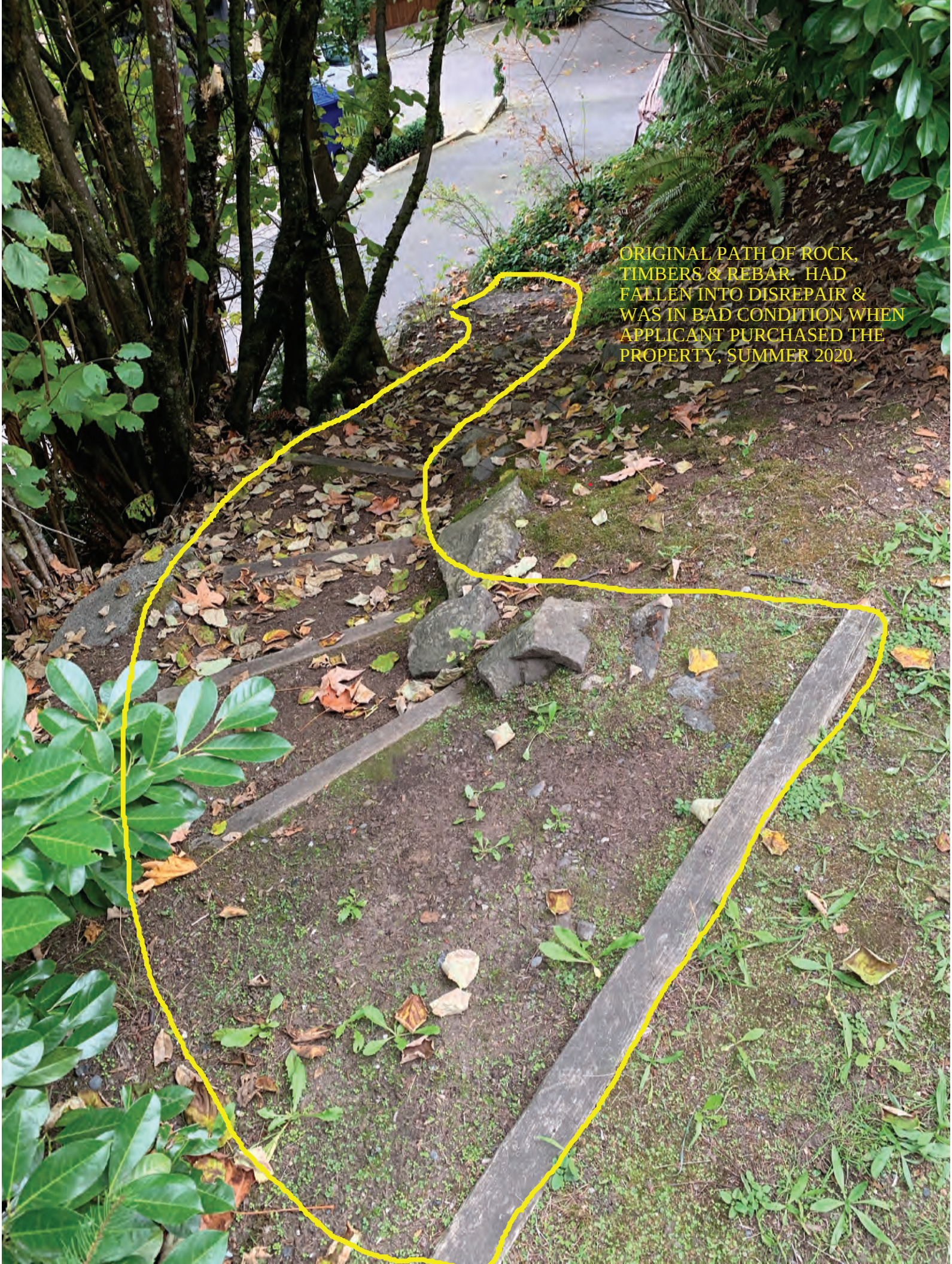
R.O.W. AT TIME OF
PURCHASE OF PROPERTY

MUDDY RIGHT OF WAY AT TOP OF PATHS CONNECTING THE HOMES BELOW THAT SHARE A COMMON DRIVEWAY. THERE ARE MULTIPLE PATHS THAT CONNECT THE HOMES BELOW TO THE EAST WITH THIS ROW AS MOST MAILBOXES ARE ROADSIDE.

ROW AFTER ADDITION OF
GRAVEL WITH BRICK EDGE

ROW/PATH INTERSECTION

WEST LAKE SAMMAMISH
PKWY SE
UTILITY CORRIDOR FOR
WATERFRONT HOMES
ACCESSIBLE BY COMMON
DRIVEWAY, ENTRANCE
LOCATED APPROX 150' NORTH
OF THIS LOCATION
ROW AFTER GRAVEL COVER


ORIGINAL PATH OF ROCK, TIMBERS & REBAR. HAD FALLEN INTO DISREPAIR & WAS IN BAD CONDITION WHEN APPLICANT PURCHASED THE PROPERTY, SUMMER 2020.

ORIGINAL PATH/STAIRCASE
FROM COMMON DRIVEWAY
TO ROADSIDE MAILBOXES.
TIMBERS WITH SCATTERED
ROCKS AND RE-BAR

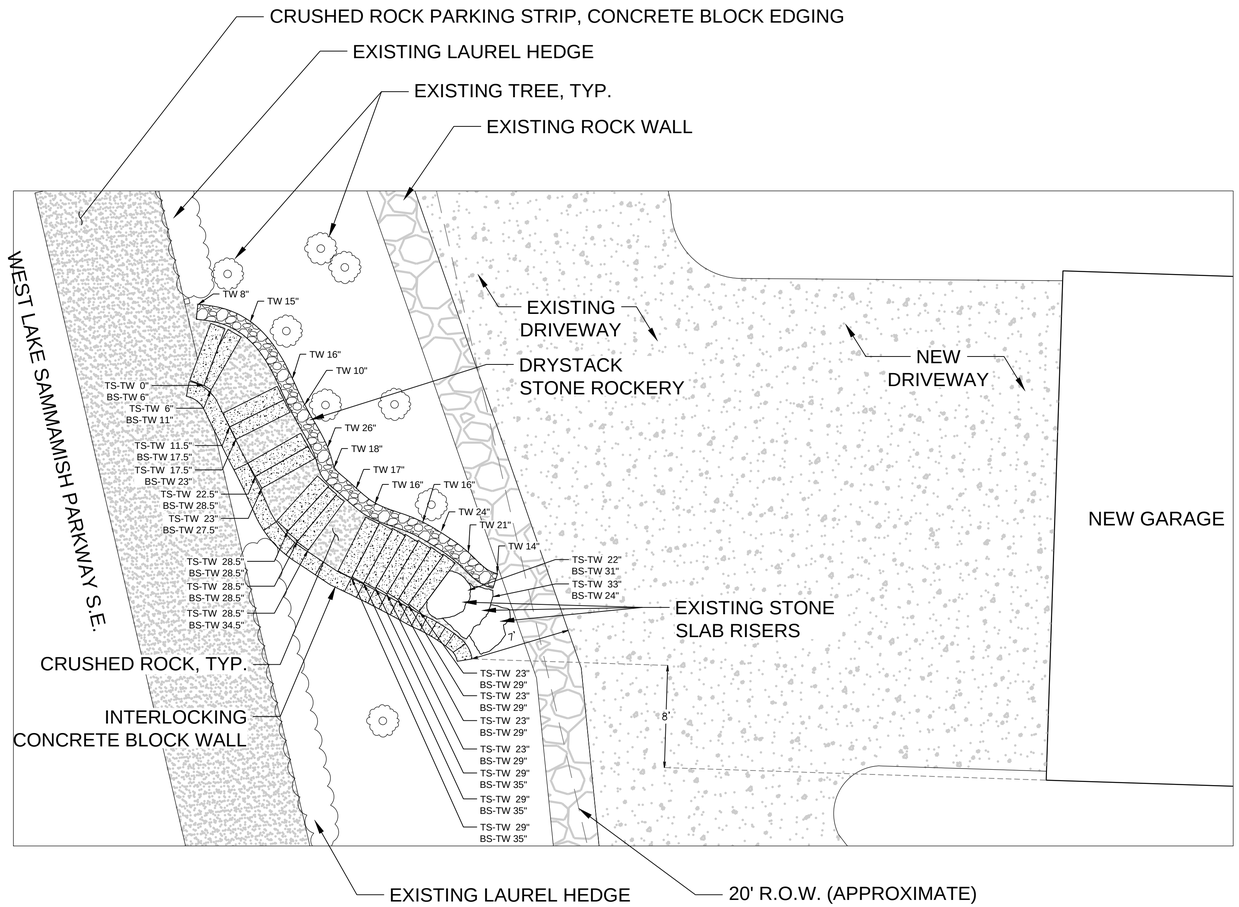
REPLACEMENT STAIRCASE
IN SAME PATH AS ORIGINAL
TIMBER/ROCK/REBAR PATH

GRADUAL STAIRCASE FROM ROADWAY TO DRIVEWAY & HOMES, REPLACING ORIGINAL TIMBER, ROCK & REBAR TRAIL.

RETAINED THE TIE IN TO
THE EXISTING ROCKERY
ON WEST SIDE OF COMMON
DRIVEWAY.

COMMON DRIVEWAY FOR A NUMBER OF
HOMES ON LAKE SAMMAMISH. THIS IS ONE
OF A FEW PATHS CONNECTING THE NEIGHBORHOOD
TO THE ROADWAY, PROVIDING ACCESS TO MAILBOXES
AND ROADSIDE GUEST PARKING.

UTILITY VAULTS JUST SOUTH OF THE PATH BETWEEN SUBJECT PATH AND ANOTHER TIMBER PATH TO THE SOUTH. THIS STRIP OF LAND BETWEEN THE ROADWAY AND THE COMMON DRIVEWAY PROVIDES A UTILITY ACCESS CORRIDOR.

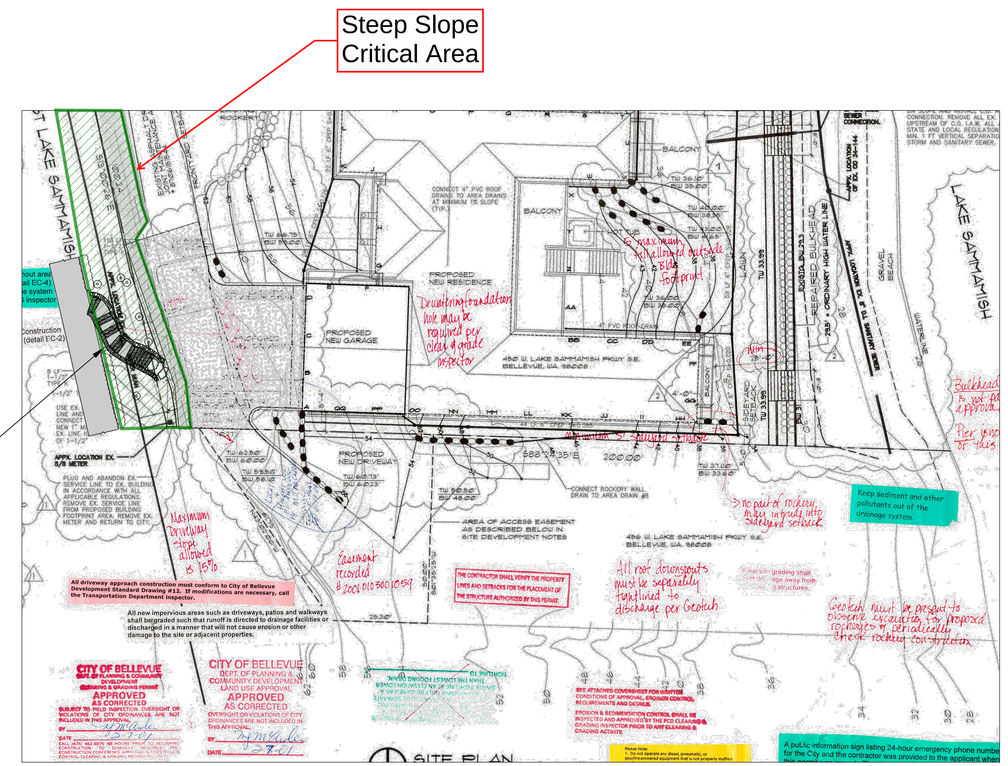


AS-BUILT: CONCRETE BLOCK STEPS AND WALL

SCALE: 1" = 5'

NOTE: WALL HEIGHTS ARE TO VISIBLE GRADE AND ARE NOT MEASURED TO ANY POINT BELOW VISIBLE GRADE
TS: TOP OF STEP
BS: BOTTOM OF STEP
TW: TOP OF WALL

CONCRETE BLOCK STEPS AND WALL, SEE ABOVE



EXTRACT: APPROVED PLAN SET, 2/7/01

SCALE: 1" = 20' STEPS LOCATION SHOWN

TOM ROBERTS
LANDSCAPE DESIGN & CONSULTING
206-818-2493
tom@tomrobertsgardens.com

450 WEST LAKE SAMMAMISH PARKWAY SE

BELLEVUE, WA 98008

NO.	REVISION – AS BUILT	DATE
3		
2		
1		

DATE 5/16/21
SHEET 1 OF 1
DESIGNED
DRAWN TCR
CHECKED
ORDINANCE NO.
CONTRACT NO.
SCALE AS SHOWN

21-101229 LO - Repair & Replace Mailbox Access Path & Parking
SEPA Reviewer: Kennith George 9.2.2021

Development Services

SEPA Environmental 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

The checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully and to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions.

You may respond with “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. For assistance, see SEPA Checklist Guidance on the Washington State Department of Ecology website.

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.

Background

1. Name of proposed project, if applicable Repair & replacement of deteriorating timber path with CM
2. Name of applicant Brandon & Allison Blair
3. Contact person Scott Robertson Phone 206.310.5283
4. Contact person address 8015 SE 28th St, Suite 314, Mercer Island, WA 98040
5. Date this checklist was prepared 12/15/2020
6. Agency requesting the checklist Bellevue Land Use Development Services Department

KMG
9.2.2021

7. Proposed timing or schedule (including phasing, if applicable)

Work Completed, 11/30/2020.

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

Maintenance only.

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

None

10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

NA

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

Critical Areas Land Use Permit, Shoreline Exemption Permit, Clear & Grade Permit. ROW Permit (type TG-Single Family)

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9.2.2021

12. Give a 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.)

Removed decaying timbers and rebar on muddy hillside path above the existing common driveway connecting the home to the roadside & mailbox location. Replaced with gray concrete retaining wall blocks in a sand-set pathway of stairs (in same locations as previous timbers). Gray concrete retaining wall blocks were placed alongside the path, replacing the cut dirt wall with retention approximately 36" tall at highest point (ranging from a low of 6" at each end of the path). Footprint of the replacement is the same as the original timber/mud path. Gravel was placed on the muddy ROW at the top of the path to stabilize the mud, provide clean parking and clean access to roadway & mailboxes.

13. 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 the 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.

Located in utility access, East of common driveway providing access to a number of homes, one being located @ 450 West Lake Sammamish Parkway SE. The project involved removal & replacement of a deteriorating timber and rebar path from the driveway to the roadside (mailbox location) with CMU sand-set retaining stones (4"x12"x6.75"). Mud ROW above the path was covered with pervious gravel to reduce mud/dirt migration & provide clean parking.

Parcel Number: 3625059048

Environmental Elements

Earth

1. General description of the site:
   - ☐ Flat
   - ☐ Rolling
   - ☐ Hilly
   - ☑ Steep Slopes
   - ☐ Mountainous
   - ☐ Other _____

2. What is the steepest slope on the site (approximate percent slope)? Unknown. 20' wide strip of

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9.2.2021

3. 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.

Removed and replaced an existing deteriorating timber and re-bar path with sand-set CMU retaining stones in a 25' long graduated steps path with limited retaining of less than 36" in height along the SW side. Soils are mud over existing utility access trenches.

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

NA

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

No clearing, grading or fill, just repair and replace existing timber path with sand-set CMU steps & retention. Gravel spread on mud ROW at top of path to provide clean access to mailbox & guest parking.

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

No. No clearing, grading or fill done. Gravel on ROW stabilized the mud.

7. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? 0

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9.2.2021

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

NA

BMP's for erosion and sediment control measures are required per BCC 23.76.

Air

1. 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.

NA

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

NA

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

NA

Any construction dust shall comply with mitigation measures required per BCC 23.76.

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9.2.2021

Water

1. Surface Water
   a. 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.

      Lake Sammamish is East of the site, on the east side of the residential parcel.

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

      The path is located on the West side of the residential parcel, on a slope connecting the common driveway (above a rock retaining wall) and the roadway, accessing the ROW and mailboxes.

   c. 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 the fill material.

      NA

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

      NA

   e. Does the proposal lie within a 100-year floodplain? No
      If so, note the location on the site plan.

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9.2.2021

f. 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

2. Ground Water

a. 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.

No

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

None

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9.2.2021

3. Water Runoff (including stormwater)
   a. 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.

NA

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

No

   c. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No

Indicate any proposed measures to reduce or control surface, ground and runoff water, and drainage pattern impacts, if any.

NA

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9.2.2021

Plants

1. Check the types of vegetation found on the site:

   - [x] deciduous tree: alder, maple, aspen, other _____
   - [ ] evergreen tree: fir, cedar, pine, other _____
   - [x] shrubs
   - [ ] grass
   - [ ] pasture
   - [ ] crop or grain
   - [ ] orchards, vineyards or other permanent crops
   - [ ] wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other _____
   - [ ] water plants: water lily eelgrass, milfoil, other _____
   - [x] other types of vegetation ferns

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

   None

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

   NA

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

   NA

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9.2.2021

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

None

Animals

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

   Birds: ☑ hawk, ☑ heron, ☑ eagle, ☑ songbirds, ☐ other _____

   Mammals: ☑ deer, ☐ bear, ☐ elk, ☐ beaver, ☐ other _____

   Fish: ☐ bass, ☐ salmon, ☐ trout, ☐ herring, ☐ shellfish, ☐ other _____

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

NA

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

Unknown

4. Proposed measures to preserve or enhance wildlife, if any.

None

KMG
9.2.2021

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

None

Energy and Natural Resources

1. 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.

NA

2. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

NA

3. 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.

NA

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9.2.2021

Environmental Health

1. 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.

NA

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

None

   b. 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.

None

   c. 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.

None

KMG
9.2.2021

d. Describe special emergency services that might be required.

None

e. Proposed measures to reduce or control environmental health hazards, if any.

None

2. Noise

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

None

b. 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.

None

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

None

Construction noise shall comply with the requirements of BCC 9.18.

KMG
9.2.2021

Land and Shoreline Uses

1. 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.

Residential subdivision with common driveway providing access to up to 10 homes, located between the project site and the homes. No impact on nearby properties other than improving access to roadway to collect mail from mailboxes and providing parking for visitors in the ROW so they won't clog up driveways and garage access.

2. 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 non-farm or non-forest use?

NA

   a. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling and harvesting? If so, how?

NA

3. Describe any structures on the site.

NA - adjacent utility access ports along the slope line.

Existing single-family residence and dock.

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9.2.2021

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

No

5. What is the current zoning classification of the site? R 2.5

6. What is the current comprehensive plan designation of the site? SFM

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

Unknown

8. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Unknown

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

10. Approximately how many people would the completed project displace? 0

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

NA

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

Repair & replacement of existing path from common driveway to roadside & mailboxes.

KMG
9.2.2021

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

NA

Housing

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

0

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

0

3. Proposed measures to reduce or control housing impacts, if any.

NA

Aesthetics

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

0'

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

None

KMG
9.2.2021

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

NA

Light and Glare

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

NA

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

No

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

None

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

NA

Recreation

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

Weowna Park

2. Would the proposed project displace any existing recreational uses? If so, describe.

No

KMG
9.2.2021

3. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.

NA

Historic and Cultural Preservation

1. 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.

None

2. Are there any landmarks, features or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

None

3. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

None

KMG
9.2.2021

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

NA

Compliance with Inadvertent Discovery regulations required: RCW 27.44.055, 68.50.645 & 68.60.055.

Transportation

1. 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.

This path connects a common driveway with the West Lake Sammamish Parkway SE ROW and the resident's mailboxes located in the ROW.

2. 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?

Yes.

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

No additional parking, just parking in the ROW that is clean & stable, not muddy with a slight slope.

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

No

KMG
9.2.2021

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

NA

6. 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 non-passenger vehicles). What data or transportation models were used to make these estimates?

None

7. 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.

No

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

NA

KMG
9.2.2021

Public Service

1. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

No

2. Proposed measures to reduce or control direct impacts on public services, if any.

NA

Utilities

1. Check the utilities currently available at the site:

- ☑ Electricity
- ☑ natural gas
- ☑ water
- ☑ refuse service
- ☑ telephone
- ☑ sanitary sewer
- ☐ septic system
- ☐ other

2. 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.

No changes.

KMG
9.2.2021

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 _____

Name of signee Scott Robertson

Position and Agency/Organization Consultant, Robertson & Associates Commercial Real Estate Consulting

Date Submitted 12/16/2020

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9.2.2021