

DETERMINATION OF NON-SIGNIFICANCE

PROPOSAL NAME:	Surace-Smith Cabana and Lounge Addition
LOCATION:	9665 Lake Washington Blvd. NE
FILE NUMBERS:	21-110379-LO & 22-111-587-WD
PROPONENT:	Lindsey Heller, Land Morphology

DESCRIPTION OF PROPOSAL:

Application for preliminary SEPA review to expand the existing cabana and construct a new 810 square-foot cabana within the toe-of-slope structure setback. Additionally, this decision reviews 337 square-feet of expansion to the primary structure proposed to be located within the steep slope critical area and/or the top-of-slope buffer. Lastly, the proposal reviews disturbance to the steep slope critical area to repair existing stabilization and a pathway running through the steep slope critical area. This proposal seeks modification to the toe-of-slope structure setback and reduction of the top-of-slope buffer.

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: March 16, 2023

APPEAL DATE: March 31, 2023

A written appeal must be filed in the City Clerk's Office by 5 p.m. on the 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This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals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 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.

Date: 3/16/2023

Reilly Pittman

Issued By: Planning Manager for

Elizabeth Stead, Environmental Coordinator Development Services Department Proposal Name: Surace-Smith Cabana and Lounge Addition

Proposal Address: 9665 Lake Washington Blvd. NE

Proposal Description: Land Use review to expand the existing cabana and

construct a new 810 square-foot cabana within the toeof-slope structure setback. Additionally, this decision reviews 337 square-feet of expansion to the primary structure proposed to be located within the steep slope critical area and/or the top-of-slope buffer. Lastly, the proposal reviews disturbance to the steep slope critical area to repair existing stabilization. This proposal seeks modification to the toe-of-slope structure setback and

reduction of the top-of-slope buffer.

File Number: 21-110379-LO & 22-111587-WD

Applicant: Lindsey Heller, Land Morphology

Decisions Included: Critical Areas Land Use Permit

(Process II. 20.30P)

Planner: Leticia Wallgren, Land Use Planner

State Environmental Policy Act

Threshold Determination: Determination of Non-Significance

Reilly Pittman

By: Planning Manager for

Elizabeth Stead. Environmental Coordinator

Development Services Department

Director's Decision: Approval with Conditions

Reilly Pittman

By: Planning Manager for

Elizabeth Stead, Director

Development Services Department

Application Date:June 16, 2021Notice of Application Date:November 18, 2021Decision Publication Date:March 16, 2023Project Appeal Deadline:March 30, 2023

For information on how to appeal a proposal, visit Development Services Center at City Hall or call (425) 452-6800. Appeal of the Critical Areas Land Use Permit decision and SEPA Determination must be made to the City of Bellevue City Clerk's Office by 5 p.m.

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on the date noted above as the appeal deadline.

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Documents Referenced in File

- 1. Plan Set including Site Plan and Mitigation Plan, Attached
- 2. Critical Areas Report, Attached
- 3. SEPA Checklist, Attached
- 4. Shoreline Exemption, Attached
- 5. Geotechnical Reports, In File

I. Proposal Description

The proposal seeks to remodel and expand the existing cabana from approximately 200 square-feet to 810 square-feet. The existing cabana is located southwest of the existing primary residence between 25-feet to 50-feet from the Ordinary High-Water Mark (OHWM) of Lake Washington and within Shoreline Jurisdiction, Northwest of the cabana, a 125 squarefoot addition ("northwest addition") to the primary structure is proposed. Northeast of the northwest addition, another addition is proposed ("north addition") which will connect the northern perimeter of the residence to the garage; this addition is proposed to expand both the basement and main floor of the primary structure. Disturbance for the northern addition will require the northern perimeter basement wall (west of the northern addition) to be demolished, reconfigured, and reconstructed. The northern addition will result in the addition of 212 square feet of floor area and will require 11.5 to 12-feet of excavation within the top-ofslope buffer. Immediately south of the addition, along the top-of-slope bordering of the primary residence, the existing poured concrete footings have been observed to exhibit evidence of settlement and rotation. The proposed repair of the existing foundation support includes demolition of six existing post footings and a concrete wall. The repair includes construction of seven new post footings (see figure 3 for foundation diagram), replacement of the existing foundation wall, and a new concrete foundation for the northwest addition. Foundation repair will result in both permanent and temporary disturbance of approximately 150 square-feet to the steep slope critical area and/or associated buffers with each proposed new or demolished footing requiring approximately 12-feet of disturbance. Areas of temporary disturbance are proposed to be restored and planted. To accommodate the expansion of the cabana, the project also proposes to remove four trees including one dead tree and one invasive tree; the remaining two trees are proposed to be re-planted at a 2:1 ratio. Additionally, maintenance, repairs and improvements are proposed to the walkway/stairway paths leading to the waterfront and the cabana. Mitigation planting is proposed within the Environmentally Critical Area (ECA) located approximately between the primary residence and the expanded cabana. Further mitigation planting is proposed within the shoreline Vegetation Conservation Area (VCA). See figure 1 for full proposal site plan. See figure 2 for enlarged site plan. See figure 3 for foundation exhibit.

A Critical Areas Land Use Permit (CALUP) is required to disturb steep slope critical areas, their associated buffers and/or structure setbacks. The cabana expansion is proposed within the 75-foot toe-of-slope structure setback and within the existing footprint for the cabana and deck. The northwestern addition is located at the top of the slope where 18 square-feet of permanent disturbance to the critical area is proposed in addition to 107 square-feet of disturbance to the 50-foot top-of-slope buffer. The northern addition is located in the northernmost portion of the toe-of-slope buffer with 212 square-feet of disturbance proposed. The proposal seeks a modification to the toe-of-slope structure setback from 75-feet down to approximately 1-foot for the cabana. For the additions to the primary residence, a top-of-slope buffer reduction from 50-feet down to 4-feet is proposed. Pursuant to LUC 20.25H.120, stabilization mechanisms associated with new development and modifications to buffers & setbacks may be considered through a critical areas report. Repair of the existing foundation

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and maintenance of the pathway are allowed uses pursuant to <u>LUC 20.25H.055</u>. Approval of a Critical Areas Land Use Permit is required for the proposed impacts and any temporary disturbance that will be restored.

The applicant filed separately for a Shoreline Exemption; the shoreline structure setback is modified from 50 feet to 25-feet from the OHWM to account for encroachments of existing structures; a mitigation plan is reviewed as part of this decision. Conformance with shoreline code requirements is discussed in this staff report per LUC 20.25E.010, as this provides the most protection to critical area functions and values.

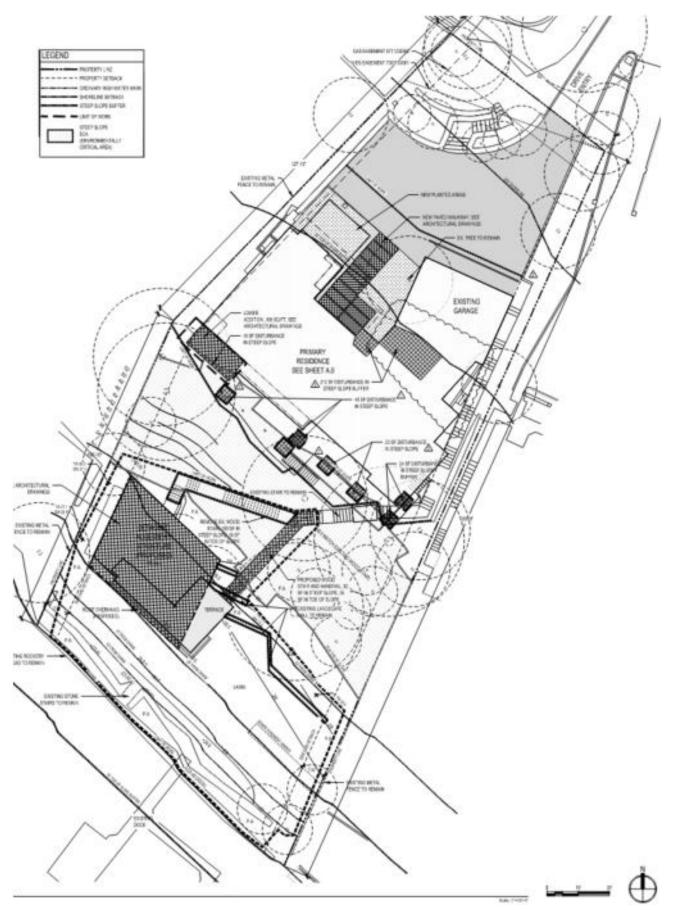
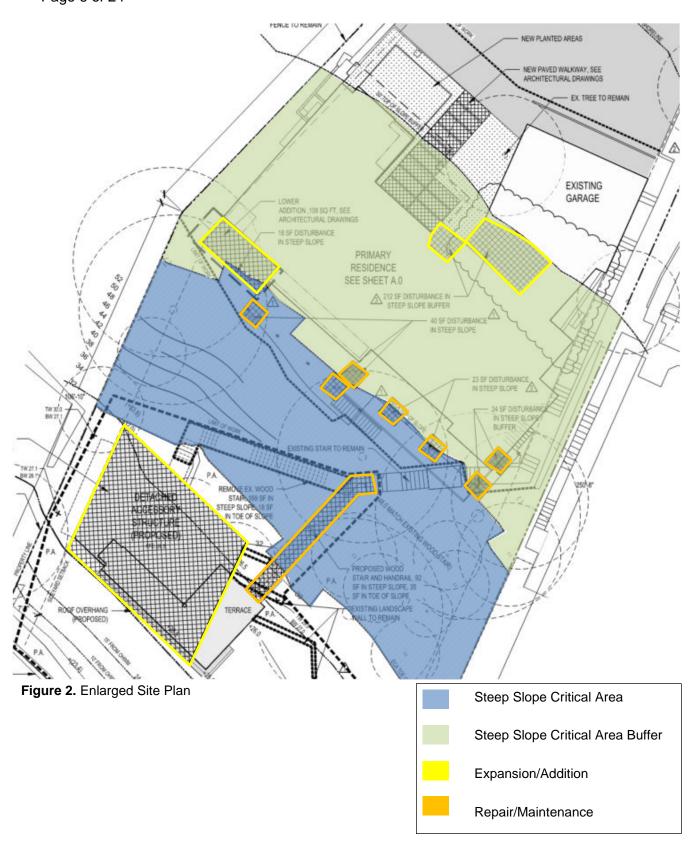


Figure 1. Full site Plan



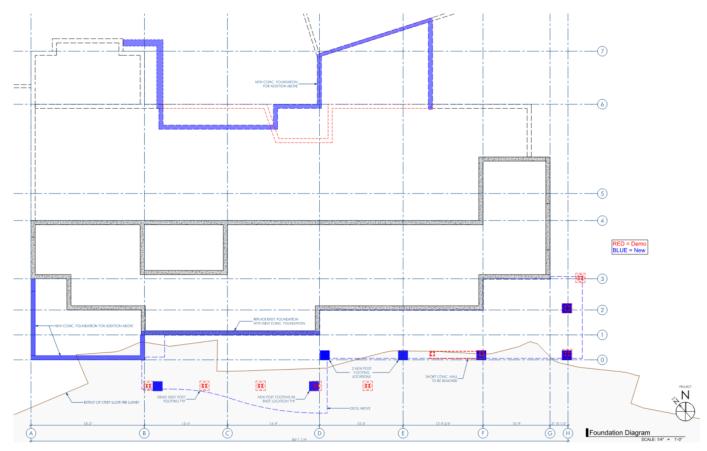


Figure 3. Foundation Exhibit. New post footings are indicated by blue boxes; post footings and foundation wall to be removed are indicated by red boxes; new concrete foundations are indicated in blue surrounding the border of the foundation. The steep slope critical area is shaded; the top-of-slope buffer is immediately north of the steep slope critical area and extends approximately to the front of the primary structure (farthest north).

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

A. Site Description

The project site is located at 9665 Lake Washington Blvd NE in the North Bellevue Subarea. The site is surrounded by single-family residential uses to the north, east, and south; Lake Washington is the to southwest. The subject property gains access from Lake Washington Blvd NE via an access situated tract iust northeast of the subject lot. The site is developed and contains a singlefamily residence, accessory cabana, and a pier. The lot contains vegetation typical of residential development in the area such as grass/lawn, deciduous trees, evergreen trees and various shrubs/groundcover. The

surface

in

flat

is

the



northeastern portion of the house and slopes down immediately southwest of the residence. Shoreline setbacks are indicated on the site plan at 25-feet and 50-feet as measured from the OHWM; all proposed work is taking place landward of the modified 25-foot OHWM setback; a 50-foot Vegetation Conservation Area, as measured from the OHWM also exists on site. **See Figures 4, 5, and 6 for project location and current site condition.**

B. Zoning

ground

relatively

The property is zoned R-1.8, a single-family residential estate district; Single-Family Residential Estate Districts provide for a low-density residential environment which may serve to protect steep slopes or unstable land from overdevelopment and may include agricultural uses and activities compatible with low residential density.

C. Land Use Context

The property has a Comprehensive plan Land Use Designation of SF-L (Single Family Low Density). Large-lot single family uses are consistent with this land use.

D. Critical Areas - Functions and Values

i. 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 provides 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 R-1.8 zoning dimensional requirements found in LUC 20.20.010 are generally met by the proposed expansion, but conformance will be verified during building permit review. All setbacks, height, lot coverage by structure, and impervious surface may be required to be verified by survey through the building permit inspection process. Shoreline specific requirements are discussed below in section III.C.1 of this report. **See Conditions of Approval in Section X of this report.**

B. Critical Areas Requirements LUC 20.25H

The City of Bellevue Land Use Code Critical Areas Overlay District (LUC 20.25H) establishes performance standards and procedures that apply to development on any site which contains in whole or in part any portion designated as critical area, critical area buffer or structure setback from a critical area or buffer.

The project proposes to permanently disturb areas defined as steep slope critical areas (or their associated buffers/structure setbacks) to accommodate additions to the existing primary residence. To provide further stability of the steep slope critical area, a pipe pile foundation system is proposed in support of the addition and to repair the existing foundation supporting

the primary residence; this will extend the loads into the dense core of the slope allowing the addition to be constructed with minimal excavation and disturbance to the steep slope. The pipe pile foundation system supporting the house, the new pipe pile system supporting the additions, and the additions themself will be located within the steep slope critical area or the top-of-slope buffer; the project proposal also seeks to expand the existing cabana within the 75-foot toe-of-slope structure setback.

See **figure 2** for a depiction of steep slope critical areas on site and areas of disturbance. Stabilization measures and maintenance of private non-motorized trails are allowed uses in a critical area per LUC 20.25H.055, subject to the performance standards and requirements discussed below in III.B 1-3. Modifications to setbacks and reductions for buffers may be considered through a Critical Areas Report and are discussed further below in III.B.4-6 below.

1. Consistency with LUC 20.25H.055.C.3.f

Private Nonmotorized Trails. New nonmotorized trails within the critical area or critical area buffer are limited to those accessing single-family residential moorage or serving nonresidential uses, multifamily residential uses and more than one single-family lot. Private nonmotorized trails shall comply with the performance standards for trails in subsection C.3.g of this section. Nothing in this section prohibits the creation of a soft surface nonmotorized trail in a critical area buffer on a single-family lot for use of the residents of that lot. Such trail shall not exceed four feet in width, and shall not involve the removal of any significant trees or bank-stabilizing roots. In stream and wetland buffers, trails shall not be generally parallel to the stream or wetland edge, shall be located in the outer 25 percent of the buffer, and shall be located no closer than 25 feet from the upland edge of the wetland or stream. Any clearing of brush or vegetation shall be the minimum necessary and shall be with hand tools only.

Finding: The pathway from the primary residence starts as one pathway, then splits into two; the northernmost portion leads directly to the proposed cabana while the southernmost portion appears to be a direct path to the waterfront. The path is located mostly within the steep slope critical area and partially within the toe-of-slope structure setback. The pathway is not proposed to be expanded and will be improved entirely within the existing pathway footprint. Maintenance and improvements to the pathway include repair/replacement of existing wood stairs and the addition of a handrail. Other landscape features in the immediate vicinity are proposed to remain as they exist; this includes three landscaping walls.

2. Consistency with LUC 20.25H.055.C.3.h

Existing Landscape Maintenance. Routine maintenance of existing legally established landscaping and landscape features developed prior to August 1, 2006, in the critical area or critical area buffer may be continued in accordance with this section. For purposes of this section, "routine maintenance" includes mowing, pruning, weeding, planting annuals, perennials, fruits and vegetables, and other activities associated with

maintaining a legally established ornamental or garden landscape and landscape features. Also, for purposes of this subsection, "landscape features" refers to fences, trellises, rockeries and retaining walls, pathways, arbors, patios, play areas and other similar improvements. To be considered routine maintenance, activities shall have been consistently carried out so that the ornamental species predominate over native or invasive species. Maintenance shall be performed with hand tools or light equipment only, and no significant trees may be removed, except in accordance with vegetation management under subsection C.3.i of this section. Use of fertilizers, insecticides, and pesticides is not recommended unless performed in accordance with the City of Bellevue's "Environmental Best Management Practices" now or as hereafter amended.

Finding: Re-establishing native vegetation adjacent to the lake is the goal of the proposed vegetation maintenance plan. Activities required as they relate to existing vegetation include removal of non-native and or invasive vegetation that could damage or shade out the young (proposed) plants. The use of herbicides and pesticides will be avoided in the shoreline area and all work is proposed to be performed by hand with the lightest possible equipment.

3. Consistency with LUC 20.25H.055.C.3.m

Stabilization Measures. Proposed stabilization measures within a critical area or critical area buffer to protect against streambank erosion or steep slopes or landslide hazards may be approved in accordance with this subsection. The performance standards of this part do not apply to shoreline stabilization measures in flood hazard critical areas when developed in accordance with LUC 20.25E.080.F.

Finding: Stabilization measures impacting approximately 150 square feet are proposed along the southerly portion of the residence near the top-of-slope and the northern portion near the edge of the top-of-slope buffer to support the existing primary residence and new additions. The Geotechnical analysis reports dense glacial till soils with high strength and high resistance to instability, even during seismic events. The observed settlement of the existing footings has resulted from long-term consolidation of the loose surface soils. This settlement and footing movement will continue unless the foundations are reconstructed to be supported on the dense glacial till soils. A shallow slope failure in the loose soils could damage or undermine the footings as they currently exist. The glacial till is located approximately 7.5-feet underneath the surface soils. The repair includes the driving of 2-inch steel pipe piles installed in the immediate area of new and existing supports to provide further reinforcement. Further, new foundation walls will be constructed as indicated in figure 3. The recommendations presented in the Geotech reports are intended to prevent existing and proposed conditions from adversely impacting the stability of the steep slope on the site and the adjoining properties, and protect the deck from damage in the event of foreseeable future shallow soil movement on the steep southern slope. Stabilization measures for

the proposed addition are discussed below in section III.B.4-7 of this report.

4. Consistency with LUC 20.25H.125

In addition to generally applicable performance standards set forth in LUC 20.25H.055, development within a landslide hazard or steep slope critical area or the critical area buffers of such hazards shall incorporate additional performance standards in design of the development, as applicable. The requirement for long-term slope stability shall exclude designs that require regular and periodic maintenance to maintain their level of function.

Finding: Both the toe-of-slope and the top-of-slope have been modified in previously to accommodate existing structures which include the cabana and the primary residence, respectively.

The proposed cabana will be excavated into the toe of the steep slope, which has previously been modified, with the foundation walls being backfilled to restore the existing grades, and to properly support the toe of the steep slope. The placement of the cabana into the toe of the slope will allow the northern foundation wall to be backfilled and to re-support the toe of the steep slope. This will also allow removal of the existing non-structural rockeries located at the slope's toe within the extent of the cabana. The glacial till can be cut at a near-vertical inclination, reducing the amount of vegetation that would be removed for foundation construction. The proposed development will not result in greater risk of instability on the site or the neighboring properties, or a create a need for increased buffers on neighboring properties. This is due to the proposed structure permanently retaining the toe of the steep slope, which is an improvement in slope stability over the current condition. Water collected from the impervious roof surface will be properly collected and discharged, reducing the potential for future erosion or movement of the rock bulkhead, which extends onto the neighboring properties. The proposed cabana will result in an increase in impervious surface but the increase is anticipated to increase the long term stability of the existing rock bulkhead by allowing precipitation to infiltrate waterward. Outside of the footprint of the new construction, all areas of new permanent disturbance and all areas of temporary disturbance will be mitigated with erosion control and restoration plans as a part of the building permit.

The proposed northwest addition will be constructed on a foundation supported by pipe piles and helical anchors (for lateral support) to minimize the amount of excavation and slope disturbance. The downslope, southern perimeter foundation wall of the proposed addition will stabilize and retain the remaining soils beneath the addition. The natural grade downslope of the addition will remain undisturbed; minimal grading will take place outside the project area. The proposed addition will overlie a crawlspace to eliminate the need to place fill beneath the addition's floor. The pipe pile system is anticipated to allow the addition to be constructed with the minimal amount

of excavation and disturbance to the top of the slope. The removal and/or permanent retention of the loose fill soils currently located along the top of the steep slope within the proposed addition footprint will increase the stability of the steep slope resulting in reduced risk for instability and reduced anticipated adverse impact to neighboring properties. As with the cabana expansion, it is anticipated that the additional impervious surface created by the proposed addition will increase the ability for precipitation to infiltrate downward (waterward), thereby, improving the stability of the slope and creating a higher resistance to erosion. Outside of the footprint of the new construction, all areas of new permanent disturbance and all areas of temporary disturbance will be mitigated with erosion control and restoration plans as a part of the building permit.

The proposed north addition is proposed to connect the northern perimeter of the primary structure to the garage in the northeastern portion of the lot; the existing garage is detached from the primary structure. The addition is proposed to expand both the basement and the main floor of the primary residence and provide a direct connection to the garage by "filling in" the existing courtyard between the residence and garage which is currently accessed by way of an elevated "bridge" which extends north off the main floor of the house, over the courtyard. A portion of the existing basement foundation wall will be demolished, reconfigured and reconstructed in order to accommodate this expansion. Foundations are assumed to have a bottom-offooting elevation of approximately 65-feet (elevation) which is approximately 12-feet below the existing courtyard. Required excavation for the proposal will be performed using a mechanism to ensure that all loosened soil being entirely scraped out of the base of the footing excavations (flat-bladed bucket with a grade bar or hand shoveling. Temporary excavation and shoring plans adopting geotechnical recommendations shall be provided at the time of building permit. For long term mitigation, the proposed addition will overlie a crawlspace to eliminate the need to place fill beneath the floor of the north addition. The north addition is within areas currently covered by impervious surface- no change in impervious surface is anticipated as a result of the northern addition.

Through utilization of dense glacial till naturally present on site, pipe pile stabilization measures and storm runoff measures, the project is anticipated to increase the stability of the steep slope. Outside of new construction, all areas of permanent disturbance will be mitigated with erosion control and restoration plans as part of the building permit. See Clear & Grade Conditions of Approval related to Geotechnical Letter Requirement in Section X of this report.

5. Consistency with LUC 20.25H.135

In addition to the general mitigation and restoration plan requirements, additional provisions specific to steep slopes shall include an erosion and sediment control plan, a drainage plan and/or surface water monitoring plan, where applicable.

Finding: The proposal is supported by a TESC Plan, Geotechnical Reporting discussing the Cabana expansion, home additions, and foundation repair. The submitted materials meet the minimum requirements when it comes to addressing drainage and surface water monitoring and erosion/sediment control.

6. Consistency with LUC 20.25H.140

Any proposal to modify a steep slope critical area or associated critical area buffer through a Critical Areas Report shall comply with the requirements of LUC 20.25H.140. This includes site/construction plans for the proposal and a topographic survey. The Critical Areas report shall contain an assessment of geological characteristics, analysis of the proposal and a minimum recommended critical area buffer and/or building setback.

Finding: As discussed in section I of this report, the northwest addition is located at the top of the slope where 18 square-feet of disturbance to the critical area is proposed in addition to 107 square-feet of disturbance to the 50-foot top-of-slope buffer; the north addition is proposed within the top-of-slope buffer with a 212 foot disturbance; a top-of-slope buffer reduction from 50-feet down to 4-feet is proposed. This geotechnical report includes an assessment of the onsite soils as well as a review of the site history including publicly available information regarding previous geologic events and site grading. The application materials also include a topographic map with existing and proposed site conditions. The reporting contains discussions with descriptions of the proposed project anticipating minimal disturbances to the site area within the Critical Area and the prescriptive steep slope buffer, as well as its potential impact on the hazard area and surrounding properties. The geotechnical report supports the buffer reduction and provides recommendations for increased slope stability.

7. Consistency with LUC 20.25H.145

Modifications to geologic hazard critical areas and/or buffers shall only be approved if the proposal is determined to result in a zero net adverse impact to on-site geological hazards (or other critical areas) and/or those on adjoining properties. Additionally, the proposal shall not significantly impact habitat associated with species of local importance, or such habitat that could reasonably be expected to exist during the anticipated life of the development proposal if the area were regulated under this part. It shall also be determined that the site design is safe and is advised by recommendations/reporting/analysis prepared by a qualified Engineer or Geologist licensed within the State of Washington. The recommendations shall employ the best available managements practices.

Finding: As discussed previously in this report (III.B.4), the proposal is anticipated to increase the stability of the top-of-slope and toe-of-slope which exceeds the minimum

standards for compliance. The increased stability is anticipated to benefit the subject site and surrounding properties. There are no known habits associated with species of local importance in the immediate vicinity. The recommendations and analysis have been prepared by Geotech Consultants Inc. and are stamped by a Professional Engineer licensed in the State of Washington.

C. Shoreline Requirements LUC 20.25E.065

Work within 200 feet of Lake Washington is within the shoreline jurisdiction and subject to the City's Shoreline Management Program and regulations in LUC 20.25E.065. Work in the shoreline requires approval of a separate shoreline exemption application. However review of all application is consolidated and done concurrently. One site plan has been provided for all proposed work and therefore the provisions of LUC 20.25E.065 are discussed in this staff report.

1. Consistency with LUC 20.25E.065.C

Shoreline Dimensional Requirements for Residential Uses. Land Use Code Chart 20.25E.065.C.2 sets forth shoreline dimensional requirements for residential uses located in the shoreline residential and shoreline residential canal environments. Each residential structure, development, or use in the shoreline shall comply with these requirements, except as otherwise provided in this section. If a number appears in a box, the dimensional requirement is subject to the provision indicated in the corresponding note. In the event of a conflict between the dimensional requirements of this section and the requirements of LUC Chart 20.20.010 when applied in the Shoreline Overlay District, the provisions of this section shall apply.

Finding: The proposal appears to comply with all dimensional requirements; compliance will be reviewed and verified at the time of building permit. See **Table 1** below.

Table 1

	Shorel	Complies?				
	Shoreline	Maximum	Max	Max	Max	
	Structure	Shoreline	Impervious	Impervious	Impervious	
	Setback	Building	Total 0-200	Surface 0-	Surface 0-50	
		Height	feet from	10 feet	feet from	
			OHWM	from	OHWM	
				OHWM		
Shoreline	50-feet	35-feet	50/55/80%	15%	50%	
Residential						
Requirement						

Project	25-feet*	Approx	49%	0.3%	21%	Yes
Proposal		15-feet				
		above				
		AEG.				
		*No change				
		in height				
		proposed for				
		addition				

^{*}The shoreline structure setback is modified to account for encroachments by existing structures under the footprint exception of subsection E.1.c of this section and may also be reduced to a minimum of 25 feet; provided, that impacts to existing shoreline vegetation are mitigated pursuant to the shoreline vegetation conservation requirements contained in subsection F of this section. A 1-time lateral expansion of up to 200 square feet is allowed for existing structures within 25 feet of ordinary high-water mark pursuant to the residential structure setback allowances contained in subsection E.2 of this section. Further shoreline setback encroachments may only be allowed through approval of a shoreline variance (refer to LUC 20.25E.190).

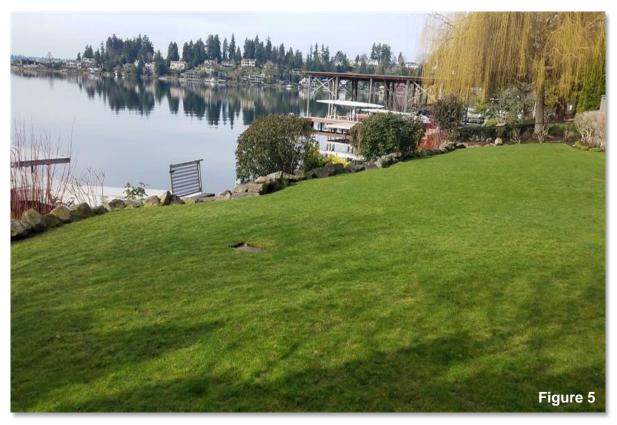
2. Consistency with LUC 20.25E.065.F.8.

This section provides standards for shoreline vegetation conservation within established shoreline vegetation conservation areas and areas outside of the shoreline vegetation conservation area but within the Shoreline Overlay District. The proposed approach to vegetation conservation in the City of Bellevue is designed to ensure a nexus and rough proportionality between impacts and required mitigation. Both impacts and mitigation requirements are calculated based on a change in the type of land cover. The ecological value for each type of land cover is assigned within a range from zero (no function) to one (maximum function). The proposed approach incorporates the following inputs:

- a. Existing level of shoreline ecological functions (value);
- b. Final level of shoreline ecological functions (value); and

^{**}Limitation on Requirement to Provide Shoreline Vegetation Mitigation Planting. Fifteen percent impervious surface area, or activity area comprised of mown lawn, bare ground or pervious surfaces, shall be permitted within 0 to 25 feet of OHWM irrespective of whether the mitigation requirements of subsection F.8 of this section have been fully met.

c. Area of impact and/or mitigation.



For the shoreline residential and shoreline residential canal environments the dimension of the shoreline vegetation conservation area shall be 50 feet measured landward from ordinary high-water mark on a horizontal plane and to a point that results in the required dimension.

Finding: No development is proposed within 25-feet of the OHWM. Increased development between 25 and 50 feet is proposed as the existing cabana is expanded. Table 2 below summarizes impact vs. proposed mitigation. The proposed expansion will occur at the expense of lawn and non-native landscaping material. Figure 5 captures the majority of the VCA approximately between 0-feet and 25-feet. Figure 6 captures the VCA at approximately 15-feet to 50-feet. Under the proposed action the existing cabana would be increased in size by 663 square feet. The cabana would expand into an area of lawn and non-native plantings. No native plants or undisturbed land will be displaced for the cabana. As mitigation, 611 square feet of the buffer (0-25 feet from OHWM will be planted with native species including 130 square feet of new overhanging vegetation. 449 square feet of the setback will receive similar treatment. Land cover values have been calculated to be approximately 149% of the existing value (see table 3 below) where the proposed landcover value of 1,315 sf exceeds the existing landcover value of 883 sf. These calculations do not include an additional 75 sf of native vegetation added to satisfy LUC 20.25E.065.F.8.c.iv. To satisfy this requirement, 130 square feet of native overhanging landscape is proposed along the shoreline.



Table 2

	Buffer (0-25')			8	Total		
CA Buffer and Setback	Exist.	Proposd.	Chng	Exist.	Proposd.	Chng	Change
Impervious Surface	17	0	-17	320	983	663	646
Lawn	1626	1031	-595	1224	887	-337	-932
Bare ground, rockeries, pervious	526	526	0	258	317	59	59
Non-native landscaping	522	523	1	1041	207	-834	-833
Native vegetation	80	691	611	0	449	449	1060

Table 3

					1 4510 0
	Std.	Exi	Existing		osed
	Value	Square	Total	Square	Total
		Feet		Feet	
Impervious Surface, 0-50'	0	337	0	983	0
Lawn/Garden/Weeds, 0-50'	0.1	2850	285	1918	192
Bare Ground, 0-50'	0.15	784	118	843	126
Nonnative vegetation, 25 – 50'	0.25	1041	260	207	52
Nonnative vegetation, 0 – 25'	0.3	522	157	523	157
Native vegetation, 25 – 50'	0.6	0	0	449	269
Rain garden/swale, 0 – 200'	0.7	0	0	0	0
Native vegetation, 0 – 25'	0.8	80	64	486	389

Native overhanging vegetation, 0 – 10'	1.0	0	0	130	130
		5614	883	5539	1315

Tree retention is proposed at approximately 95%; a total of four trees are proposed to be removed three of which are either dead or invasive. The remaining tree is proposed to be replaced at a 2:1 ratio as required by LUC 20.25E.065.F.8.c.iii(1). Mitigation Plans are attached to this decision as **Attachment 1**.

IV. Public Notice and Comment

Application Date: June 16, 2021
Public Notice (500 feet): November 18, 2021
Minimum Comment Period: December 2, 2021

The Notice of Application for this project was published in the City of Bellevue Weekly Permit Bulletin and Seattle Times on November 18, 2021. It was mailed to property owners within 500 feet of the project site. No comments were received.

V. Summary of Technical Reviews

A. Clearing and Grading

The Clearing and Grading Division of the Development Services Department reviewed the proposal for compliance with Clearing and Grading codes and standards and has approved the application. A clearing and grading permit is required and any plans submitted must be consistent with this approval. The project geotechnical engineer is required to review the final plans and provide a letter to confirm that the plans conform with their recommendations. The geotechnical engineer is also required to inspect the work during construction and after to ensure slope conditions are unchanged. The site is subject to rainy season restrictions. **See Conditions of Approval in Section X of this report.**

B. Utilities

The Utilities Review section of Development Services Department reviewed the proposal for compliance with Utility codes and standards and has approved the application.

VI. State Environmental Policy Act (SEPA)

The environmental review indicates no probability of significant adverse environmental impacts occurring because of the proposal which is not exempt due to anticipated impacts to the steep slope critical area that are unrelated to the single-family residential structure. The submitted Environmental Checklist adequately discloses expected environmental impacts to elements of the environment associated with the project. The SEPA checklist is attachment 3 and found in the project file. The City's 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 Due to Staff Review

The applicant provided revisions to plans and reporting in response to comments from the City of Bellevue Land Use Departments. Changes to the proposal include updated geotechnical analysis and reporting, and critical areas reporting/mitigation plans.

VIII. Decision Criteria

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

The Director may approve, or approve with modifications, a proposal to reduce the regulated critical area buffer on a site where the applicant demonstrates:

1. The proposal includes plans for restoration of degraded critical area or critical area buffer functions which demonstrate a net gain in overall critical area or critical area buffer functions;

As discussed in section III of this report, the Critical Areas Report, geotechnical reporting, and mitigation planting plan provides mitigation details which include provisions for site grading and construction of stabilization mechanisms which are anticipated to increase slope stability. **See Conditions of Approval in Section X of this report.**

- 2. The proposal includes plans for restoration of degraded critical area or critical area buffer functions which demonstrate a net gain in the most important critical area or critical area buffer functions to the ecosystem in which they exist;
 - As discussed in section III of this report, the Critical Areas Report, geotechnical reporting, and mitigation planting plan provides mitigation details which include provisions for site grading and construction of stabilization mechanisms which are anticipated to increase slope stability. **See Conditions of Approval in Section X of this report.**
- 3. The proposal includes a net gain in stormwater quality function by the critical area buffer or by elements of the development proposal outside of the reduced regulated critical area buffer:

As discussed in section III.4 of this report it is anticipated that the additional impervious surface created by the proposed addition will increase the ability for precipitation to infiltrate downward (waterward), thereby, improving the stability of the slope and creating a higher resistance to erosion.

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

A maintenance and monitoring surety will be required to ensure that mitigation and

monitoring efforts are properly installed/executed. **See Conditions of Approval in Section X of this report.**

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;

The proposed project is designed to maximize mitigation measures and anticipated to be completed without adversely impacting the existing slopes or decreasing slope stability.

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

The development is compatible with the surrounding single family residential uses.

- C. 20.30P.140 Critical Area Land Use Permit Decision Criteria Decision Criteria

 The Director may approve, or approve with modifications an application for a

 Critical Area Land Use Permit if:
 - The proposal obtains all other permits required by the Land Use Code;
 The applicant must obtain a building permit and other necessary construction permits before beginning any work.
 - 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;

The performance standards for the project have been developed to maintain or exceed slope stability in the areas of temporary and permanent disturbance and to utilize 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.

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

As discussed in Section III of this report, the performance standards of LUC 20.25H are being met or exceeded.

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

The proposed activity will be served by adequate public services or facilities. Street, fire protection, and utilities will undergo further review under separate permit processes where applicable.

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

As discussed in section III of this report, the Critical Areas Report and mitigation planting plan provide details which include provisions for site grading and construction of stabilization mechanisms designed to increase slope stability and mitigate disturbances to critical areas. All areas of temporary disturbance will be restored.

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

As discussed in this report, the proposal complies with all other applicable requirements of the Land Use Code.

IX. Conclusion and Decision

After conducting the various administrative reviews associated with this proposal, including Land Use Code consistency, SEPA, City Code and Standard compliance reviews, the Director of the Development Services Department does hereby **approve with conditions** the Critical Areas Land Use Permit for temporary and permanent disturbances to the steep slope critical areas on the subject site to accommodate an addition to the existing primary residence and expansion of the existing cabana. **Approval of this Critical Areas Land Use Permit does not constitute a permit for construction.** A building permit is required, and all plans are subject to review for compliance with applicable City of Bellevue codes and standards.

Note - Expiration of Critical Area Permit 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 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 Title 24	Jeremy Rosenlund, 425-452-7683
Land Use Code- BCC Title 20	Leticia Wallgren, 425-452-2044

The following conditions are imposed under the Bellevue City Code as referenced.

A. General Conditions

1. Building Permit Required: Approval of this Critical Areas Land Use Permit does not constitute an approval of any construction permit. A building permit must be approved before construction can begin. Plans submitted as part of any permit application shall be consistent with the activity permitted under this approval.

Surace-Smith Cabana and Lounge Addition 21-110379-LO Page 23 of 24

Authority: Land Use Code 20.30P.140

Reviewer: Leticia Wallgren, Development Services Department

2. Restoration of Disturbance

All areas of temporary disturbance caused by construction are required to be restored. The plans submitted under the clearing and grading permit shall show restoration and planting proposed consistent with the Critical Areas Handbook planting templates.

Authority: Land Use Code 20.25E.070.E

Reviewer: Leticia Wallgren, Development Services Department

3. Tree Protection

The project must comply with BMP T101 for tree protection which includes:

- Clearing limits shall be established at the limit of non-disturbed areas and for retained trees within the developed portion of the site, outside of drip lines. Sixfoot chain link fencing with driven posts, or an alternative approved by the Clear and Grade Inspector, shall be installed at the clearing limits prior to initiation of clearing and grading.
- No excavation or clearing should be performed within drip lines of retained trees, except as specifically approved on plans. All such work shall be done by hand to avoid damage to roots and shall be done under the supervision of an arborist approved by the city.
- Tree protection will be required to be shown on the plans submitted with the Clearing and Grading Permit.

Authority: Land Use Code 20.20.520, Bellevue City Code 23.76.060 Reviewer: Leticia Wallgren, Development Services Department

4. Maintenance and Monitoring Surety

A financial surety is required to be submitted to ensure the landscaping planting successfully establishes. A monitoring/maintenance assurance device that is equal to 20% of the cost of plants, installation, and the cost of monitoring is required to be held for a period of five years from the date of successful installation. A cost estimate is required to be provided with the Clearing & Grading permit and the financial surety is required to be posted prior to issuance of the Clearing & Grading permit. Release of the surety after the 5-year monitoring period is contingent upon a final inspection of the planting by Land Use Staff that finds the maintenance and monitoring plan was successful and the landscaping meets performance standards.

Authority: Land Use Code 20.20.520.L

Reviewer: Leticia Wallgren, Development Services Department

5. Land Use Inspection

Inspection of mitigation planting must be completed by the Land Use Planner as part of the building permit inspection process. A Land Use inspection will be added to the building permit.

Authority: Land Use Code 20.25H.210 Reviewer: Leticia Wallgren, Land Use

6. 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 and approval 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: Clearing & Grading Code 23.76.050

Reviewer: Savina Uzunow, Development Services Department

7. Geotechnical Review and Letter: 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, Development Services Department

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

Authority: Bellevue City Code 23.76.050

Reviewer: Savina Uzunow, Development Services Department

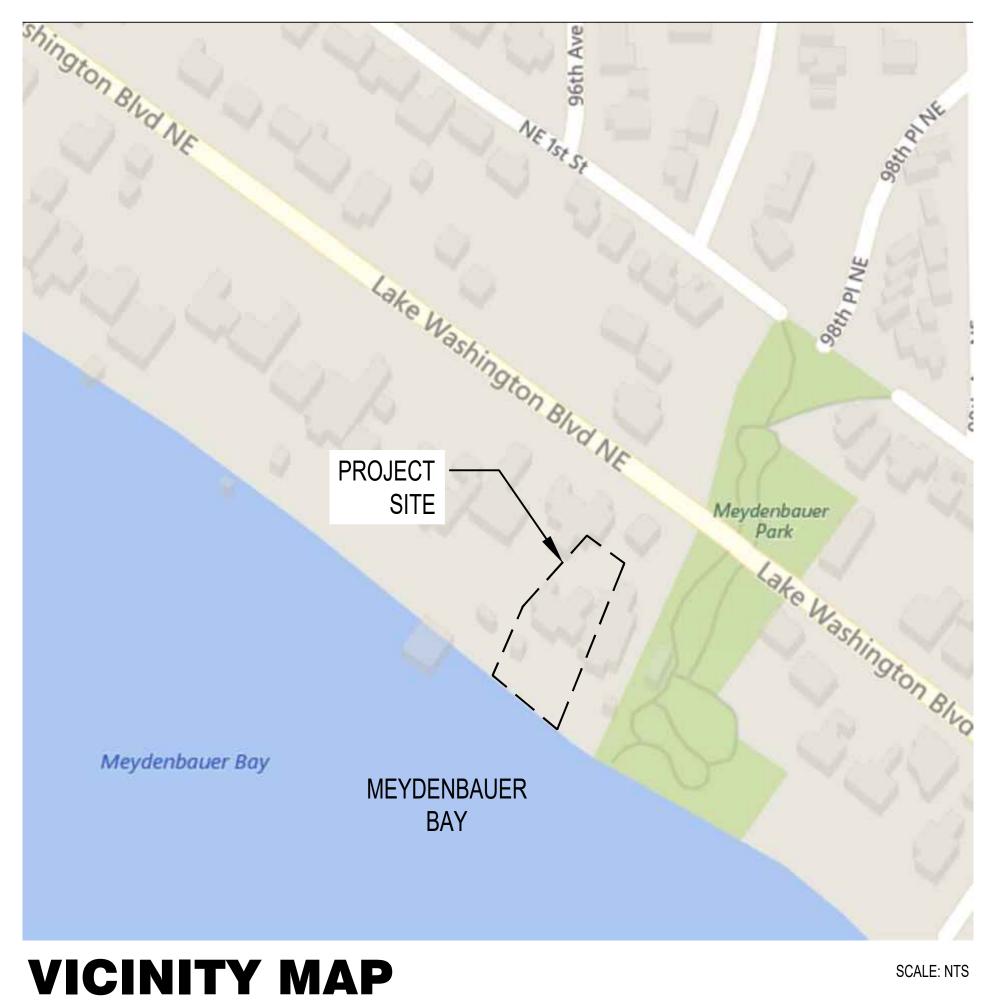
9. Rainy Season Restrictions: No clearing and grading activity may occur during the rainy season, which is defined as October 1 through April 30 without written authorization of the Development Services Department. Should approval be granted for work during the rainy season, increased erosion and sedimentation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

Authority: Bellevue City Code 23.76.093

Reviewer: Savina Uzunow, Development Services Department

SURACE-SMITH RESIDENCE

LAND USE PERMIT



	INDEX OF DRAWINGS					
	Sheet Number	Sheet Title				
	G-000	COVER SHEET				
<u> </u>	L-000	SITE PLAN B				
	1 OF 2	SURVEY NORTH				
	2 OF 2	SURVEY SOUTH				
	L-001	OVERALL SITE SECTION				
A A .	L-010	TREE INVENTORY PLAN				
3/1/	L-011	LĂNDSCAPE MANAGEMENT PLAN				
_	L-012	LANDSCAPE PLANTING PLAN				
	L-013	LANDSCAPE MITIGATION NOTES AND DETAILS				
	L-014	TESC PLAN				
	L-015	TESC NOTES AND DETAILS				
<u> </u>	A0	MAIN HOUSE SITE PLAN				
	A1	ACCESSORY STRUCTURE PLANS				
	A2	ACCESSORY STRUCTURE EXTENSION ELEVATIONS				
	A3	LOUNGE ADDITION PLAN AND ELEVATIONS				
	A4	MAIN HOUSE FOUNDATION DIAGRAM				

SKAPA

I and scape architecture design visualization

450 ALASKAN WAY S., STE. 200 SEATTLE, WA 981004 www.skapalandscape.com

RACE-SMITH ACCESSORY STRUCTUF LAKE WASHINGTON BLVD E., BELLEVUE, WA, 98004

G-000

COVER SHEET

SHEET LIST

L-001 OVERALL SITE SECTIONS SURVEY 1 OF 2 SURVEY NORTH

L-000 SITE PLAN B

2 OF 2 SURVEY SOUTH

LANDSCAPE L-010 TREE INVENTORY PLAN L-011 LANDSCAPE MANAGEMENT PLAN L-012 LANDSCAPE PLANTING PLAN L-013 LANDSCAPE MITIGATION NOTES AND DETAILS

L-014 TESC PLAN L-015 TESC NOTES AND DETAILS

ARCHITECTURAL A0 MAIN HOUSE SITE PLAN A1 ACCESSORY STRUCTURE PLANS A2 ACCESSORY STRUCTURE EXT. ELEV A3 LOUNGE ADDITION PLAN & ELEV

PROJECT TEAM

KATHY SURACE-SMITH & BRAD SMITH 9665 LAKE WASHINGTON BLVD E BELLEVUE, WA 98004

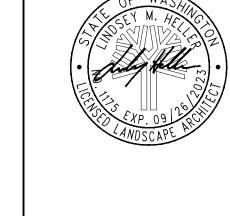
LANDSCAPE ARCHITECT CONTACT: LINDSEY HELLER 450 ALASKAN WAY S., STE. 200 EMAIL: LINDSEY@SKAPALANDSCAPE.COM

A4 MAIN HOUSE FOUNDATION DIAGRAM

ARCHITECT **DEFOREST ARCHITECTS** CONTACT: MELISSA NORDQUIST EMAIL: MELISSA@DEFORESTARCHITECTS.COM PHONE: 206-258-5246

SURVEYOR

CONTACT: DANA HALL WEB: WWW.TERRANE.NET 10801 MAIN ST, STE 102, BELLEVUE, WA 98004 E-MAIL: SUPPORT@TERRANE.NET



96

www.skapalandscape.com

1" = 10'-0" 06/11/2021 Drawn By: Checked By: Revisions: REV 1 CORR 2 05/09/2022 REV 2 01/26/2023 REV 3 02/15/2023

L-000 SITE PLAN B

MEYDENBAUER BAY Meydenbauer Bay **MITIGATION DATA** TREE RETENTION AND REPLACEMENT Proposed development includes changes to the existing TOTAL LOT AREA: 22,563 SQ. FT. main house footprint, resulting in a net additional 36 SF; the addition of a wood and steel framed landscaping NEW IMPERVIOUS DOES NOT EXCEED 20%: NO TREE trellis; a main level deck expansion that matches the RETENTION OR REQUIRED NEW TREE PLANTINGS footprint of the existing lower level deck, replacement of the existing deck circulation stairs, and replacement of 2. MITIGATION REQUIREMENTS existing support columns and footings and the removal of SEE COVERAGE CALCULATIONS WITHIN THE SHORELINE an existing accessory structure and construction of a new 825 s.f. accessory structure. Also included in the scope of SEE CRITICAL AREAS REPORT AND PROPOSED MITIGATION work are wood stairs and associated paving within the PLAN. shoreline management area and designated ECA Steep Slope. The proposed work does not occur within the 25'-0" shoreline setback and limited disturbance to the steep slope THAT PORTION OF LOT 19, BLOCK 15, LOCHLEVEN, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 16 OF PLATS, PAGE 46, RECORDS OF KING NAVD88 PER CITY OF BELLEVUE BENCHMARK 286 FOUND COB BRASS CAP IN CASE, DOWN 0.44' LOCATED C/L LK WASH. BLVD NE - NW OF HOUSE **EXISTING LOT COVERAGE CALCULATIONS (PER ARCHITECT)** LOT COVERAGE 6,359 SF [WITH NEW ACCESSORY STRUCTURE] HOUSE + GARAGE CANOPIES OVER WALKWAYS DECK S & STAIRS >30" ABOVE GRADE 801 S.F. ACCESSORY STRUCTURE (NEW) LOWER ADDITION (NEW) PROPOSED LOT COVERAGE, MINUS ECA STEEP SLOPE ALLOWABLE IMPERVIOUS SURFACE PER LUC 20.20.10 3653 S.F. (Arch number) MAXIMUM ALLOWABLE: 45% 977 S.F. 3484 S.F. 397 S.F. DETACHED ACCESSORY STRUCTURE ROOF 340 S.F. 4,045 S.F. 917 S.F.

PHONE: 206-388-8786

GEOTECHNICAL GEOTECH CONSULTANTS, INC. CONTACT: MARC MCGINNIS 2401 10TH AVE E, SEATTLE, WA. 98102 WEB: HTTPS://GEOTECHNW.COM EMAIL: MARCM@GEOTECHNW.COM

PHONE: 425-747-5618

PHONE: 425-458-4488

6,359 SF [34%]

4,182 SF

179 SF

1089 S.F.

108 SF

ALTERNATIVE MAXIMUM ALLOWABLE: 50%

PROPOSED IMPERVIOUS 9,882 S.F. [45%] NEW DETACHED ACCESSORY STRUCTURE + HOUSE ADDITION]

22,563 SF

4,385 SF

18,178 SF

8851 S.F. [39%]

HOUSE ROOF GARAGE ROOF ASPHALT 2396 S.F. 780 S.F. WALKWAY HOUSE ADDITIONAL ROOF SOLID DECKS (MOT DRIP THRU) DETACHED ACCESSORY STRUCTURE ROOF (NEW) 1119 S.F.

PROJECT DATA

PROJECT DESCRIPTION

is proposed.

ASSOCIATED PERMITS:

PROPERTY ADDRESS

BELLEVUE, WA 98004

LEGAL DESCRIPTION

4389200951

VERTICAL DATUM

OFFICE ADDITION - #21 - 15952 BR

9665 LAKE WASHINGTON BLVD

COUNTY, WASHINGTON

ASSESSOR'S PARCEL NUMBER

ELEVATION ON CAP = 113.361'

SHORELINE OVERLAY DISTRICT

40% STEEP SLOPE: 4,385 SF OR 19.4% SITE

STEEP SLOPE CRITICAL AREA: 4,385 SF

35% ALLOWABLE LOT COVERAGE 6,362 SF

IMPERVIOUS CALCULATIONS

ECA ZONING DESIGNATION

LESS STEEP SLOPES (>40%)

LESS SLOPE SETBACK AREA

EFFECTIVE LOT AREA

EXISTING IMPERVIOUS

HOUSE ROOF

ASPHALT

WALKWAY

GARAGE ROOF

ZONING DESIGNATION

BASE ZONE: R-1.8

LOT AREA: 22,563

COVERAGE

LOT AREA

ALLOWABLE IMPERVIOUS SURFACE PER LUC 20.20.10

MAXIMUM ALLOWABLE: 45% ALTERNATIVE MAXIMUM ALLOWABLE: 50%

ALLOWABLE IMPERVIOUS SURFACE PER 20.25E.065.C2 0 - 200' PROPOSED = 10,044 SQ. FT. (49%) MAX ALLOWABLE 50% 0 - 50' PROPOSED =1175 SQ. FT. (21%) MAX ALLOWABLE 50% 0 - 25' PROPOSED = 1120 SQ. FT (40%) MAX ALLOWABLE $15\%^{*1}$ 0 - 15' PROPOSED = 251 SQ. FT (15%) MAX ALLOWABLE 15%* 0- 10' PROPOSED = 4 SQ. FT. (0.3%) MAX ALLOWABLE 15%

* CALCULATIONS FOR 0-15' AND 0-25' INCLUDE IMPERVIOUS SURFACE AREAS, MOWN LAWN, BARE GROUND, AND PERVIOUS MATERIALS.

REMAIN, A REDUCTION BY 574 SQ. FT. NO NEW LAWN OR OTHER IMPERVIOUS IS PROPOSED.

SITE PLAN B

LEGEND

SEE ARCHITECTURAL

DRAWINGS

EXISTING METAL

FENCE TO REMAIN

EXISTING ROCKERY

EXISTING STONE

STAIRS TO REMAIN

BULKHEAD TO REMAIN

ROOF OVERHANG

(PROPOSED)

PROPERTY LINE

- - - - - PROPERTY SETBACK

----- SHORELINE SETBACK

————— STEEP SLOPE BUFFER

— — LIMIT OF WORK

----- ORDINARY HIGH WATER MARK

STEEP SLOPE

(ENVIRONMENTALLY

CRITICAL AREA)

Scale: 1"=10'-0"

GAS EASEMENT 8711230362

NEW PLANTED AREAS

NEW PAVED WALKWAY, SEE ARCHITECTURAL DRAWINGS

EX. TREE TO REMAIN

EXISTING

GARAGE

NN/EG EASEMENT 7303130061

EXISTING METAL

ADDITION ,108 SQ FT, SEE

18 SF DISTURBANCE

IN STEEP SLOPE

STAIR, 169 SF IN

LAWN

STEEP SLOPE, 18 SF

IN TOE OF SLOPE

ARCHITECTURAL DRAWINGS

PRIMARY

RESIDENCE

SEE SHEET A.0

PROPOSED WOOD

STAIR AND HANDRAIL, 92

SF IN STEEP SLOPE, 35

SF IN TOE OF SLOPE

EXISTING LANDSCAPE

FENCE TO REMAIN

WALL TO REMAIN

212 SF DISTURBANCE IN STEEP SLOPE BUFFER

- 40 SF DISTURBANCE

- 23 SF DISTURBANCE,

IN STEEP SLOPE 3

BUFFER

- 24 SF DISTURBANCE

IN STEEP SLOPE

IN STEEP SLOPE

FENCE TO REMAIN

0-25' ZONE INCLUDES 1031 SQ. FT OF PREVIOUSLY EXISTING LAWN TO

2. VERIFY LOCATION OF ALL OVERHEAD AND UNDERGROUND UTILITIES BEFORE BEGINNING

1. DO NOT SCALE DRAWINGS.

GENERAL NOTES:

LEGAL DESCRIPTION

THAT PORTION OF LOT 19, BLOCK 15, LOCHLEVEN, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 16 OF PLATS, PAGE 46, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF THAT PORTION OF SAID LOT 19 WHICH LIES SOUTHWESTERLY OF THE SOUTHWESTERLY RIGHT OF WAY LINE OF NORTHEAST LAKE WASHINGTON BOULEVARD AS SAID BOULEVARD NOW EXISTS; THENCE SOUTH 37°26' WEST 116.00 FEET ALONG THE

NORTHWESTERLY BOUNDARY OF SAID LOT 19; THENCE SOUTH 52°34' EAST 110.00 FEET;

THENCE SOUTH 44°00' WEST 20.13 FEET TO THE TRUE POINT OF THENCE CONTINUING SOUTH 44°00' WEST 127.87 FEET;

THENCE SOUTH 24°11' WEST TO THE SHORE OF LAKE WASHINGTON; THENCE SOUTHEASTERLY ALONG THE SHORE OF LAKE WASHINGTON TO A POINT WHICH BEARS SOUTH 24°11' WEST FROM A POINT WHICH IS SOUTH 52°34' EAST 62.01 FEET FROM THE TRUE POINT OF BEGINNING;

THENCE NORTH 24°11' EAST TO A POINT WHICH BEARS SOUTH 52°34 EAST 62.01 FEET FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 52°34' WEST 62.01 FEET TO THE TRUE POINT OF BEGINNING;

TOGETHER WITH ALL SECOND CLASS SHORELANDS ADJOINING THAT HAVE NOT ALREADY BEEN INCLUDED IN THE ABOVE DESCRIBED

AND ALSO TOGETHER WITH AN UNDIVIDED 1/3 INTEREST IN THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 19 LYING SOUTHWESTERLY OF THE SOUTHWESTERLY RIGHT OF WAY LINE OF NORTHEAST LAKE WASHINGTON BOULEVARD: THENCE SOUTH 52°34' EAST 117.70 FEET TO THE TRUE POINT OF

THENCE CONTINUING SOUTH 52°34' EAST ALONG THE SAID RIGHT OF WAY 20.00 FEET;

THENCE SOUTH 37°26' WEST 30.92 FEET;

THENCE SOUTH 6°00' WEST 99.72 FEET; THENCE SOUTH 82°23' WEST 28.28 FEET TO THE NORTHEAST

CORNER OF THE ABOVE DESCRIBED MAIN TRACT; THENCE NORTH 52°34' WEST 62.01 FEET TO THE NORTHWEST

CORNER OF THE ABOVE DESCRIBED MAIN TRACT; THENCE NORTH 44°00' EAST 20.13 FEET;

THENCE 60.73 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 28.66 FEET WHICH BEARS NORTH 37°26' EAST;

THENCE NORTH 6°00' EAST 32.11 FEET; THENCE NORTH 37°26' EAST 45.00 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

BASIS OF BEARINGS

HELD A BEARING OF N 52°34'00" W BETWEEN FOUND MONUMENTS ON CENTERLINE OF NE LAKE WASHINGTON BLVD PER R1 & R2.

REFERENCES

R1. RECORD OF SURVEY, VOL. 55, PG. 277, RECORDS OF KING COUNTY, WASHINGTON. R2. RECORD OF SURVEY, VOL. 113, PG. 147,

RECORDS OF KING COUNTY, WASHINGTON.

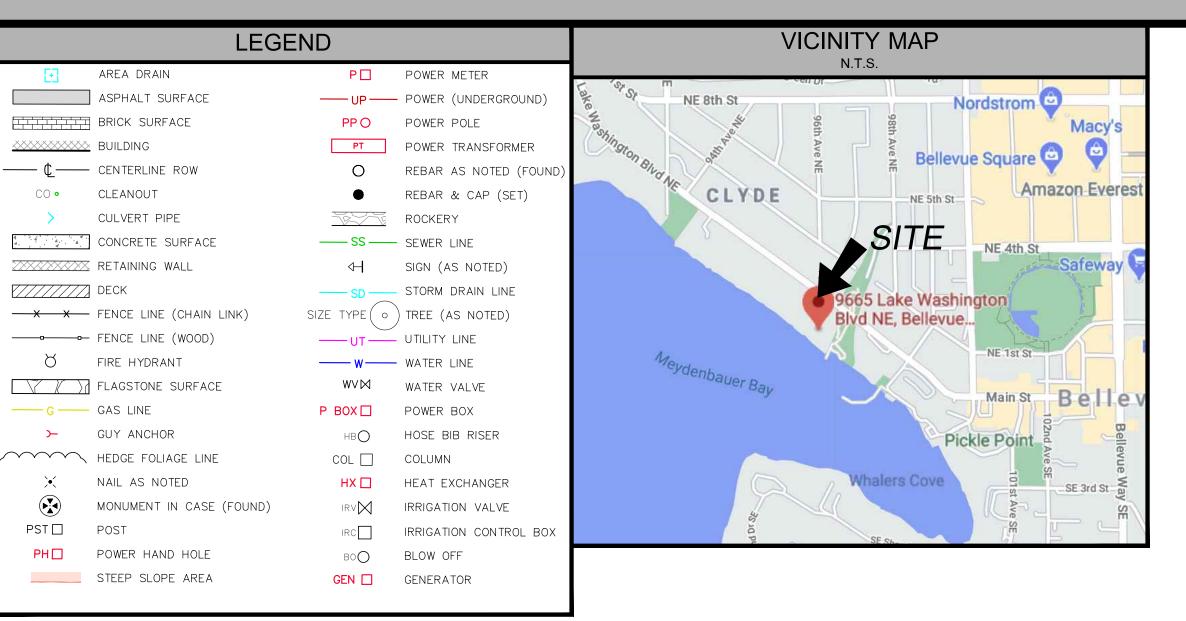
VERTICAL DATUM

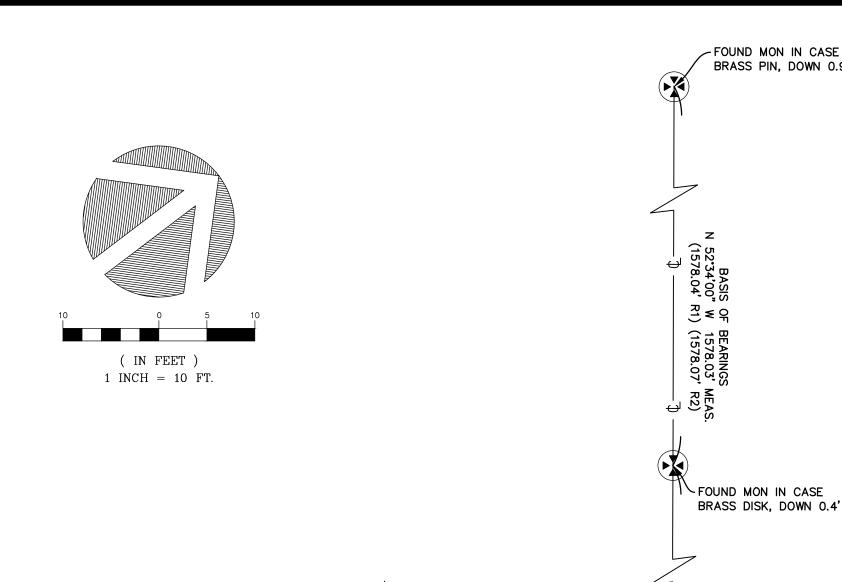
NAVD88 PER CITY OF BELLEVUE BENCHMARK 286 FOUND COB BRASS CAP IN CASE, DOWN 0.44' LOCATED C/L LK WASH. BLVD NE - NW OF HOUSE #9621. ELEVATION ON CAP = 113.361

SURVEYOR'S NOTES

- 1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN JANUARY OF 2021. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT
- 2. ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
- 3. THE TYPES AND LOCATIONS OF ANY UTILITIES SHOWN ON THIS DRAWING ARE BASED ON INFORMATION PROVIDED TO US, BY OTHERS OR GENERAL INFORMATION READILY AVAILABLE IN THE PUBLIC DOMAIN INCLUDING, AS APPLICABLE, IDENTIFYING MARKINGS PLACED BY UTILITY LOCATE SERVICES AND OBSERVED BY TERRANE IN THE FIELD. AS SUCH, THE UTILITY INFORMATION SHOWN ON THESE DRAWINGS ARE FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE RELIED ON FOR DESIGN OR CONSTRUCTION PURPOSES; TERRANE IS NOT RESPONSIBLE OR LIABLE FOR THE ACCURACY OR COMPLETENESS OF THIS UTILITY INFORMATION. FOR THE ACCURATE LOCATION AND TYPE OF UTILITIES NECESSARY FOR DESIGN AND CONSTRUCTION, PLEASE CONTACT THE SITE OWNER AND THE LOCAL UTILITY LOCATE SERVICE (800-424-5555).
- 4. SUBJECT PROPERTY TAX PARCEL NO. 4389200951.
- 5. SUBJECT PROPERTY UPLAND AREA PER THIS SURVEY IS 22,563± S.F. (0.52 ACRES)
- 6. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN CHICAGO TITLE COMPANY OF WASHINGTON, COMMITMENT NO. 0198936-ETU, WITH AN EFFECTIVE DATE OF DECEMBER 23, 2020 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.
- 7. FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 5-SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 332-130-090.

TOPOGRAPHIC & BOUNDARY SURVEY





PUBLIC DOCUMENTS; AS SUCH, TERRANE CANNOT BE LIABLE OR RESPONSIBLE FOR

THE ACCURACY OR COMPLETENESS OF ANY STEEP SLOPE INFORMATION. ULTIMATELY,

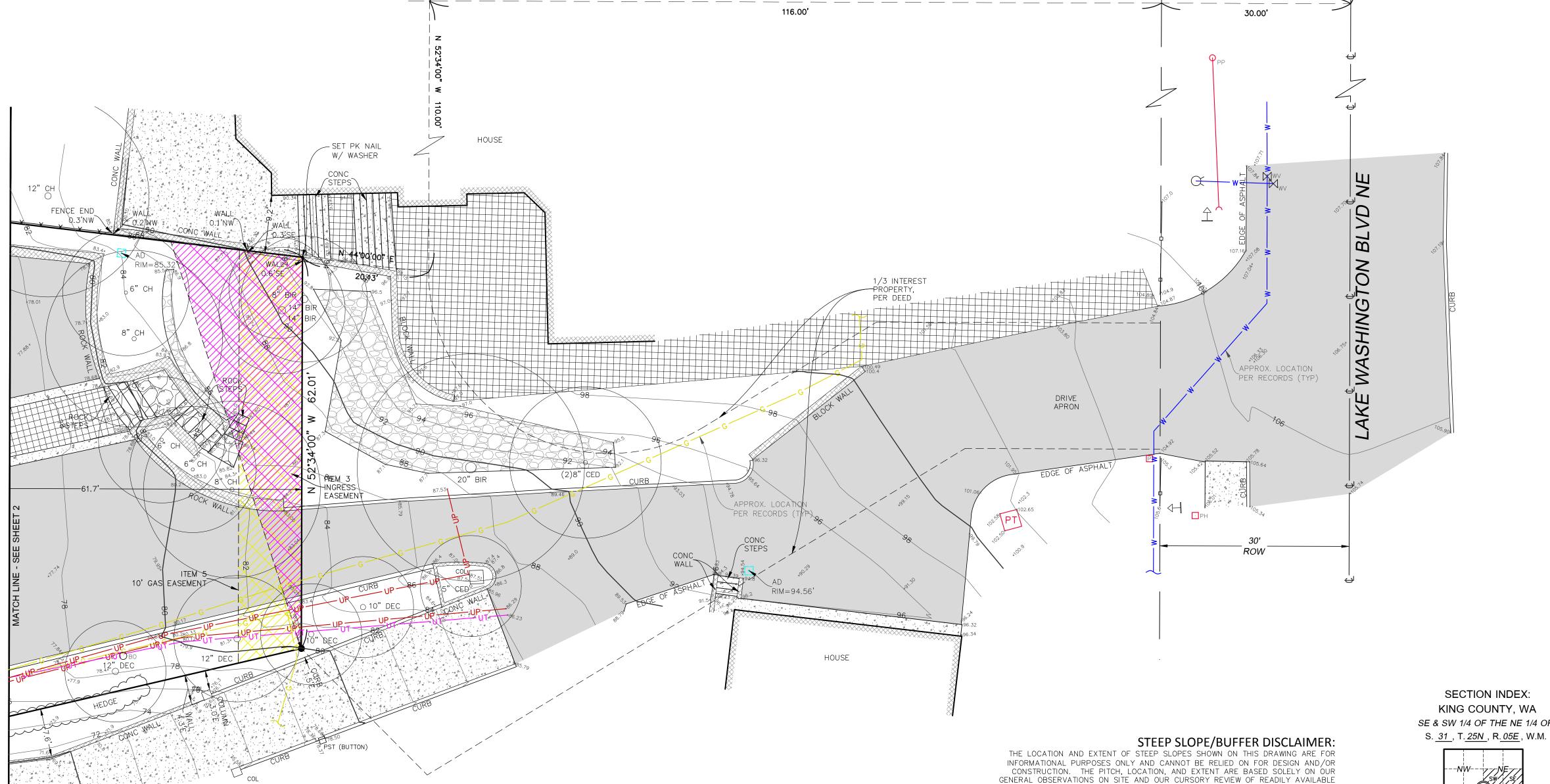
THE LIMITS AND EXTENT OF ANY STEEP SLOPES ASSOCIATED WITH ANY SETBACKS OR

OTHER DESIGN OR CONSTRUCTION PARAMETERS MUST BE DISCUSSED AND APPROVED

BY THE REVIEWING AGENCY BEFORE ANY CONSTRUCTION CAN OCCUR.

-FOUND MON IN CASE

BRASS PIN, DOWN 0.9'



N 37°26'00" E 146.00'

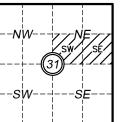


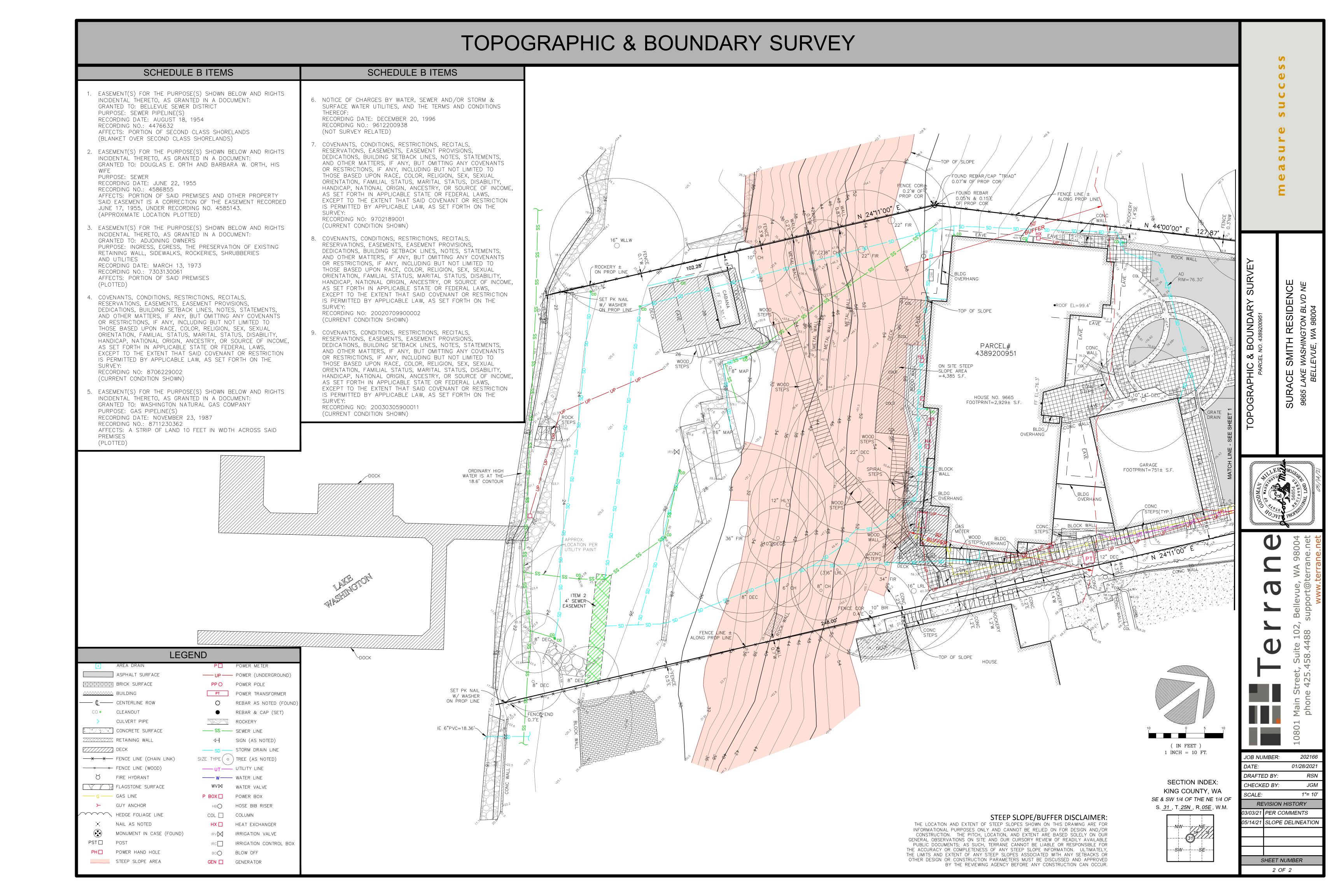
JOB NUMBER: 01/28/2021 DRAFTED BY: CHECKED BY 1" = 10'

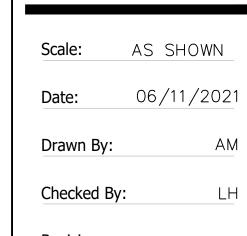
SHEET NUMBER

1 OF 2

REVISION HISTORY 3/03/21 PER COMMENTS 05/14/21 SLOPE DELINEATION







Revisions:

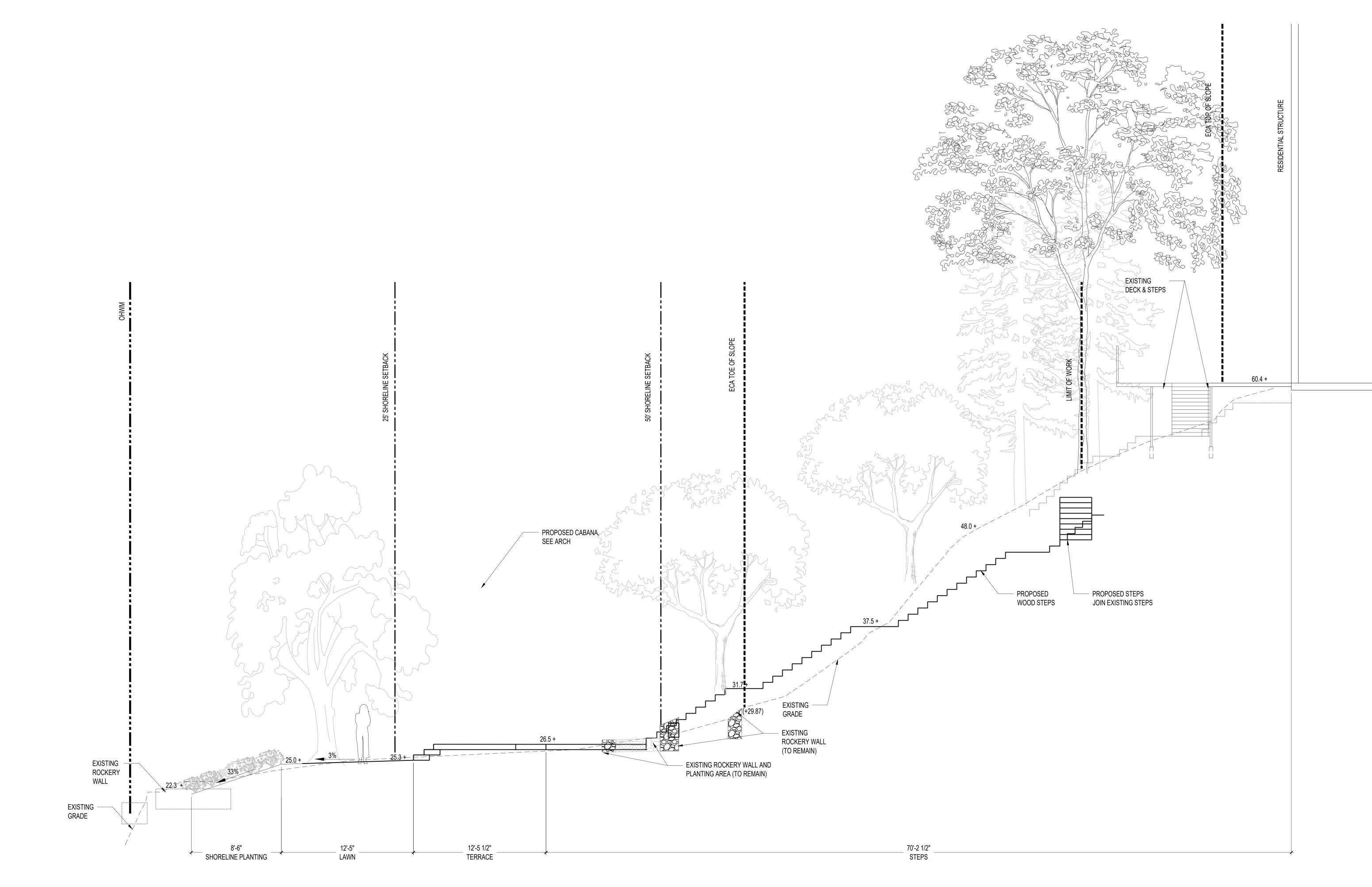
REV 1 CORR 2 05/09/22

Sheet:

L-001

OVERALL SITE

SECTIONS





SIGNIFICANT NOTES ADJACENT PROPERTY CHERRY

	T103	Salix lucida	WILLOW	6", (2) 8"	YES		TOPPED; STUMP RESPROUT. SEE ARBORIST REPORT
	T104	Pseudotsuga menziesii	DOUGLAS FIR	22"	YES		UNHEALTHY; POSSIBLE FUNGAL INFECTION. SEE ARBORIST REPORT
	T105	Pseudotsuga menziesii	DOUGLAS FIR	22"	YES		
	T106	Prunus spp.	CHERRY	6.5"	NO	REMOVE	
	T107	Acer palmatum	MAPLE	13.5"	YES	REMOVE	2:1 MITIGATION RATIO, SEE L-012 FOR MITIGATION
	T108	Acer macrophyllum	BIGLEAF MAPLE	22"	YES		
	T109	llex spp.	HOLLY	12"	YES	REMOVE	INVASIVE SPECIES. SEE ARBORIST REPORT
	T110	Pseudotsuga menziesii	DOUGLAS FIR	36"	YES		
	T111	Prunus lusitanica	PORTUGESE LAUREL	10"	YES		INVASIVE SPECIES. SEE ARBORIST REPORT
	T112	Pyrus spp.	PEAR	8"	YES		
	T113	Prunus spp.	PLUM	6"	NO	REMOVE	STUMP - DEAD. SEE ARBORIST REPORT
	T114	Prunus emarginata	BITTER CHERRY	8"	YES		
	T115	Laurus spp.	LAUREL	(3) 6"	NO		
	T116	Pseudotsuga menziesii	DOUGLAS FIR	38"	YES		
	T117	Betula spp.	BIRCH	10"	YES		
	T118	Laurus spp.	LAUREL	16"	YES		
	T119	Stewartia pseudocamellia	DECIDUOUS TREE	8"	YES		
	T120	Stewartia pseudocamellia	DECIDUOUS TREE	8"	YES		
	T121	Stewartia pseudocamellia	DECIDUOUS TREE	8"	YES		
	T122	Magnolia soulangeana	SAUCER MAGNOLIA	12"	YES		
2	T123	Acer palmatum	JAPANESE MAPLE	10", 14"	YES		
TION	T124	Cercidiphyllum japonicum	KATSURA	12"	YES		
S IN	T125	Cercidiphyllum japonicum	KATSURA	12"	YES		
	T126	Cercidiphyllum japonicum	KATSURA	10"	YES		
I TION	T127	Cercidiphyllum japonicum	KATSURA	10"	YES		
	T128	Chamaecyparis obtusa	HINOKI CYPRESS	5"	NO		
G OR	T129	Cupressus arizonaca	ARIZONA BLUE CYPRESS	(2) 8"	YES		
THE IG	T130	Betula spp.	BIRCH	20"	YES		
a. IY FFIC	T131	Prunus spp.	CHERRY	8"	YES		
3	T132	Prunus spp.	CHERRY	6"	NO		
CLE	T133	Prunus spp.	CHERRY	6"	NO		
D	T134	Betula spp.	BIRCH	14"	YES		
	T135	Betula spp.	BIRCH	14"	YES		
	T136	Betula spp.	BIRCH	18"	YES		
	T137	Prunus spp.	CHERRY	8"	YES		
	T138	Prunus spp.	CHERRY	6"	NO		

Prunus spp.

CHERRY

YES

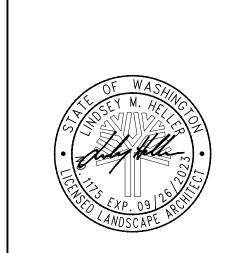
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TREE INVENTORY

T102

Salix babylonica

Prunus domestica



Scale:	1"=10'
Date:	
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Revisions:	
REV 1 CORR 2	05/09/22

L-010

TREE INVENTORY

PLAN

PROJECT DATA
PROJECT NUMBER: 21-110379-LO
LANDSCAPING REQUIREMENTS

1. TREE PRESERVATION CALCULATIONS

TOTAL LOT AREA: 22,563 SQ. FT. EXISTING TREES = 525"

PER SMC. 23.44.006.i, 23.60A

(MULTI-TRUNK :√SUM OF STEMS = AVG. TREE DIA.)
REQUIRED NEW PLANTINGS = 2:1 MITIGATION FOR (1) REMOVED 16"
NON-NATIVE DECIDUOUS OUTSIDE OF THE VCA

2. MITIGATION REQUIREMENTS

SEE COVERAGE CALCULATIONS WITHIN THE SHORELINE DISTRICT. SEE SHEET L-011 FOR VEGETATION MANAGEMENT AND SHEET L-012 FOR PROPOSED MITIGATION PLANTING PER SMC. 23.60.A

MITIGATION PLANTINGS:
PROPOSED MITIGATION AREA: 3364 SQ. FT.

REPLACE LAWN W/ NATIVE PLANTINGS: 156 SQ. FT.
REPLACE LAWN W/ LANDSCAPE PLANTINGS: 437 SQ.FT.

3. SIGNIFICANT TREE PROTECTION REQUIREMENTS SEE ATTACHED ARBORIST REPORT

4. ALL EXISTING TREES TO BE PROTECTED WITH 4' ORANGE FENCING AS SHOWN ON DRAWINGS. NO TRESPASSING INSIDE FENCE UNLESS APPROVED.

5. EXCAVATION METHODS PERMITTED IN THE TRZ ARE BY HAND DIGGING OR PNEUMATIC AIR EXCAVATION TECHNOLOGY.

6. PRIOR TO EXCAVATION FOR WALLS, WALKWAYS, GRADING, OR TRENCHING WITHIN THE TRZ, ROOTS SHALL FIRST BE SEVERED CLEANLY AT THE EDGE OF EXCAVATION. TRENCHING MUST BE DONE BY APPROVED METHODS AND ROOTS PRUNED WITH A SAW, NARROW TRENCHER WITH SHARP BLADES OR OTHER APPROVED METHODS.

7. SEE TOPOGRAPHIC SURVEY FOR UTILTIES.

TREE PROTECTION NOTES

- 1. PLANS FOR SUPERVISING AND MONITORING THE TREE DURING AND AFTER CONSTRUCTION INCLUDE A COMBINATION OF TREE PROTECTION MEASURES, ON SITE SUPERVISION FROM A CERTIFIED ARBORIST, AND APPROVED CONSTRUCTION METHODS WHEN WORKING IN A CRITICAL ROOT AREA.
- 2. DURING CONSTRUCTION, SURFACE ROOTS WILL BE PROTECTED FROM VEHICULAR TRAFFIC AND COMPACTION BY PLACING A 12-18" MULCH LAYER OVER THE EXISTING DRIVEWAY IN COMBINATION WITH STEEL PLATES.
- 3. NO VEHICULAR TRAFFIC WILL BE ALLOWED WITHIN THE TPZ AS SHOWN ON THE PLANS, HOWEVER, VEHICULAR TRAFFIC WILL BE ALLOWED TO USE THE EXISTING DRIVEWAY.
- 4. NO STOCKPILING OF MATERIALS OR DEMOLITION DEBRIS WILL BE ALLOWED WITHIN THIS AREA.
- 5. TEMPORARY CHAIN LINK FENCING WILL BE ERECTED FOR THE DURATION OF THE PROJECT AS SHOWN ON THE TREE PROTECTION PLAN.
- 6. ALL CONSTRUCTION WITHIN THE CRITICAL ROOT AREA WILL BE DONE USING HAND DIG OR APPROVED CONSTRUCTION METHODS PER THE BEST MANAGEMENT PRACTICES MANAGING TREES DURING CONSTRUCTION BY THE ISA.
- 7. NEW FENCE CONSTRUCTION AND FENCE REMOVAL WILL BE BY THE HAND DIG METHOD.
- 8. NO SOIL SHOULD BE COMPACTED EITHER BY EQUIPMENT, VEHICLES, AND OR FOOT TRAFFIC WITHIN THE TPZ.
- 9. THIS AREA CANNOT BE USED FOR WASHING OUT EQUIPMENT, LIKE CONCRETE OR VEHICLE MAINTENANCE.

 10. NO TRENCHING FOR UTILITIES, REPAIRS AND IRRIGATION INSTALLATIONS WILL OCCUR UNLESS ALL WORK IS HAND DUG WITH NO ROOT PRUNING OR
- PIPE BORING.
- 11. ANY TUNNEL OR BORES ASSOCIATED WITH UTILITIES SHOULD BE AT LEAST 18 INCHES BENEATH CRZ.
 12. PLANS FOR CONDUCTING POST-CONSTRUCTION SITE INSPECTION AND EVALUATION INCLUDE REMOVING ACCESS MULCH FROM THE TREE LEAVING ONLY A LAYER OF 2-4 INCHES IN DEPTH.
- 13. EVALUATE TREE TWICE DURING GROWING SEASON FOR A MINIMUM 2 YEARS DURING CONSTRUCTION.
- 14. EVALUATE TREE POST CONSTRUCTION ANNUALLY 1 TO 2 YEARS.

SHORELINE DISTRICT - MITIGATION AND MONITORING PLAN REQUIREMENTS

1.IMPACTS TO ECOLOGICAL FUNCTIONS: THE PROPOSED REDEVELOPMENT WILL ALTER AN AREA OF EXISTING IMPERVIOUS SURFACE AND LAWN LOCATED WITHIN THE 50' SHORELINE BUFFER ALONG LAKE WASHINGTON. THE PROPOSED DEVELOPMENT WILL REDUCE THE IMPERVIOUS AREA WITHIN THE 50' SHORELINE BUFFER. THE AREA OF INCREASE IN IMPERVIOUS SURFACE WILL TAKE PLACE WITHIN AREAS OF EXISTING DISTURBANCE AND OUTSIDE OF THE 50' SHORELINE BUFFER; NO NATIVE VEGETATION OR NATURAL HABITAT WILL BE DISTURBED. AN INCREASE IN NATIVE PLANTING AREAS IS PROPOSED. THE ANALYSIS DEMONSTRATES THAT NO NET LOSS OF ECOLOGICAL FUNCTION WILL OCCUR AND NO ADVERSE EFFECTS ON CRITICAL AREAS CAN BE EXPECTED.

MANAGEMENT RECOMMENDATIONS: THE PROPOSED ACTION HAS BEEN DESIGNED TO MEET ALL APPLICABLE STATE AND FEDERAL REQUIREMENTS FOR THE PROTECTION OF AQUATIC AND WILDLIFE HABITAT. THIS PRIMARILY INCLUDES IMPACT AVOIDANCE AND MINIMIZATION MEASURES.

2.MANAGEMENT PRACTICES AND MEASURES TO PRESERVE AND PROTECT ECOLOGICAL FUNCTIONS: THE FOLLOWING MEASURES ARE PROPOSED TO PROTECT ECOLOGICAL FUNCTIONS:

- NO WORK IS PROPOSED BELOW THE ORDINARY HIGH WATER MARK OF LAKE WASHINGTON OR WITHIN THE LAKE WASHINGTON 25' BUFFER/SETBACK AREA.
 NO WORK IS PROPOSED IN WETLANDS, FISH AND WILDLIFE HABITAT AREAS, OR FLOOD PRONE AREAS. [GEOLOGIC HAZARD AREAS.]
- NO NATIVE VEGETATION AREAS WILL BE DISTURBED.
- NO LAND USE CHANGES ARE PROPOSED WITHIN 150-FEET OF LAKE WASHINGTON.
 561 SE (53%) OF THE ADDITIONAL IMPERVIOUS COVERAGE WILL BE LOCATED WITHIN I
- 561 SF (53%) OF THE ADDITIONAL IMPERVIOUS COVERAGE WILL BE LOCATED WITHIN EXISTING DISTURBED AREAS SUCH AS LAWN.
 STORMWATER BEST MANAGEMENT PRACTICES WILL BE ADDED TO THE REDEVELOPED SITE.
- STORMWATER BEST MANAGEMENT PRACTICES WILL BE ADDED TO THE REDEVELOPED SITE.
- MEASURES TO COMPENSATE FOR IMPACTS: THE FOLLOWING MEASURES ARE PROPOSED TO COMPENSATE FOR UNAVOIDABLE ADVERSE IMPACTS:
 FROM THE OHWM MARK TO THE 200' SHORELINE DISTRICT: THE INCREASE OF 938 SF OF IMPERVIOUS COVERAGE WILL BE MITIGATED WITH 6 NEW NATIVE TREES, AND 1,604 SF OF NEW NATIVE SHRUBS AND GROUNDCOVERS IN AREAS OF EXISTING LAWN AND LANDSCAPE WITHIN 200' OF OHWM.
- SEE SHEET L-012 LANDSCAPE MITIGATION PLAN, AND THE CRITICAL AREA REPORT.



450 ALASKAN WAY S., STE. 200

SEATTLE, WA 981004 www.skapalandscape.com

OF WASHING
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Scale: 1"=10'

Date: 06 /11 /2021

Drawn By: AM

Checked By: LH

Revisions:

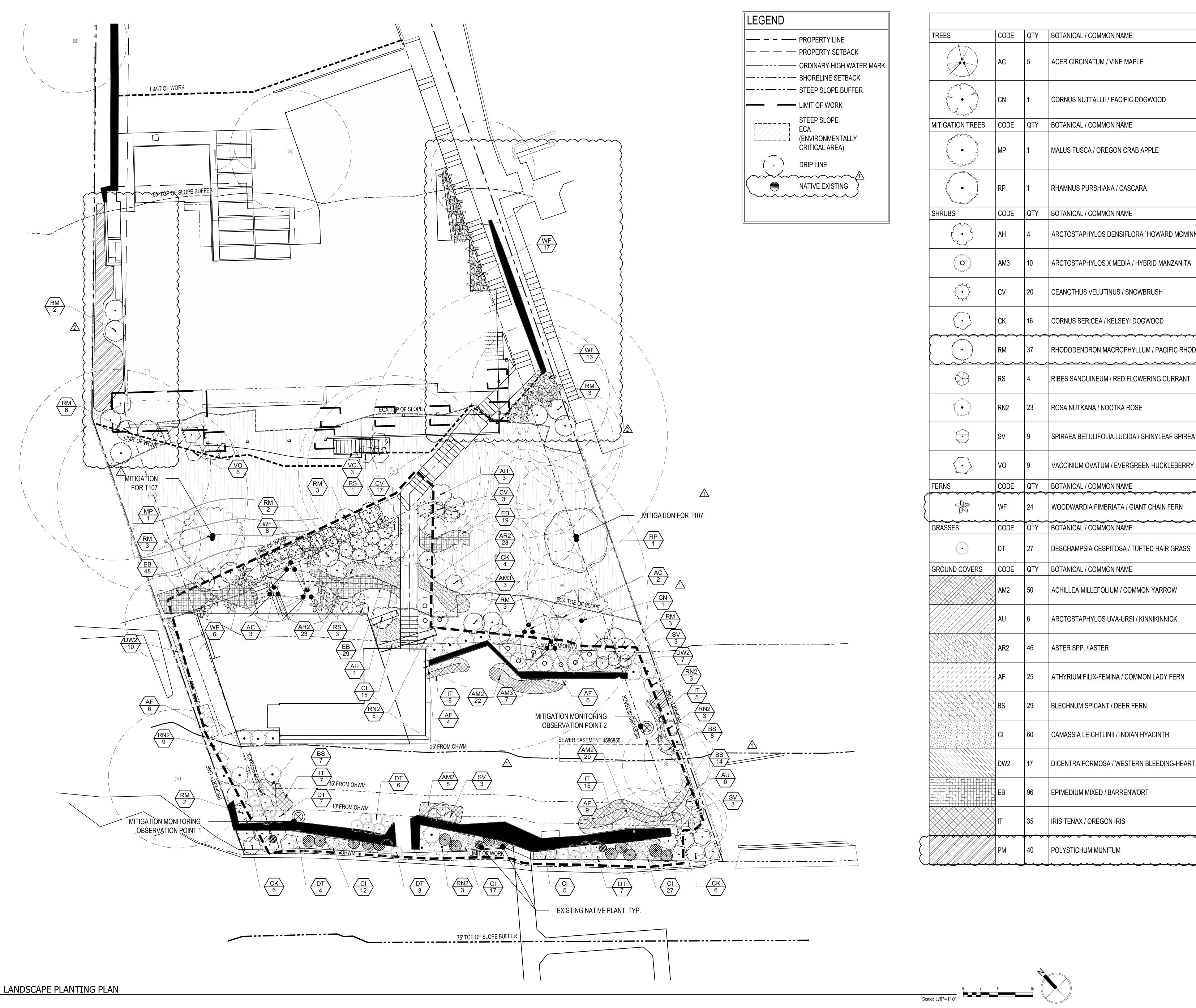
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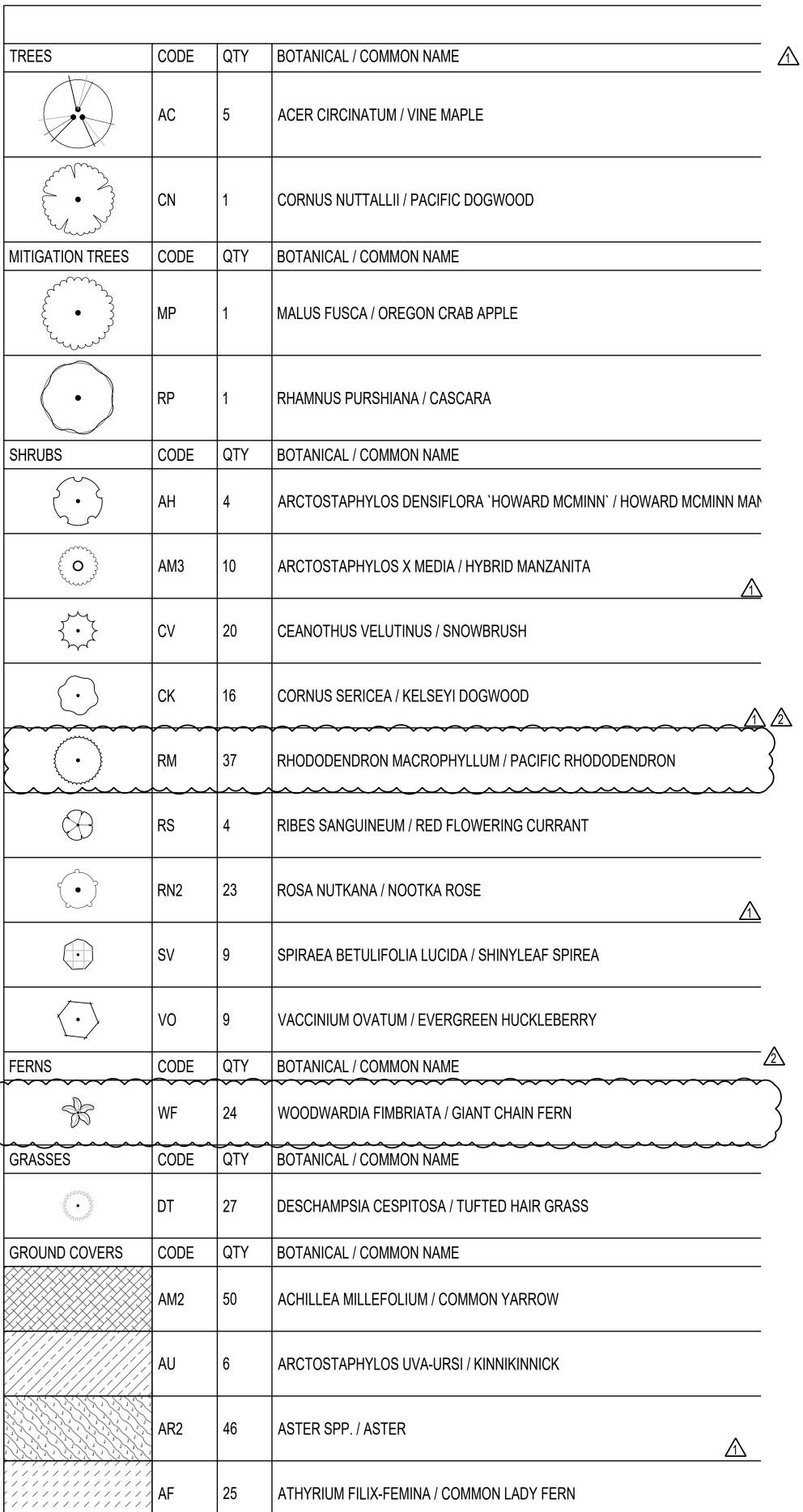
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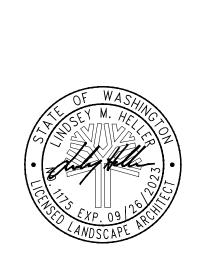
LANDSCAPE

MANAGEMENT PLAN









Scale:	1/8" = 1'-0"
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Revisions: REV 1 COR REV 2 02/	R 2 05/09/2022 15/2023
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LANDSCAPE

- SUBMIT TO THE LANDSCAPE ARCHITECT, CONTRACTOR INFORMATION. SUBMIT ONE MONTH PRIOR TO CONSTRUCTION CONTACT INFORMATION INCLUDING NAMES, ADDRESSES AND PHONE NUMBERS OF PERSONS / FIRMS THAT WILL BE RESPONSIBLE FOR INSTALLING REQUIRED PLANTS AND PERFORMING REQUIRED MAINTENANCE.
- 2. CONTRACTOR QUALIFICATIONS. ALL WORK SHALL BE PERFORMED BY A LISCENSCED LANDSCAPE CONTRACTOR IN THE STATE OF WASHINGTON. CONTRACTOR MUST BE EXPERIENCED IN MITIGATION PLANTINGS. CONTRACTOR MUST PROVIDE ONE PERSON AT ALL TIMES WHO IS EXPERIENCED WITH THE MATERIALS BEING INSTALLED AND THE BEST PRACTICES FOR INSTALLATION TO DIRECT WORK ON THE SITE AT ALL TIMES. THIS PERSON SHALL HAVE A MINIMUM OF (5) YEARS EXPERIENCE INSTALLING NATIVE PLANT MATERIAL.
- 3. ALL PLANTS SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR TO PROVIDE HEALTHY WELL-BALANCED PLANT MATERIALS AS SPECIFIED. CONTACT L.A. IN WRITING 3 WEEKS IN ADVANCE OF PLANT MATERIAL DELIVERY TO ESTABLISH ON-SITE INSPECTION. PLANT MATERIAL SHALL NOT BE INSTALLED UNTIL IT HAS BEEN APPROVED BY THE L.A. ALL PLANT MATERIAL SHALL BE PLACED IN ONE ISOLATED LOCATION ON THE PROJECT SITE AND PROVIDE UNRESTRICTED ACCESS FOR VISUAL INSPECTION OF INDIVIDUAL PLANTS. PLANTS SHALL BE ORGANIZED IN BLOCKS BY SPECIES AND SUFFICIENTLY SPACED TO OBSERVE OVERALL GROWTH HABIT. TREES SHALL BE UNTIED AND BRANCHES SEPARATED. UNACCEPTABLE PLANT MATERIAL SHALL BE REMOVED FROM THE JOB SITE.
- 4. DO NOT PRUNE TREES AND SHRUBS BEFORE DELIVERY. PROTECT BARK, BRANCHES AND ROOT SYSTEMS FROM SUN SCALD, DRYING, WIND BURN, SWEATING, WHIPPING, AND OTHER HANDLING AND TYING DAMAGE. PROVIDE PROTECTIVE COVERING OF PLANTS DURING SHIPPING AND DELIVERY.
- 5. TREE PRUNING PER ANSI A300 STANDARDS IN THE AMERICAN NATIONAL STANDARD FOR TREE CARE OPERATIONS

- 6. PROVIDE EROSION-CONTROL MEASURES TO PREVENT EROSION OR DISPLACEMENT OF BULK MATERIALS, DISCHARGE OF SOIL-BEARING WATER RUNOFF, AND AIRBORNE DUST REACHING ADJACENT PROPERTIES, WATER CONVEYANCE SYSTEMS, OR WALKWAYS.
- SUBGRADE. CONTRACTOR SHALL PROVIDE A SUBGRADE OF 8" BELOW FINISH GRADE IN ALL PLANTED AREAS.
- 7.1. TILL SUBGRADE TO A MINIMUM DEPTH OF 4 INCHES. REMOVE STONES LARGER THAN 1-1/2 INCHES IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
- 8. PLANTER BEDS: PROVIDE 8" DEPTH 3-WAY MIX TOPSOIL (1/3 FINE COMPOST, 1/3 SANDY LOAM, 1/3 SAND) AND 3" DEPTH LANDSCAPE MULCH FROM CEDAR GROVE (OR APPROVED SELLER) FOR ALL NEW LANDSCAPE AREAS.
- SOIL PREPARATION IN PLANTED AREA: APPLY 3" LAYER SPECIFIED TOPSOIL. ROTOTILL TO A DEPTH OF 6" INTO EXISTING SOIL. APPLY SECOND LIFT OF TOPSOIL TO MEET FINISH GRADE.
- 10. APPLY TOPSOIL AND MULCH AS NEEDED TO ACHIEVE FINISH GRADES. DO NOT APPLY MATERIALS OR TILL IF EXISTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
- 11. OBTAIN WRITTEN APPROVAL OF FINISHED GRADES FROM LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- 12. ALL NEW SHRUB AND GROUNDCOVER AREAS TO RECEIVE A MINIMUM 3" DEPTH OF SPECIFIED MULCH. ALL NEW TREES WITHIN PLANTING AREAS TO RECEIVE A 4'-0" DIAMETER MULCH RING, 3" DEPTH.
- 13. PLANT MATERIAL: FURNISH NURSERY GROWN PLANTS (GROWN IN WESTERN WA OR OR) TRUE TO GENUS, SPECIES, VARIETY, CULTIVARS, STEM FORM, SHEARING, WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULL-BRANCHED, HEALTHY, VIGOROUS STOCK, DENSELY FOLIATED WHEN IN LEAF AND FREE OF DISEASE, PESTS, EGGS, LARVAE AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS AND DISFIGUREMENT.

- 14. LAY OUT INDIVIDUAL TREE AND SHRUB LOCATIONS AND AREAS FOR MULTIPLE PLANTINGS AND OBTAIN LANDSCAPE ARCHITECT'S ACCEPTANCE OF LAYOUT BEFORE EXCAVATING OR PLANTING. MAKE MINOR ADJUSTMENTS AS REQUIRED.
- MINOR ADJUSTMENTS AS REQUIRED.

 15. PLANTING:
- 15.1. SET OUT AND SPACE GROUND COVER AND PLANTS OTHER THAN TREES, SHRUBS AND VINES AS INDICATED ON DRAWINGS IN EVEN ROWS WITH TRIANGULAR SPACING UNLESS OTHERWISE SHOWN ON PLANS.
- 15.2. USE PLANTING SOIL FOR BACKFILL15.3. DIG HOLES LARGE ENOUGH TO ALLOW SPREADING OF ROOTS. 2X

TRANSPLANTING SHOCK.

- DIAMETER OF PLANT.

 15.4. WATER THOROUGHLY AFTER PLANTING, TAKING CARE NOT TO
- COVER PLANT CROWNS WITH WET SOIL.

 15.5. PROTECT PLANTS FROM HOT SUN AND WIND; REMOVE
 PROTECTION IF PLANTS SHOW EVIDENCE OF RECOVERY FROM
- 16. MULCH: ORGANIC MULCH TO BE FREE OF DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS, CONSISTING OF 3 INCH DEPTH TYP. COMPOST MULCH TO BE WELL-COMPOSTED, STABLE AND WEED-FREE ORGANIC MATTER WITH ORGANIC MATTER COMPRISING 50 TO 60 PERCENT OF DRY WEIGHT.
- 16.1. APPLY 3 INCHES AVERAGE THICKNESS OF LANDSCAPE MULCH
 OVER WHOLE SURFACE OF PLANTING AREA, AND FINISH LEVEL
 WITH ADJACENT FINISH GRADES. DO NOT PLACE MULCH WITHIN 3
 INCHES OF TRUNKS OR STEMS.
- 17. UPON COMPLETION OF PLANTING, ALL PLANTED AREAS SHALL BE THOROUGHLY WATERED BY HAND WATERING OR BY TYING INTO THE PERMANENT IRRIGATION SYSTEM. ENSURE ROOT BALL IS THOROUGHLY SATURATED.
- 18. UPON APPROVAL OF PLANTING INSTALLATION BY LANDSCAPE ARCHITECT, THE CITY OF SEATTLE SHALL BE NOTIFIED TO CONDUCT A SITE REVIEW FOR FINAL ACCEPTANCE OF CONSTRUCTION.
- 19. VEGETATION LIST AND MONITORING PERIOD
 19.1. ALL SPECIES ARE NATIVE TO THE LAKE WASHINGTON AREA. SEE
 L-012 FOR PLANT SPECIES AND SCHEDULE.

- 19.2. MITIGATION PLANTINGS SHALL BE MAINTAINED AND MONITORED BY THE HOMEOWNER FOR A PERIOD OF FIVE YEARS. VEGETATION MONITORING SHALL CONSIST OF PLANT INSPECTION TO DETERMINE THE HEALTH AND VIGOR OF EACH PLANT. DEAD OR DYING PLANTS SHALL BE REPLACED THE FOLLOWING FALL. PLANT SPECIES SUBSTITUTIONS MAY BE MADE IF SITE CONDITIONS ARE BELIEVED RESPONSIBLE FOR PLANT MORTALITY. REPLACEMENT SPECIES MUST BE APPROVED BY THE CITY OF SEATTLE. A PHOTOGRAPH OF EACH MITIGATION PLANTING AREA SHALL BE TAKEN FROM APPROXIMATELY THE SAME LOCATION EACH YEAR AND INCLUDED IN THE REPORT.
- 20. MITIGATION SUCCESS CRITERIA: SEE CRITICAL AREAS REPORT FOR SCHEDULE AND PERFORMANCE STANDARDS.
- 21. CONTINGENCY MEASURES:
- 21.1. IF THE MONITORING RESULTS INDICATE THAT ANY OF THE PERFORMANCE STANDARDS ARE AT RISK OF NOT BEING MET, IT MAY BE NECESSARY TO DEVELOP AND IMPLEMENT A CONTINGENCY PLAN. SUCH PLANS ARE PREPARED ON A CASE-BY-CASE BASIS TO REFLECT THE FAILED MITIGATION CHARACTERISTICS. CONTINGENCY PLANS COULD INCLUDE ADDITIONAL PLANT INSTALLATION, EROSION CONTROL, AND PLANT SUBSTITUTIONS INCLUDING TYPE, SIZE, AND LOCATION. A CONTINGENCY PLAN WOULD BE DEVELOPED BY THE APPLICANT AND PROVIDED TO THE CITY WITH THE MONITORING REPORT FROM THAT YEAR. THE CONTINGENCY PLAN WOULD BE IMPLEMENTED ONLY AFTER CITY APPROVAL.
- 21.2. CONTINGENCY/MAINTENANCE ACTIVITIES MAY INCLUDE: 21.2.1. REPLACING ALL PLANTS LOST TO VANDALISM, DROUGHT, OR DISEASE, AS NECESSARY.
- 21.2.2. REPLACING ANY PLANT SPECIES WITH A 20 PERCENT OR GREATER MORTALITY RATE WITH THE SAME SPECIES OR SIMILAR SPECIES APPROVED BY THE CITY BIOLOGIST.
- 21.2.3. IRRIGATING THE MITIGATION AREAS ONLY AS NECESSARY
 DURING DRY WEATHER IF PLANTS APPEAR TO BE TOO DRY,
 WITH A MINIMAL QUANTITY OF WATER.
- 21.2.4. SEEDING THE BUFFER AREA WITH AN APPROVED GRASS MIXTURE AS NECESSARY IF EROSION/SEDIMENTATION OCCURS.

- 22. MAINTENANCE
- 22.1. MAINTENANCE SHALL BE REQUIRED IN ACCORDANCE WITH THE LOCAL JURISDICTION AND APPROVED PLANS.
- 2.2. CONTROLLING INVASIVE SPECIES AND RE-ESTABLISHING NATIVE VEGETATION ARE THE PRIMARY GOALS OF THE MAINTENANCE PLAN. ACTIVITIES REQUIRED TO MAINTAIN NEW PLANTINGS INCLUDE INITIAL WATERING OF THE NEW PLANTS, AND PERIODIC REMOVAL OF NON-NATIVE VEGETATION (WEEDING) WITHIN THE SHORELINE AREA.
- 22.3. NEW PLANTINGS SHALL BE WATERED FROM MAY THROUGH MID-OCTOBER DURING THE FIRST SEASON.
- DUE TO THE AGGRESSIVELY INVASIVE HABIT OF MANY
 NON-NATIVE SPECIES AROUND LAKE WASHINGTON, AND THE
 EXISTENCE OF NEARBY SEED SOURCES, CONTROL EFFORTS
 SHALL BE COMPLETED FOR FIVE YEARS FOLLOWING INITIAL PLANT
 INSTALLATION. ESTABLISHMENT OF NATIVE PLANTINGS OVER THE
 FIVE YEAR TIME PERIOD WILL CREATE A WELL ESTABLISHED
 NATIVE HABITAT LESSENING THE CHANCE FOR NON-NATIVE
 VEGETATION INVASION. THE CONTROL OF INVASIVE WEEDS
 (COMPETING GRASSES AND HERBS) SHALL BE MECHANICALLY
 PROVIDED AT THE BASE OF EACH PLANT AT A MINIMUM OF TWICE

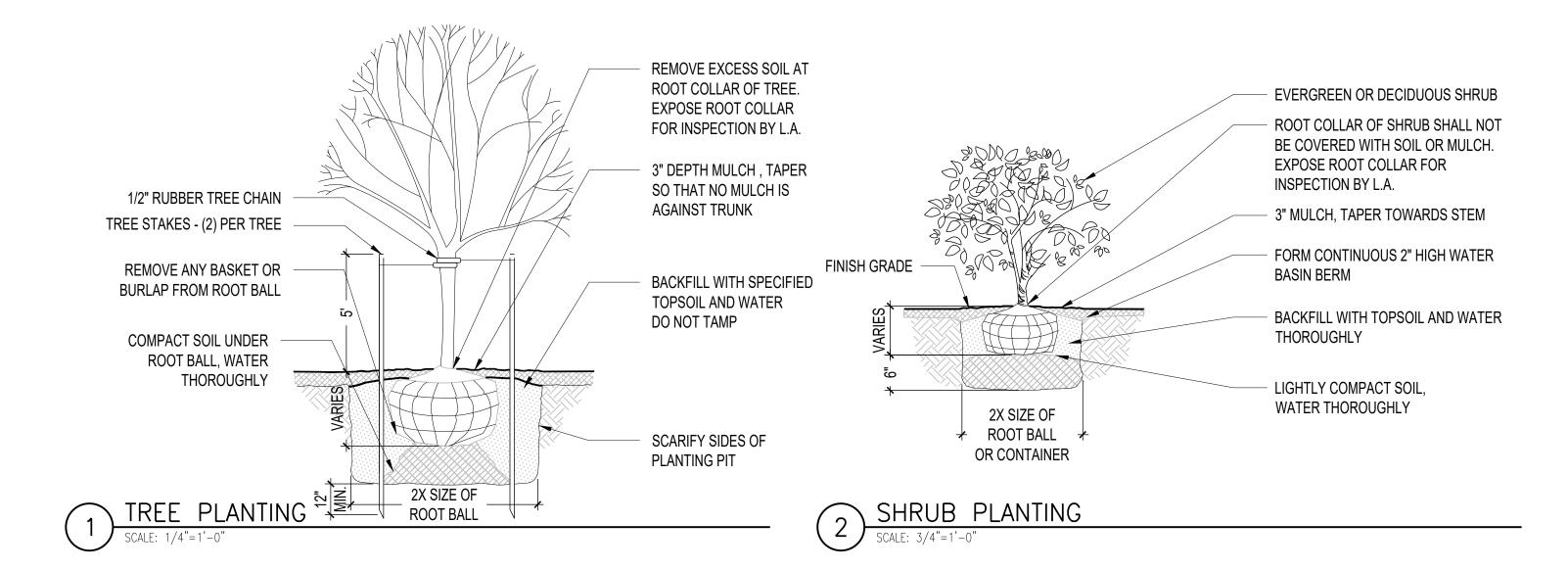
PER YEAR, OR MORE, SHOULD ADDITIONAL WEEDING BE DEEMED

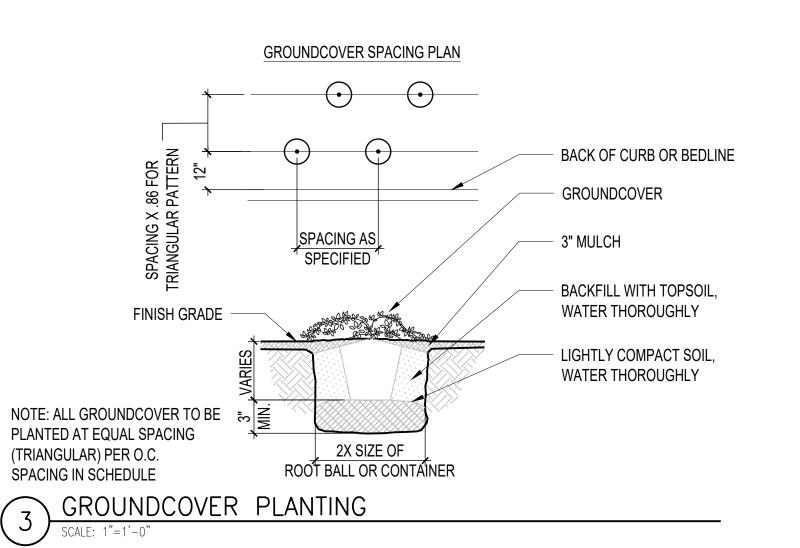
NECESSARY. THE OPTIMAL SEASON FOR WEED CONTROL OCCURS

IN APRIL THRU SEPTEMBER. ALL WORK SHALL BE PERFORMED BY

23. MAINTENANCE SERVICE: PROVIDE MAINTENANCE BY SKILLED EMPLOYEES OF LANDSCAPE INSTALLER. BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTS ARE INSTALLED AND CONTINUE ON A REGULAR BASIS ACCORDING TO THE SCHEDULE, SEE DETAIL 5 / L-203.

HAND WITH THE LIGHTEST POSSIBLE EQUIPMENT





ANNUAL MAINTENANCE SCHEDULE												
MAINTENANCE TYPE	J	F	М	А	M	J	J	А	S	0	N	D
WEED CONTROL			1 TIME									
GENERAL MAINTENANCE	1 TIME											

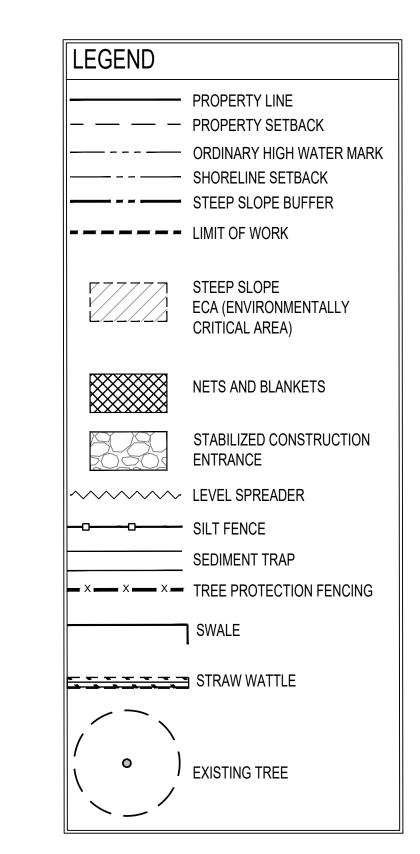




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Scale:	AS NOTED
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TESC PLAN

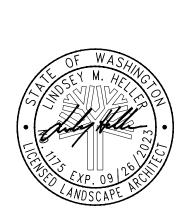


NOTES FOR EROSION AND SEDIMENTATION CONTROL PER CITY OF BELLEVUE

- 1. ALL CLEARING & GRADING CONSTRUCTION MUST BE IN ACCORDANCE WITH CITY OF BELLEVUE (COB) CLEARING & GRADING CODE, CLEARING & GRADING DEVELOPMENT STANDARDS, LAND USE CODE, UNIFORM BUILDING CODE, PERMIT CONDITIONS AND ALL OTHER APPLICABLE CODES, ORDINANCES AND STANDARDS. THE DESIGN ELEMENTS WITHIN THESE PLANS HAVE BEEN REVIEWED ACCORDING TO THESE REQUIREMENTS. ANY VARIANCE FROM ADOPTED EROSION CONTROL STANDARDS IS NOT ALLOWED UNLESS SPECIFICALLY APPROVED BY THE CITY OF BELLEVUE DEVELOPMENT SERVICES DEPARTMENT PRIOR TO CONSTRUCTION. IT SHALL BE THE SOLE RESPONSIBILITY OF THE APPLICANT AND THE PROFESSIONAL CIVIL ENGINEER TO CORRECT ANY ERROR, OMISSION OR VARIATION FROM THE ABOVE REQUIREMENTS FOUND IN THESE PLANS. ALL CORRECTIONS SHALL BE AT NO ADDITIONAL COST OR LIABILITY TO THE CITY
- 2. APPROVAL OF THIS EROSION/SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G. SIZE AND LOCATION OF ROADS, PIPES, RESTRICTERS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).
- 3. A COPY OF THE APPROVED PLANS AND DRAWINGS MUST BE ON SITE DURING CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ANY OTHER REQUIRED OR RELATED PERMITS PRIOR TO BEGINNING CONSTRUCTION.
- 4. THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND VEGETATION/LANDSCAPING IS ESTABLISHED.
- THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO INSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM OR ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS.
- 6. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER DO NOT LEAVE THE SITE.
- 7. ALL LOCATIONS OF EXISTING UTILITIES HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD, THEREFORE, BE CONSIDERED ONLY APPROXIMATE AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS AND TO DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.
- 8. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE APPLICANT/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
- CLEARING SHALL BE LIMITED TO THE AREAS WITHIN THE APPROVED DISTURBANCE LIMITS. EXPOSED SOILS MUST BE COVERED AT THE END OF EACH WORKING DAY WHEN WORKING FROM OCTOBER 1 THROUGH APRIL 30. FROM MAY 1 THROUGH SEPTEMBER 30, EXPOSED SOILS MUST BE COVERED AT THE END OF EACH CONSTRUCTION WEEK AND ALSO AT THE THREAT OF RAIN.
- 10. AT NO TIME SHALL MORE THAN ONE FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A TRAPPED CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT LADEN WATER INTO THE DOWNSTREAM SYSTEM.
- 11. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT.
- 12. THE CONTRACTOR MUST MAINTAIN A SWEEPER ON SITE DURING EARTHWORK AND IMMEDIATELY REMOVE SOIL THAT HAS BEEN TRACKED ONTO PAVED AREAS AS RESULT OF CONSTRUCTION.
- 13. THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.
- 14. ANY EXCAVATED MATERIAL REMOVED FROM THE CONSTRUCTION SITE AND DEPOSITED ON PROPERTY WITHIN THE CITY LIMITS MUST BE DONE IN COMPLIANCE WITH A VALID CLEARING & GRADING PERMIT. LOCATIONS FOR THE MOBILIZATION AREA AND STOCKPILED MATERIAL MUST BE APPROVED BY THE CLEARING & GRADING INSPECTOR AT LEAST 24 HOURS IN ADVANCE OF ANY STOCKPILING.
- 15. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN THE 48 HOURS FOLLOWING A MAJOR STORM EVENT.
- 16. FINAL SITE GRADING MUST DIRECT DRAINAGE AWAY FROM ALL BUILDING STRUCTURES AT A MINIMUM 5% SLOPE, PER THE INTERNATIONAL RESIDENTIAL CODE (IRC) R401.3.



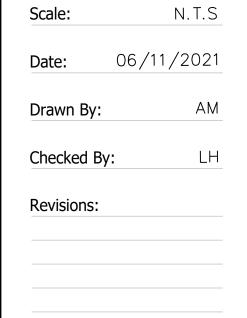
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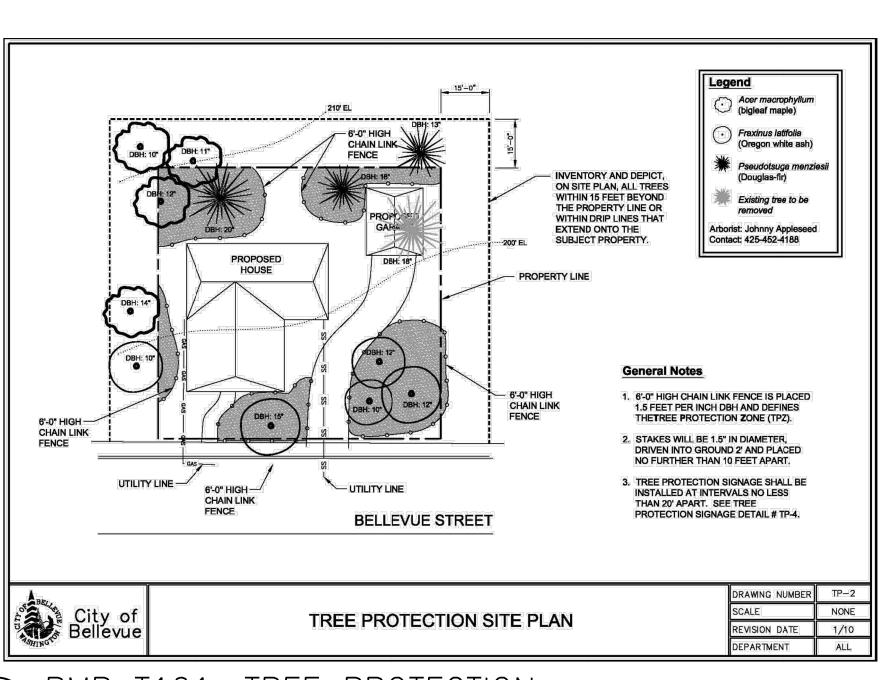
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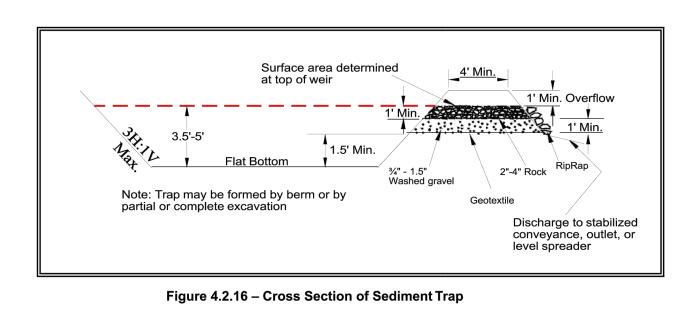




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TESC NOTES AND
DETAILS



BMP T101: TREE PROTECTION



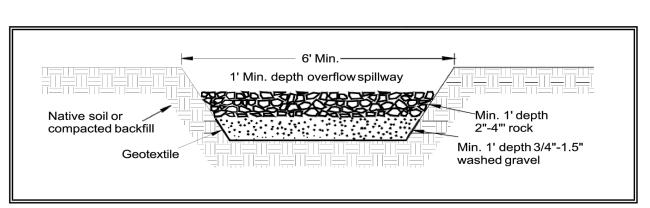
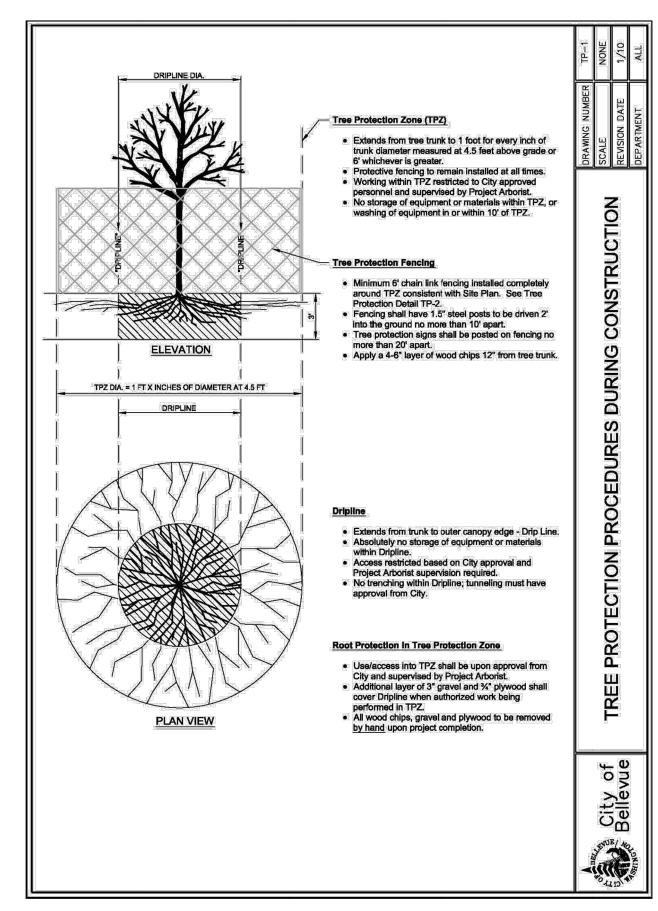


Figure 4.2.17 – Sediment Trap Outlet BMP C240: SEDIMENT TRAP



Joints in filter fabric shall be spliced at posts. Use staples, wire rings or equivalent to attach fabric to posts

---- 6' max --

BMP C223: SILT FENCE

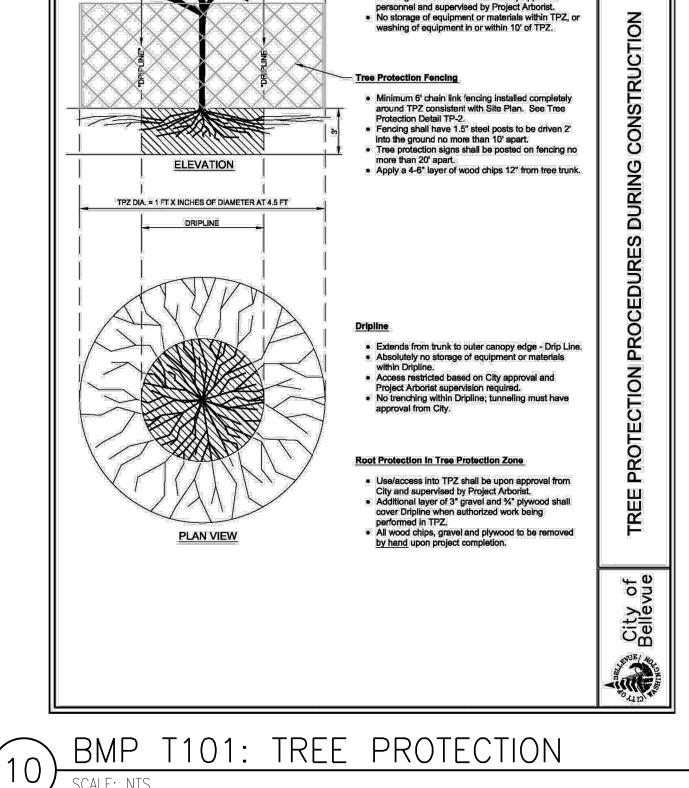
Post spacing may be increased to 8' if wire backing is used

Minimum 4"x4" trench

Figure 4.2.12 – Silt Fence

Backfill trench with native soil or 3/4"-1.5" washed gravel

Steel fence posts or equivalent





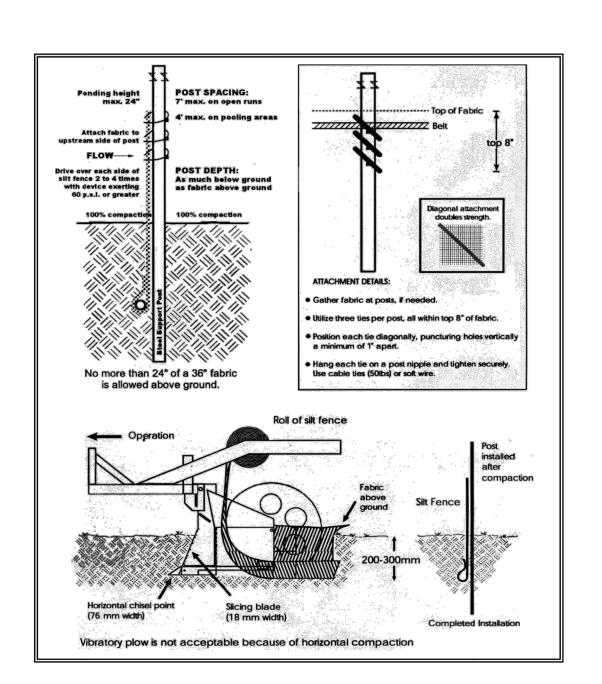


Figure 4.2.13 – Silt Fence Installation by Slicing Method BMP C233: SILT FENCE

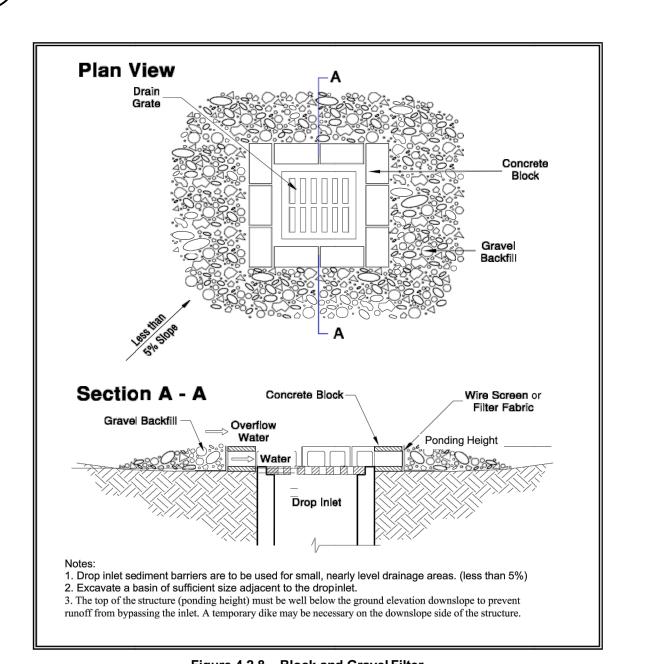
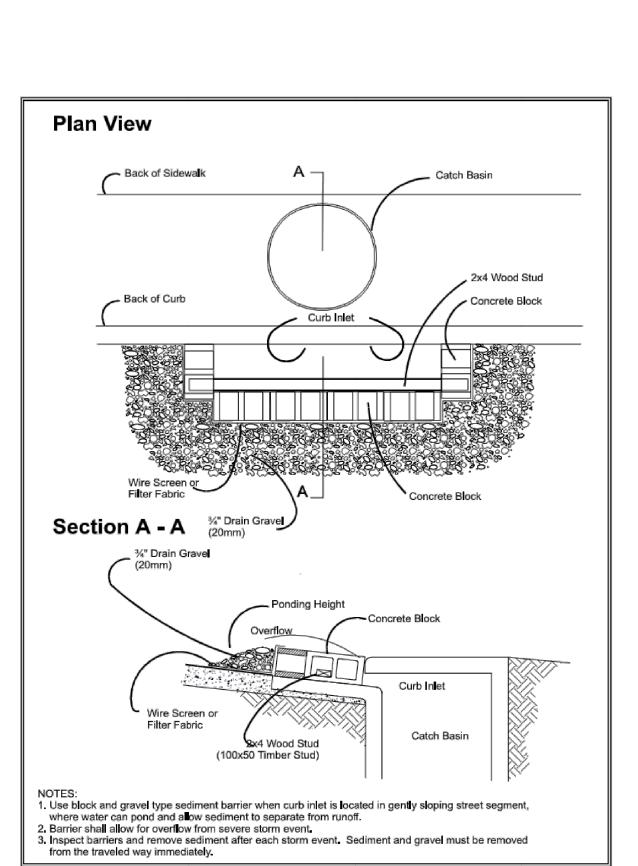
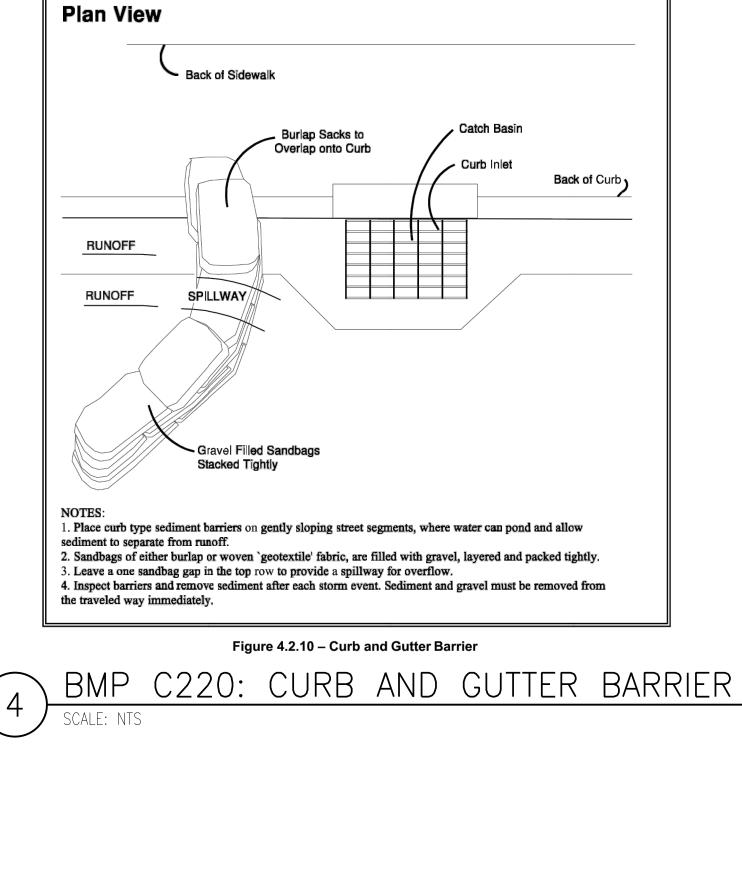


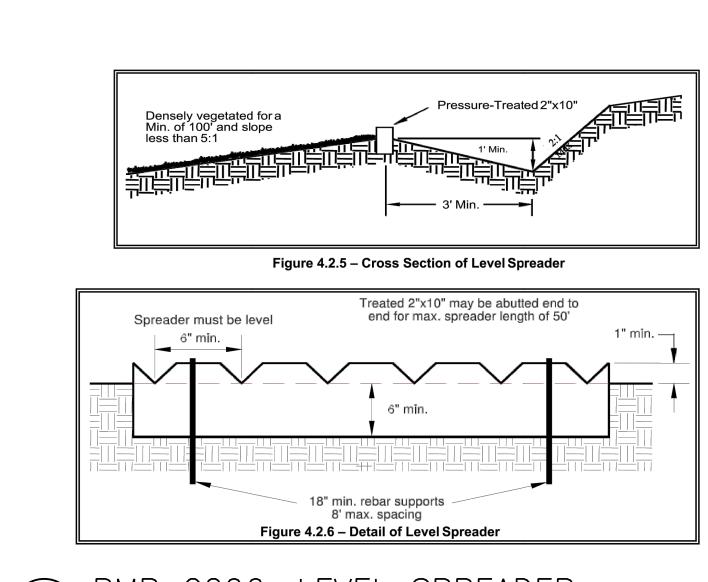
Figure 4.2.8 – Block and Gravel Filter BMP C220: BLOCK AND GRAVEL FILTER

SCALE: NTS

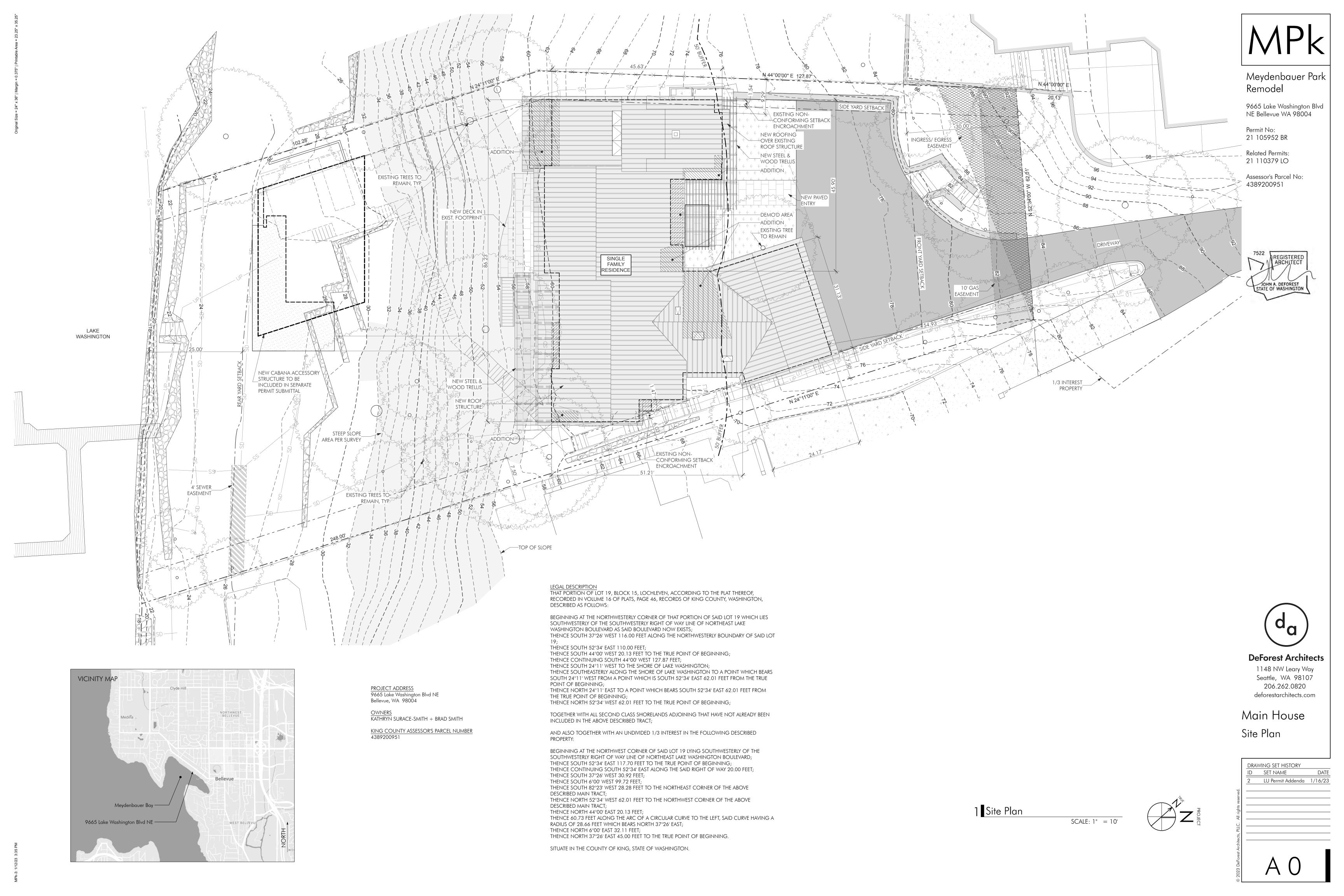


C220: CURB INLET PROTECTION



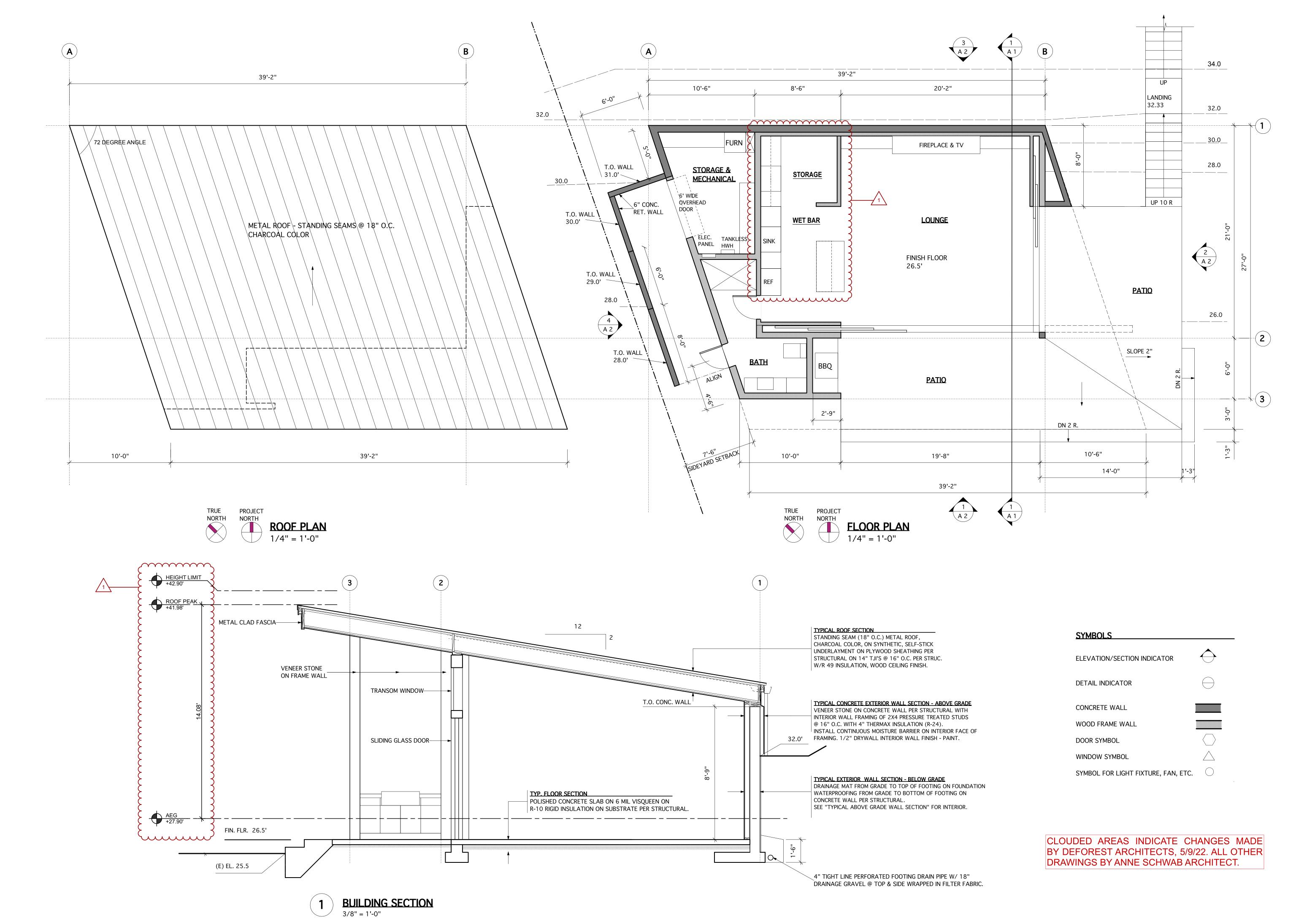


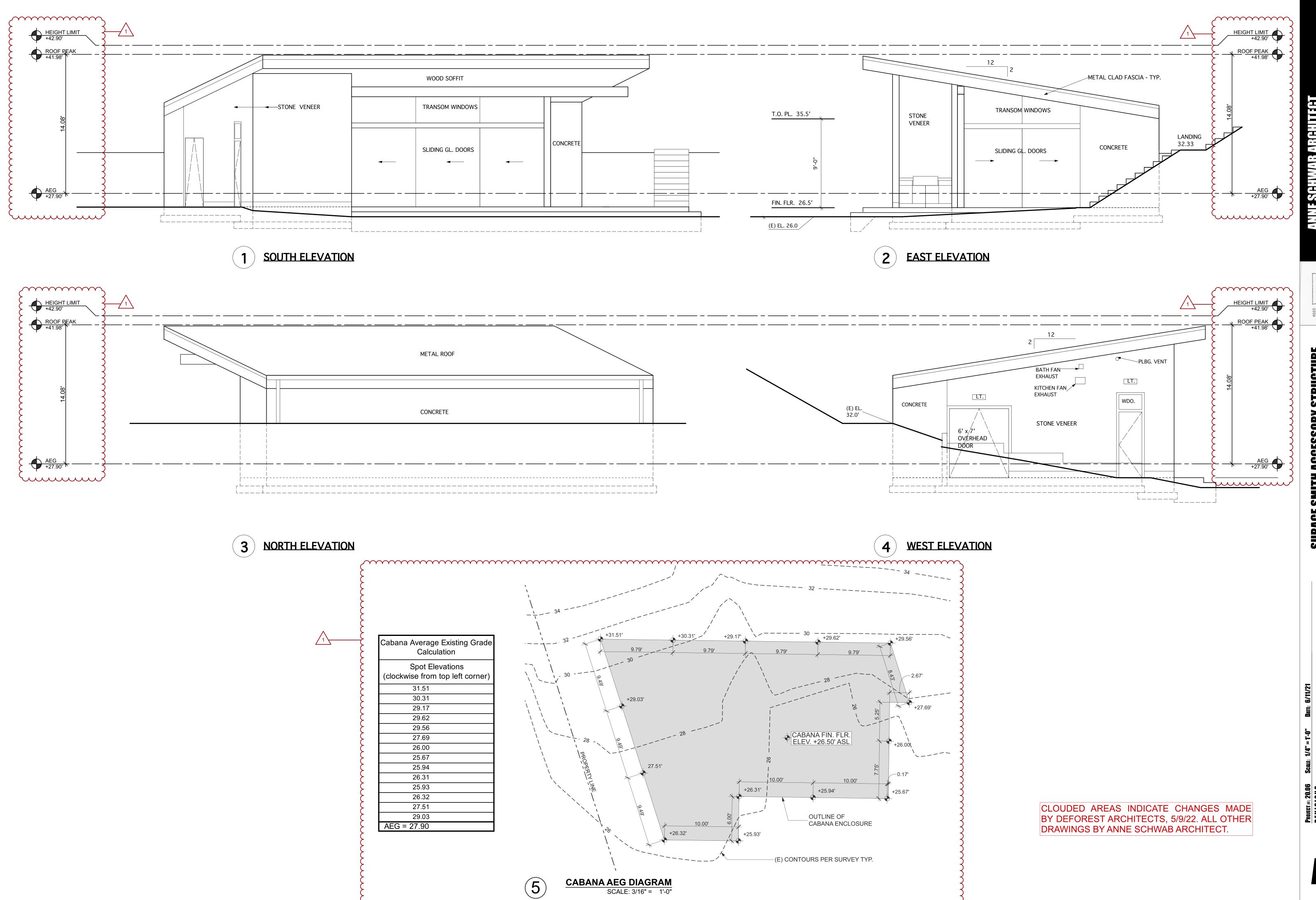
BMP C206: LEVEL SPREADER







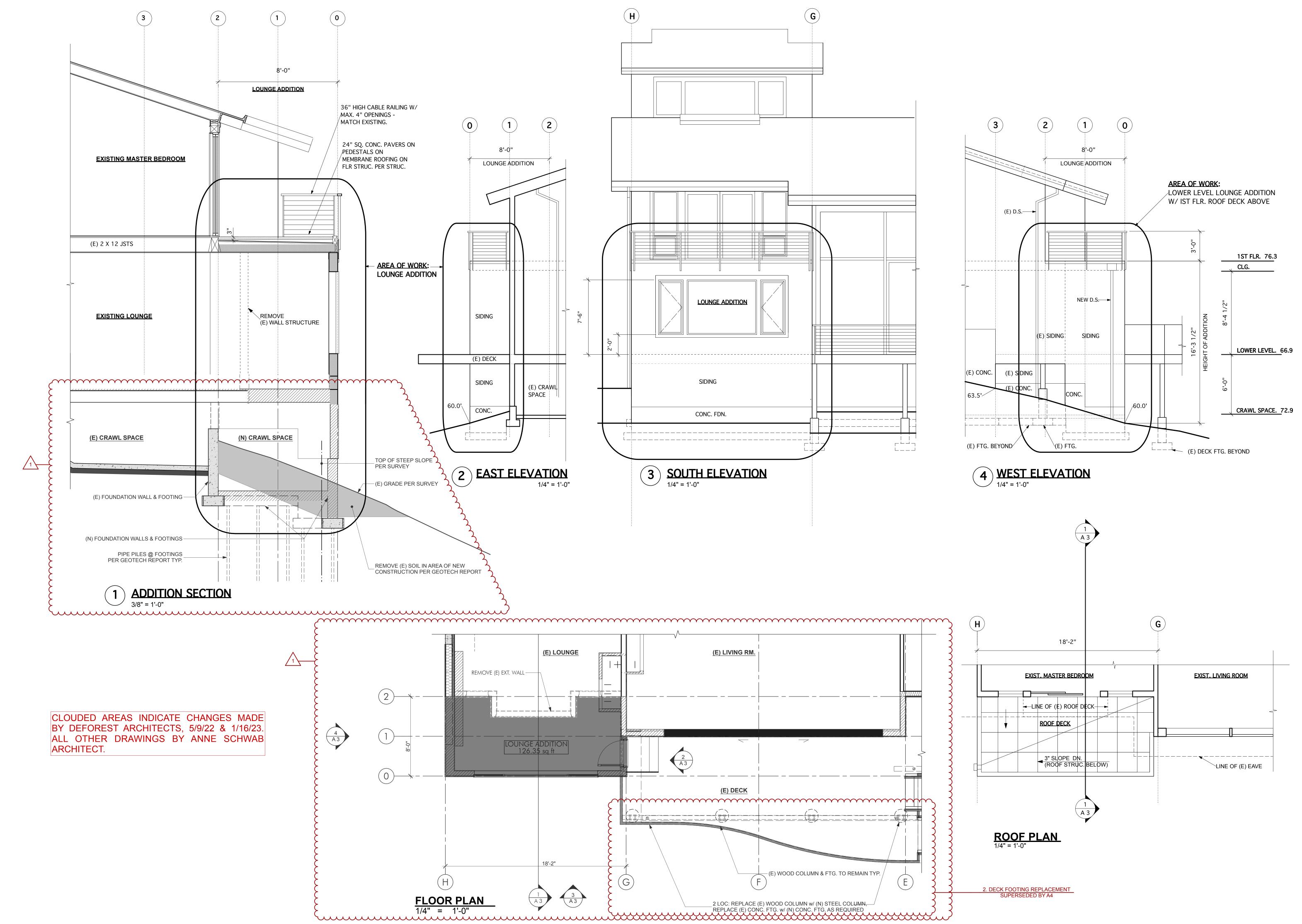


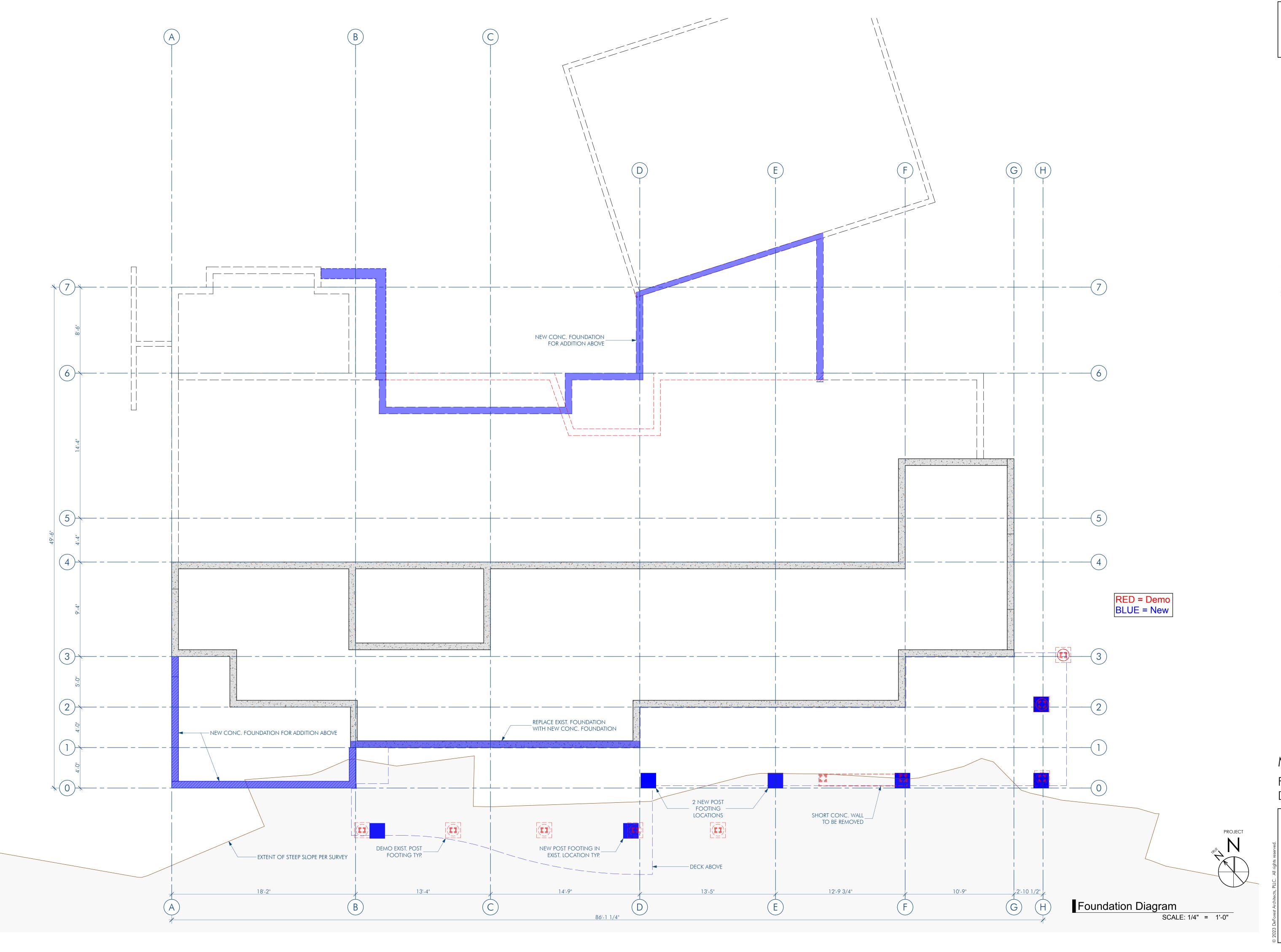




AITH LOUNGE ADDITION Ishington Blvd. NE Shington

SURACE SMI 9665 Lake Wash Bellevue, Washi







Meydenbauer Park Remodel

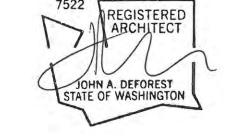
9665 Lake Washington Blvd NE Bellevue WA 98004

Permit No: 21 105952 BR

Related Permits: 21 110379 LO

Assessor's Parcel No: 4389200951







DeForest Architects

1148 NW Leary Way Seattle, WA 98107 206.262.0820 deforestarchitects.com

Main House Foundation

Diagram

DRAWING SET HISTORY

ID SET NAME

DRAWING SET HISTORY

ID SET NAME DATE

2 LU Permit Addenda 1/16/23

A 4

CRITICAL AREAS REPORT SHORELINE REPORT VEGETATION MANAGEMENT PLAN AND MONITORING REPORT

SURACE-SMITH RESIDENCE REDEVELOPMENT

9665 Lake Washington Blvd. NE Bellevue Washington 98004 (Parcel # 4389200951)

Prepared by:
Cedarock Consultants, Inc.
19609 244th Avenue NE
Woodinville, Washington 98077

Prepared for:

Kathy Surace-Smith & Brad Smith

9665 Lake Washington Blvd. NE

Bellevue, Washington 98004

April 19, 2022

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REPORT AUTHOR

This report was prepared by Carl Hadley, a professional aquatic biologist with over 30 years of experience evaluating effects of changing land use on aquatic habitat. Mr. Hadley is the principal biologist with Cedarock Consultants, Inc.

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1.0 INTRODUCTION

1.1 Project Description

An existing primary structure (main house) and detached accessory structure (cabana) located at 9665 Lake Washington Blvd. NE will be remodeled and expanded. Both structures are located within the Shoreline Management Area (SMA) associated with Lake Washington. The house starts about 100-feet from the lake. The cabana is located within 25 to 50-feet from the ordinary high-water mark (OHWM).

No clearing and only minimal vegetation removal (lawn and non-native landscaping plants) is necessary to complete the work. No trees will be removed. The primary residence expansion is being proposed within an area that is currently 100 percent occupied with the existing house, driveway, and concrete patio. A stable area consisting of the existing cabana and lawn on the lower terrace will be used for the cabana improvements. The property is adjacent to Lake Washington which has a 25-foot buffer and 25-foot structure setback beyond that. No work other than mitigation is proposed within the buffer. The cabana will be expanded within the setback area at the expense of lawn and non-native landscaping (Figure 1).

1.2 Purpose of this Report

This report was prepared to evaluate environmental effects of the proposed project action on the shoreline area. Mitigation is proposed where necessary to offset adverse impacts.

1.3 Report Author

This report was prepared by Carl Hadley, a professional biologist with over 30 years of experience in western Washington. Geotechnical evaluation was provided by Marc McGinnis, P.E.¹

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¹ Geotech Consultants, Inc. 2020. Geotechnical Engineering Study, Proposed New Cabana, 9665 Lake Washington Boulevard N.E. Bellevue, Washington. Consultant report prepared for Kathy Surace-Smith. Dec. 31, 2020. 28pp.



Figure 1. Surace-Smith property on Lake Washington.

2.0 EXISTING CONDITIONS

This section provides a description of critical areas on and within 100-feet of the property under existing conditions. Critical areas within 100-feet of the work area include the Lake Washington Shoreline Management Area, Lake Washington (Type S), steep slopes, and habitat associated with species of local, state, and federal importance (Figure 1). Adjoining properties include similar critical areas.

2.1 Lake Washington

Lake Washington is a shoreline of the state (classified as a Type S water under the Bellevue land use code LUC 20.25H.075.B.1). The subject property fronts Lake Washington with ordinary high water (OHW) located along an existing rockery wall. Existing vegetation in the Vegetation Conservation Area (VCA – 0-25 from OHWs) consists solely of landscaping material dominated by non-native species and lawn (Figure 1 and 2). A few native shrubs (e.g. red-osier dogwood, Oregon grape) have been planted. No work other than mitigation planting is proposed within the regulated VCA. The setback area located 25-50 feet from OHW is also dominated by lawn with non-native shrubs and trees. A 337 s.f. cabana is located within this area.

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Figure 2. VCA along edge of Lake Washington (roughly 0 to 25').



Figure 3. VCA (roughly 15 to 51') showing existing cabana and lawn to be impacted.

2.2 Streams

There are no creeks identified within critical area portfolios identified on or near the site.

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2.3 Wetlands

A cursory examination of the property and a review of public records found no evidence of wetlands on or near the site. No seeps or wetland plants were noted. Geotechnical exploration conducted during a very wet period found no evidence of shallow groundwater under the site other than what was associated with the lake¹.

2.4 Geologic Hazard Areas

The property contains steep slopes in excess of 40 percent. Potential geologic hazards on and near the site were examined and evaluated by a licensed geotechnical engineer. They found no evidence of landslide hazards as defined under LUC 20.25H.120A(1) present on the subject property. Further discussion and recommended mitigation measures for steep slopes is found in the geotech report.

2.5 Species of Local Importance

The wildlife habitat review consisted of a site-specific survey and consultation with the Washington Department of Fish and Wildlife database². The site and surrounding lands have been developed mostly as moderate-density single-unit residential housing. Some suitable wildlife habitat for terrestrial and avian species is found in the area, in particular within a small, forested area covering some of the steep slope along the eastern edge of the property (Figures 1 - 4). However, overall wildlife habitat quality has been significantly modified by past clearing, fragmentation, and introduction of non-native landscaping species (e.g. English ivy, and turf grasses).

It is the larger trees along the east edge of the site that provides the majority of wildlife habitat in the area. Most of the undercanopy and groundcover are non-native but relatively dense.

Species that may be expected to be found intermittently on this site are deer, coyote, Douglas and eastern grey squirrels, other assorted rodent species, raptors, woodpeckers, and song birds, including species of local importance listed by the City of Bellevue (LUC 20.25H.150.A). There are several moderate to large conifer trees suitable for eagle, hawk, and owl perching on and near the site. No nesting activity by sensitive species is known to have occurred in the recent past (WDFW 2021). Larger trees in the area provide suitable perching sites for bald eagles, but none of these trees are reported to be critical nesting or roosting habitat sites.

Chinook, coho and sockeye salmon, along with steelhead and bull trout are found in Lake Washington.

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² Washington Department of Fish and Wildlife. 2020. Priority habitat and species map.



Figure 4. Forested area on steep slope along eastern edge of property.

2.6 Flood Hazard Areas

No land subject to a one-hundred-year flood is present on the property.

3.0 PROJECT EFFECTS ON CRITICAL AREAS

Critical areas are defined in the City of Bellevue under BCC LUC 20.25H.025. They include streams, wetlands, shorelines, geologic hazards, habitat and species of local importance, flood hazard areas, and buffers. Existing conditions of each critical area on or near the site are described in Section 2.0 of this report. This section describes any actions that will be taken within or near the critical area and any proposed changes to the functions or values that will occur. Critical Area functions and values for fish and wildlife species are based on WDFW guidelines³ and other best available science4.

3.1 Streams

There are no streams within several hundred feet of the site.

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³ Knutson, K. L. and V. L. Naef. 1997. Management recommendations for Washington's priority habitats: riparian. Washington Department of Fish and Wildlife, Olympia, WA. 181p.

⁴ For example, see Citations of Recommended Sources of Best Available Science for Designating and Protecting Critical Areas. 2002. Washington State Office of Community Development, Olympia, WA. and City of Bellevue's 2005 Best Available Science (BAS) Review (Herrera 2005).

3.2 Wetlands

There are no reported wetlands within several hundred feet of the site.

3.3 Shorelines

Lake Washington is a shoreline of the state. No development is proposed within 25-feet of the OHWM. Increased development between 25 and 50 feet is proposed as the existing cabana is expanded. The proposed expansion will occur at the expense of lawn and non-native landscaping material as summarized in Table 1.

	1	Buffer (0-25')			Setback (25-50')			
CA Buffer and Setback	Exist.	Proposd.	Chng	Exist.	Proposd.	Chng	Change	
Impervious Surface	17	0	-17	320	983	663	646	
Lawn	1626	1031	-595	1224	887	-337	-932	
Bare ground, rockeries, pervious	526	526	0	258	317	59	59	
Non-native landscaping	522	523	1	1041	207	-834	-833	
Native vegetation	80	691	611	0	449	449	1060	

Table 1. Shoreline Changes under the Proposed Action

The effect of the proposed action on shoreline ecological functions is discussed in this section. Standard shoreline ecological functions include water quality improvements, bank protection, organic material source, and fish and wildlife habitat. Each of these functions is reviewed below for both the pre- and post-redevelopment condition.

In shoreline areas the standard for protection is "no net loss". No net loss means that, following an action, shoreline ecological functions necessary to sustain shoreline natural resources are equivalent to or greater than ecological functions immediately prior to the action. As noted in Ecology guidelines for the Shoreline Management Act, the "no net loss" standard focuses on shoreline ecological functions "as they currently exist". In this case "as they currently exist" refers to conditions with the existing house, landscaped yard, cabana, porch, walkways, dock, bulkhead, and general absence of natural habitat. No net loss does not compare to theoretical, perfect, or undisturbed conditions as may have occurred before the area was developed.

Shoreline habitat in its natural condition performs many functions essential to fish survival and productivity. Vegetation in riparian areas can provide shade and helps maintain cool water temperatures needed by most fish native to the Pacific Northwest. Plant roots stabilize banks, help control erosion and sedimentation, and can offer refuge habitat for juvenile fish. Vegetation creates overhanging cover for fish. Where present, trees and shrubs contribute leaves, twigs,

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⁵ See WAC 173-26-201(2)(c) (no net loss focuses on sustaining "existing shoreline natural resources" and protecting shoreline resources "as they currently exist").

and insects to waterbodies, thereby providing basic food and nutrients that support fish and aquatic wildlife. Large trees that fall can create refuge habitat needed by small fish for cover and protection from predators. Riparian vegetation, litter layers, and soils filter incoming sediments and pollutants, thereby assisting in the maintenance of high water quality needed for healthy fish populations⁶.

Primary ecological functions provided within the Lake Washington shoreline on the project site are described below along with an evaluation of the project impact. Shoreline functions and values are based on WDFW guidelines⁵ and other best available science⁷. The discussion is summarized in Table 2.

Existing conditions on the subject property were described in Section 2. The Lake Washington shoreline area is entirely developed and/or landscaped with little to no native vegetation or habitat.

Under the proposed action the existing cabana would be increased in size by 663 sq.ft. The cabana would expand into an area of lawn and non-native plantings. No native plants or undisturbed land will be displaced for the cabana. As mitigation, 611 sq.ft. of the buffer (0-25 feet from OHWM will be planted with native species including 130 sq.ft. of new overhanging vegetation. 449 sq.ft. of the setback will receive similar treatment. This will come at the expense of existing lawn and non-native landscaping material (Table 1). Please see Section 4 for further discussion of proposed mitigation and land values changes.

3.3.1 Water Quality

Vegetation adjacent to a waterbody can improve water quality by filtering pollutants, removing nutrients, and preventing sediment introduction. The water quality function of the existing shoreline area on the subject site is low due to the lack of native vegetation and low volume of water runoff from or across the site. Stormwater currently runs off the impervious surfaces into landscaping areas, and then either infiltrates or surface flows directly to the lake depending on rainfall rates. There is very little pollution generating surface on the subject site with only a private small parking and turn-around area located over 100 feet from OHW.

The proposed action will result in little change. No new pollution generating surfaces will be created. The addition of new native plants will improve functions to a small degree. However, the overall effects of the development on water quality will be insignificant.

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⁶ Knutson, K. L. and V. L. Naef. 1997. Management recommendations for Washington's priority habitats: riparian. Washington Department of Fish and Wildlife, Olympia, WA. 181p.

For example, see Citations of Recommended Sources of Best Available Science for Designating and Protecting Critical Areas. 2002. Washington State Office of Community Development, Olympia, WA. and City of Kirkland's 2016 Best Available Science (BAS) Review.

Table 2. Standard Lake Shoreline Buffer Functions and Analysis of Change

Buffer Function	Description of Function	Current Buffer Function	Buffer Function After Re-Development
Shade	The ability to help maintain low water temperatures and create a cool and humid microclimate.	Low for the project site due to a scarcity of vegetation (trees and shrubs) overhanging or adjacent to Lake Washington.	Beneficial Effect – twelve new native dogwoods will be planted adjacent to take Washington and will provide shade.
Beneficial Nutrient Sources	The ability to provide food resources to the lake in the form of leaf litter, vegetative matter, and terrestrial insects.	Low for the project site due to the scarcity of native vegetation on the site.	Beneficial Effect – 611 sf of new native vegetation will be planted within 25-feet of OHW.
Woody Debris Recruitment	The ability to provide large woody debris to Lake Washington.	Low for the project site due to the scarcity of potential recruitment trees on the site.	No change – No trees will be added or removed from the buffer. One significant tree will be removed from within the ECA and replaced at a 2:1 ratio.
Sediment and Pollutant Control	The ability to physically filter sediments, chemicals, and nutrients.	Low due to the absence of native vegetation and little surface water running off, or across the site.	Beneficial Effect (minor) with elimination of some managed turf grass from the shoreline area.
Bank Stability and Sediment Recruitment	The ability to maintain bank stability and prevent increased erosion along the shoreline of Lake Washington.	Poor – shoreline is entirely protected armored with manmade measures.	No change
Human Access Control	The ability to reduce or eliminate human disturbance along a sensitive shoreline.	None. Access control is not an issue for this private property.	No change
Wildlife Habitat Suitability	The ability to provide habitat for upland mammals and avian species within the riparian corridor.	Low for the project site due to the scarcity of native vegetation on the project site and fragmentation.	Beneficial Effect – new native vegetation with higher habitat value will replace existing exotics species with lower value.

Shoreline Buffer Function: The physical, chemical, and biological processes or attributes of the buffer.

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3.3.2 Water Quantity

There will be some increase in impervious surface under the proposed action. Most of the water infiltrates where it travels a short distance to Lake Washington. The increased impervious surface will also be discharged to the lake, a very large waterbody. Because the lake is actively managed by the Army Corps of Engineers, no effect on water surface elevation and flow rate in Lake Washington will occur.

3.3.2 Beneficial Nutrients

Native riparian buffers can be important to aquatic habitat productivity being the primary source of leaf litter and insects delivered to fish habitat. When present, overhanging vegetation contributes leaves, vegetative litter, and small woody debris directly to the waterbody.

No native trees or shrubs will be removed from near Lake Washington under the proposed action. 611 sf of new native vegetation will be added within 25 feet of the lake. This includes eleven native dogwoods that will be planted adjacent to the OHWM and will eventually overhang the water. The project will have a positive effect on beneficial nutrient delivery.

3.3.4 Microclimate

Riparian vegetation has the ability to protect waterbodies from climate changes caused by widespread development away from the water, including soil and air temperature, humidity, and wind. There is no direct link between microclimate and the condition of salmonid habitat, however, it has been suggested that microclimate needs protection to maintain desirable assemblages of plants and animal species, including insects, beneficial to fish.

No native riparian vegetation will be removed as part of the project. 932 sf of lawn will be removed from the shoreline and planted with new trees and several hundred shrubs and groundcovers. The site currently has little benefit to microclimate but the effect of the proposed action will be positive.

3.3.5 Temperature & Shade

No vegetation overhanging Lake Washington will be removed during re-development of the property. Eleven native dogwoods will be planted adjacent to the OHWM and will eventually overhang the water providing some shade and habitat function. The project will increase shade over the lake and will have some localized benefits but will not have a significant effect on water temperature in Lake Washington.

3.3.6 Human Access Control

One function of buffers in populated areas can be reducing the direct encroachment of humans on the watercourse. This project will be conducted on private property where access control is not an issue.

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3.3.7 Woody Debris

Large and small woody debris consists of downed tree stems and branches and is a functionally important structural component of watercourses and lakes in the Pacific Northwest.

No vegetation capable of supplying woody debris will be removed and no large trees will be planted. The project will have no effect on LWD recruitment.

3.3.8 Bank Stability

Roots from vegetation growing along waterbodies can help stabilize soils and reduce erosion. Bank stability is currently maintained with rip-rap along most of the shoreline and this will not change under the proposed action.

3.3.9 Shoreline Function Conclusion

The proposed project will expand an existing structure within 50-feet of the lake but will minimize impacts by only expanding into areas of existing lawn and non-native landscaping and will offset the effects by enhancing the immediate shoreline area with new native vegetation over an area larger than the proposed area of new disturbance. The entire area of increase will take place within areas of existing disturbance; no native vegetation or natural habitat will be disturbed. Temporary disturbance will take place in an existing garden within the buffer but will be designed to avoid and minimize temporary impact such that the final condition is equal to pre-disturbance conditions. Under the Shoreline Management Act, this level of protection will provide "no net loss" of shoreline ecological functions necessary to sustain shoreline natural resources.

3.4 Geologic Hazard Areas

Project geotechnical engineers have reviewed the site and provided recommendations for work on and near the steep slopes to help avoid adverse effects on slope stability and erosion. Please review the geotechnical report for information on impacts and mitigation associated with steep slope critical areas, buffers, and setbacks.

Land cover change on the steep slope and within the top-of-slope buffer and toe-of slope setback was calculated (Table 3). While this is not a habitat issue, it provides a broader picture of the proposed action showing the additional expansion of about 20 sf related to the cabana on the steep slope, and the concomitant significantly greater increase in native vegetation being proposed on the steep slope and toe setback.

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Top of Slope Buffer Toe Setback Steep Slope CA Total CA Buffer and Setback Exist. Prop. Chng Exist. Prop. Chng Exist. Prop. Chng Change 961 Impervious surface 20 20 3549 3675 126 357 1172 815 0 0 0 2850 1948 -902 -902 0 0 0 0 Lawn 806 -603 692 614 -78 806 0 907 382 -525 Bare ground & rockeries -1290 3693 3250 -443 967 841 -126 2457 1736 -721 Non-native landscaping 1834 Native vegetation 0 501 501 0 0 0 80 1413 1333

Table 3. Land Use Change on Steep Slope CA including Buffer and Setback

3.5 Species of Local Importance

All new development will take place within areas of existing impervious surface or lawn. No native vegetation or any trees will be removed, and no new human activities will be introduced to the area. Overall, there will some short-term disturbance during construction, but no significant long term adverse effects on upland wildlife habitat.

Sensitive fish species are found in Lake Washington. The project will increase impervious surface near the lake at the expense of lawn. Neither the impervious surface nor the lawn have any habitat value to sensitive species. Increasing impervious surface can in some cases lead to loss of infiltration and increased runoff. However, in this case, water only infiltrates a few feet before reaching the groundwater table associated with Lake Washington. And the Lake Washington surface elevation is a managed system that responds chiefly to the control structure at the Hiram M. Chittenden Locks as managed by the Army Corps of Engineers. Diverting the clean stormwater off the roof will have no effect on Lake Washington.

Of chief benefit to locally important species will be the addition of 1,060 sf of new native plant species to be planted adjacent to the lake. These will replace existing lawn, impervious surface, and non-native plantings and provide additional wildlife habitat as well as benefits to aquatic habitat and species.

3.6 Flood Hazard Areas

There are no flood hazard areas within the project site.

3.7 Critical Areas Effects Summary

The proposed action will take place within an area that is encumbered with steep slope and shoreline critical areas and buffers but has been disturbed for decades since the site was cleared and graded for the existing cabana. No direct disturbance to the lake or steep slope is proposed. The project will avoid the need to remove any native vegetation or trees. Steep slopes are deemed stable. All proposed disturbance will occur within an existing lawn and building footprint. With proposed avoidance measures, no significant long-term adverse effects on critical areas are expected.

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4.0 MITIGATION

The primary means of mitigation for redevelopment of this lot has been avoidance of new disturbance by working only in the existing building footprint and existing lawn and non-native landscaping garden. However, compensatory mitigation is proposed to offset habitat value lost with new impervious surface, and for a small increase in impervious surface located waterward of the existing cabana. Shoreline Land Cover Values as set forth in LUC Chart 20.25E.065.F.8.d were calculated for before and after construction of the project.

Table 4. Shoreline Land Cover Values Before and After Proposed Changes

	Std.	Existing		Proposed	
	Value	sq.ft.	Total	sq.ft.	Total
Impervious Surface, 0-50'	0	337	0	983	0
Lawn/Garden/Weeds, 0-50'	0.1	2850	285	1918	192
Bare Ground, 0-50'	0.15	784	118	843	126
Nonnative vegetation, 25 – 50'	0.25	1041	260	207	52
Nonnative vegetation, 0 – 25'	0.3	522	157	523	157
Native vegetation, 25 – 50'	0.6	0	0	449	269
Rain garden/swale, 0 – 200'	0.7	0	0	0	0
Native vegetation, 0 – 25'	0.8	80	64	486ª	389
Native overhanging vegetation, 0 – 10'	1.0	0	0	130	130
		5614	883	5539a	1315

^a Does not include an additional 75 sf of native vegetation added to satisfy LUC 20.25E.065.F.8.c.iv.

As shown in Table 4 land cover value for the VMA following construction of the cabana and mitigation will be 149 percent of the existing value. This greatly exceeds the requirements stated in LUC 20.25E.065.F.8.c.

4.1 Impact Avoidance

The following actions are proposed to avoid impacts to critical areas:

- No disturbance is proposed within the shoreline buffer, or within any stream, lake, wetland, or floodplain.
- No new land disturbance is proposed, all work is proposed within the existing building and patio footprint and existing lawn.
- No native vegetation will be disturbed.

4.2 Impact Minimization

The following actions are proposed to minimize impacts:

- Only previously disturbed areas will be modified under this proposal.
- New development will be limited to the area outside of the 25-foot shoreline buffer.

April 19, 2022 CEDAROCK CONSULTANTS, INC. Page 12 Stormwater will be managed to avoid impacts to steep slopes.

4.3 Compensatory Mitigation

- All existing impervious surface (17 sf) shall be removed from the shoreline buffer.
- 596 sf of lawn and non-native landscaping plants shall be removed from the buffer.
- 611 sf of new native plantings shall be installed within 25-feet of OHW.
- An additional 449 sf of native plantings will be added to the shoreline setback area.

5.0 VEGETATION MAINTENANCE

Re-establishing native vegetation adjacent to the lake is the goal of this maintenance plan. Activities required to maintain new plantings include initial watering of the new plants, and periodic removal of non-native vegetation that could damage or shade out the young plants.

- New plantings shall be periodically watered (once per month) from May through mid-October during the first season. A potable water source is available for this use.
- Due to the aggressively invasive habit of non-native species such as English ivy and Himalayan blackberry that can girdle and topple young trees and overwhelm other plantings, maintenance, to include removal of these species from within a radius of 3 feet of each planting area shall be completed at minimum twice each year.
- The use of herbicides and pesticides in the shoreline area is prohibited unless given written permission by the City of Bellevue.
- All work shall be performed by hand with the lightest possible equipment.

6.0 VEGETATION MONITORING

Due to the small size and uncomplicated nature of the proposed planting project, and lack of wetland involvement, the plantings shall be self-maintained and self-monitored by the homeowner for five years. Vegetation monitoring shall consist of plant inspection to determine the health and vigor of each planted tree. All replacement plants shall be inspected once a year for five years to determine the health of each specimen. Dead or dying plants shall be replaced the following fall. Plant species substitutions may be made if site conditions are believed responsible for plant mortality. Replacement species must be approved by the City.

Annual monitoring reports shall be submitted to the City of Bellevue, Attn: Environmental Planning Manager by October 31st in each of the five years. At least three photos covering the planted area shall be included in the monitoring reports to document conditions. The following schedule and performance standards apply and will be evaluated in the report for each year:

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Year 1 (from date of plant installation)

- 100% survival of all installed plants and/or replanting in following dormant season to reestablish 100% of original plantings.
- Less than 10% coverage of invasive plants in planting area.

Years 3 through 5 (from date of plant installation)

- At least 80% survival of all installed material (100% of trees).
- At least 60% coverage of the planting area by native trees and shrubs in year five.
- At least 80% coverage of the planting area by all native plants in year five.
- Less than 10% coverage by non-native/ornamental vegetation.

7.0 CONTINGENCY PLAN

A contingency plan would be implemented if necessary. Contingency plans would be developed based on the specific failure to meet success standards described in Section 6 of this plan. Contingency plans could include additional plant installation and plant substitutions including type, size, and location.

If monitoring results indicate that any of the performance standards are not being met, it may be necessary to implement all or part of a contingency plan. Careful attention to detail and site maintenance is essential in ensuring that problems do not arise. Should any of the site fail to meet success criteria, a contingency plan will be developed and implemented with City approval. Such plans are prepared on a case-by-case basis to reflect the failed mitigation characteristics.

Contingency/maintenance activities may include:

- Engineering plan revisions for drainage, slope protection, etc.
- Replacing all plants lost to browsing, drought, or disease, as necessary.
- Replacing any plant species with a 20 percent or greater mortality rate with the same species or similar species approved by the City Biologist.
- Irrigating the planting area only as necessary during dry weather if plants appear to be too dry, with a minimal quantity of water.
- Shoreline erosion protection measures.
- Removing trash or other undesirable debris from the buffer areas as necessary.

8.0 MITIGATION COST ESTIMATE

A cost estimate for the mitigation planting, maintenance, and monitoring based on the King County spreadsheet updated to 2021 prices is provided in the appendix.

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9.0 PERFORMANCE STANDARDS

The proposed cabana remodel will include extension within the shoreline setback area and steep slope toe setback. A Critical Area Land Use permit will be required.

Under LUC 20.25H.080.A Performance Standards

- 1. <u>Lights shall be directed away from the lake</u>.
 - All planned exterior lighting will be directed upwards or downwards and not towards the lake.
- 2. Activity that generates noise such as parking lots, generators, and residential uses shall be located away from the lake or any noise shall be minimized through use of design and insulation techniques.
 - Little noise will be generated by the cabana. There is no vehicle access, and no generators are planned.
- 3. Toxic runoff from new impervious area shall be routed away from the lake.
 - The only impervious surface will be clean roof runoff. No toxic runoff will be created.
- 4. Treated water may be allowed to enter the stream or wetland critical area buffer.
 - N.A.
- 5. The outer edge of the lake critical area buffer shall be planted with dense vegetation to limit pet or human use.
 - Not applicable in a shoreline environment.
- 6. Use of pesticides, insecticides and fertilizers within 150 feet of the edge of the lake critical area buffer shall be in accordance with the City of Bellevue's "Environmental Best Management Practices," now or as hereafter amended.
 - No lawn or other non-native landscaping material is proposed as part of this project so there is no reason for chemical use.
- 7. All applicable standards of Chapter 24.06 BCC, Storm and Surface Water Utility Code, are met. All applicable standards of Chapter 24.06 BCC will be met.

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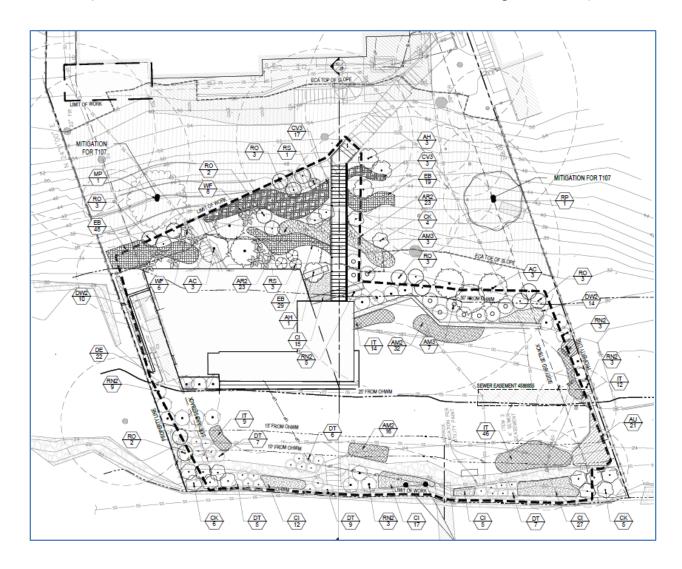
	(Critical Are	as Mitiga	tion			
		Bond Quan	tity Worksh	eet			
Project Name: Surace-Smith Residence		Date:	19-Apr-22	Prepared by:	Land Morpholo	ogy	
Project Number:		otion: Mitigation e family residen		and expansion of d	etached access	ory structur	e at existing
Location: 9965 NE Lake Washington Blvd		Applicant:	Lindsey Helle	ər	Phone:	206-442-2120	
PLANT MATERIALS (includes labor cost for plant installation)							
Туре	Unit Price	Unit	Quantity	Description		Cost	
PLANTS: Potted, 4" diameter, medium	\$5.00	Each	233.00	·	covers	\$	1,165.00
· · · · · · · · · · · · · · · · · · ·				Perennial/groundco	ver plantings @		
PLANTS: Container, 1 gallon, medium soil	\$11.50	Each		Iris douglasianna, Ce		\$	1,920.50
PLANTS: Container, 2 gallon, medium soil	\$20.00	Each	48.00	Small native shrubs Medium native shru		\$	960.00
PLANTS: Container, 3 gallon, medium soil	\$28.00	Each	20.00	Arctostaphylos spp.	bs (last growing)	\$	560.00
. G .				Medium Native shru	bs -		
PLANTS: Container, 5 gallon, medium soil	\$36.00	Each		Arctostaphylos spp.		\$	144.00
PLANTS: Container, 7 gallon, medium soil	\$50.00	Each		Large/tree-like nativ	e shrubs	\$	400.00
PLANTS: Bulbs/rhizomes	\$4.00	each	76.00	Cammasia	1	\$	304.00
					TOTAL	\$	5,149.50
INSTALLATION COSTS (LABOR, EQUIPMENT, & OV	ERHEAD)						
Туре	Unit Price	Unit				Cost	
Labor, general (landscaping other than plant installation)	\$40.00	HR	40.00			\$	1,600.00
Labor: Consultant, supervising	\$55.00	HR				\$	440.00
Topsoil, delivered and spread	\$35.73	CY	33.00			\$	1,179.09
Tilling topsoil, disk harrow, 20hp tractor, 4"-6" deep	\$1.02	SY	600.00			\$	612.00
g, ,,,	V 02	<u> </u>			TOTAL	\$	3,831.09
OFNEDAL ITEMO					•		5,551115
GENERAL ITEMS							
ITEMS	Unit Cost	Unit				Cost	
Ditching	\$7.03	CY	157			\$	1,103.71
Fencing, temporary (silt)	\$1.20	LF	145			\$	174.00
Construction Entrance	\$1,500.00	EA	1			\$	1,500.00
Fencing, temporary (silt)	\$1.60	LF	288.00			\$	460.80
					TOTAL	\$	3,238.51
					•		· · · · · · · · · · · · · · · · · · ·
OTHER				(Construction	Cost Subtotal)	\$	12,219.10
	Percentage of						
ITEMS	Construction Cost						
M - L :!! L:		Unit				Cost	
Mobilization	10%	1				\$	1,221.91
Contingency	30%	1				\$	3,665.73
					TOTAL	\$	4,887.64
MAINTENANCE AND MONITORING	maintenance ter	ms. This will be eva	luated on a case-l	be required to have longe by-case basis for develop bywhere from 5 to 10 yea	ment applications.		
Maintenance, annual (by owner or consultant)							
Larger than 1,000 sq. ft. but less than 5,000 sq.ft. of							
buffer mitigation	\$180.00	EA	5	(4hr @\$45/hr)		\$	900.00
Monitoring, annual (by owner or consultant)							
Larger than 1,000 sq.ft. but less than 5,000 wetland or							
buffer mitigation	\$720.00	EA	5	(8 hrs @ 90/hr)	•	\$	3,600.00
					TOTAL	\$	4,500.00
							,
			1	1			
					Total		\$21,606.74

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Landscape Planting Plan

Land Morphology

(Details from Surace-Smith Residence - Land Use Permit drawings 4/18/2022)



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PLANT SCHE MITIGATION TREES	CODE	LE Ιατγ	BOTANICAL / COMMON NAME	CONT	
MITIGATION TREES	CODE	Q11	BOTANICAL / COMMON NAME	CONT	+-
()	MP	1	MALUS FUSCA / OREGON CRAB APPLE	B&B	
\odot	RP	1	RHAMNUS PURSHIANA / CASCARA	B & B	
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	+-
0	AC	6	ACER CIRCINATUM / VINE MAPLE	7 GAL	
Ö	АН	4	ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN' / HOWARD MCMINN MANZANITA	5 GAL	
0	AM3	10	ARCTOSTAPHYLOS X MEDIA / HYBRID MANZANITA	2 GAL	
\odot	СК	15	CORNUS SERICEA / KELSEYI DOGWOOD	2 GAL	
\odot	RO	16	RHODODENDRON OCCIDENTALE / WESTERN AZALEA	3 GAL	
⊗	RS	4	RIBES SANGUINEUM / RED FLOWERING CURRANT	3 GAL	
\odot	RN2	25	ROSA NUTKANA / NOOTKA ROSE	2 GAL	
ANNUALS/PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	
*	II	1	IRIS DOUGLASIANA / DOUGLAS IRIS	1 GAL	
FERNS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	+
*	WF	14	WOODWARDIA FIMBRIATA / GIANT CHAIN FERN	1 GAL	
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	+
0	DT	28	DESCHAMPSIA CESPITOSA / TUFTED HAIR GRASS	1 GAL	
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACI
	AM2	48	ACHILLEA MILLEFOLIUM / COMMON YARROW	1 GAL	18" o.c.
	AU	21	ARCTOSTAPHYLOS UVA-URSI / KINNIKINNICK	4"POT	24" o.c
	AR2	46	ASTER SPP. / ASTER	4"POT	18" o.c.
	а	76	CAMASSIA LEICHTLINII / INDIAN HYACINTH	BULB	18" o.c.
	CV3	20	CEANOTHUS VELUTINUS / SNOWBRUSH	1 GAL	36° o.c.

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September 23, 2021

ATTN: City of Bellevue Land Use Division P.O. Box 90012 Bellevue, WA 98009

Re: Project #21-110379-LO

Correction Notice #1 - Critical Land Use

1. As the project is proposing work within the Steep Slope Critical area itself, a SEPA checklist is required. Public noticing of this project cannot occur until a complete and signed checklist has been submitted. Be sure to answer all questions, leave no questions blank. If an item does not apply, please indicate "Not Applicable".

Response:

 A signed and completed SEPA checklist dated, 9/23/21, has been submitted.

Please review the attached information. If you have any questions, please feel free to call me at (206) 443-2120

Sincerely, Lindsey Heller, PLA

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

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

Instructions for applicants:

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

The checklist questions apply to <u>all parts of your proposal</u>, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

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

Use of checklist for nonproject proposals:

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

A. Background [HELP]

1. Name of proposed project, if applicable:

N/A Surace-Smith Accessory Structure and Lounge Addition

2. Name of applicant:

Lindsey Heller

Reviewed 11/5/2021 COrr 3. Address and phone number of applicant and contact person:

2505 2nd Ave Ste. 705

Seattle, WA 98121

Contact: Lindsey Heller, PLA (206-388-8786)

4. Date checklist prepared:

09/10/2021

5. Agency requesting checklist: Development Services Department

City of Bellevue Land Use Division

6. Proposed timing or schedule (including phasing, if applicable): May be subject to change May 2022 – November 2022

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

No Current proposal involves extension of a portion of the existing residence and construction of a new cabana within the shoreline overlay district.

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

Geotech report (Geotech Consultants Inc.)

Critical Areas Report / Shoreline Report / Vegetation Management and Monitoring Report (Cedarock Consultants)

- 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. *Interior remodel of office under separate permit* 21-105952-BR
- 10. List any government approvals or permits that will be needed for your proposal, if known. Building Permit, Shoreline Exemption 21-105952-BR
- 11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The 22,563 SF site will retain its land use as single family residential. Proposed development is for a 125 square foot addition to an existing house, the removal of an existing accessory structure and construction of a new 810 square foot accessory structure. Also included in the scope of work are wood stairs and associated paving within the shoreline management area and designated ECA Steep Slope. The proposed work does not occur within the 25 feet of shoreline setback and limited disturbance to the steep slope is proposed

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.

Street address: 9665 Lake Washington Blvd E., Bellevue, WA, 98004

Legal description: LOCHLEVEN POR SWLY OF NE LK WASH BLVD & SD LDS ADJ LESS

NELY 116 FT LESS POR SELY OF LN BEG ON S LN OF SD NELY 116 FT AT PT S 52 DEG

34 MIN 00 SEC E 165 FT FR NWLY LN SD LOT TH S 24 DEG 11 MIN 00 SEC W TO SH LN

LESS POR NWLY OF LN BEG ON S LN OF SD NELY 116 FT AT PT N 52 DEG 34 MIN 00

SEC W 159.61 FT FR SELY LN OF SD LOT TH S 44 DEG 00 MIN 00 SEC W 148 FT TH S

24 DEG 11 MIN 00 SEC W 101.9 FT M/L TO SH LN LESS POR IN FOLG TR- BEG INTSN

OF NWLY LN OF SD 19 & SWLY LN OF SD NE LK WASH BLVD TH SELY ALG SD BLVD

LN 117.7 FT TO TPOB TH CONT ALG SD BLVD LN 20 FT TH S 37 DEG 26 MIN 00 SEC W

30.92 FT TH S 06 DEG 00 MIN 00 SEC W 99.72 FT TH S 82 DEG 23 MIN 00 SEC W 28.28

FT TH N 52 DEG 34 MIN 00 SEC W 62.01 FT TH N 44 DEG 00 MIN 00 SEC E 20.13 FT TH

ALG CURVE TO LEFT RADIUS 28.66 FT & WITH CENT ANGLE BRG N 44 DEG 00 MIN 00

SEC E FR LAST DESC PT-60.73 FT TO PT OF TANG TH N 06 DEG 00 MIN 00 SEC E 32.11

FT TH N 37 DEG 26 MIN 00 SEC E 45 FT TO TPOB & UNDIV 1/3 INT IN SD LAST DESC TR

Vicinity Map is attached at the end of this document

B. Environmental Elements [HELP]

a. General description of the site:	
(circle one): Flat, rolling, hilly steep slopes, nountainous, other	er
h What is the steemest slope on the site (approximate persent	alana\?

b. What is the steepest slope on the site (approximate percent slope)? Appx 45%

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

1. Earth [help]

agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

AgD: Alderwood gravelly sandy loam

Glacial till (dense, high-strength) at the slope and north side of property. Some medium-compaction gravel/silt fill at the flat shoreline lawn area.

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

The geotechnical report shows no indications of recent instability or seepage on the face of the steep slope. Also per the geotechnical report, this area of Bellevue is known to be underlain by glacial till, and there is no history of large-scale or deep-seated landslides on the north side of Meydenbauer Bay area.

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.

Excavate approx. 12 CY upland soil; fill approx. 35 CY of imported topsoil fill.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. None anticipated. All methods of construction to follow WDOE Stormwater Manual, WDFW recommendations, and City of Bellevue regulations. Sedimentation and Erosion Control will be reviewed per BCC 23.76
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

45% This percentage will be reviewed under the building permit for compliance with LUC 20.10.010

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

Jute netting will be installed along shoreline, stone bank stabilization is proposed,
substrate size and type to withstand wave action per WDFW, nets and blankets to cover
soil and materials during construction, silt fence and curtain during construction, capped
drain lines, and shoreline plantings to help reduce erosion.

Sedimentation and Erosion Control will be reviewed per BCC 23.76

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.

During construction, some emissions from construction vehicles will occur – emission quantities too low to measure. After construction, the site will return to current low-emission, high-quality air.

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

None known.

c. Proposed measures to reduce or control emissions or other impacts to air, if any: *BMPs to control dust will be used as necessary.*

3. Water [help]

- a. Surface Water: [help]
- 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. The property is located on Meydenbauer Bay in Lake Washington, which flows into Lake Union and then Puget Sound.
 - 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.

The project will not require any work waterward of the OHWM. Hardscape, landscape, and the expansion of an existing accessory structure are proposed within 200' of the OHWM. Work between the OHWM and 25' setback is limited to planting and transport of material.

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.

N/a

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. *No*
- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. *No*
- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.
 No
- b. Ground Water: [help]
 - 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.

No / No

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

N/A

- 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.

Site runoff includes stormwater and irrigation water. The proposed conditions will not alter the general drainage path. Flow control BMP's will be implemented, managing discharge from the project area and creating no adverse impacts on the downstream system. The proposed conditions will utilize a variety of dispersion devices. The downspouts on the accessory structure will discharge from splash blocks and run into the adjacent vegetative surfaces and vegetated lawn surfaces.

- 2) Could waste materials enter ground or surface waters? If so, generally describe. No, BMPs to be in place per City and County Code.
- Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.
 No
- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

 This project will be required to comply with NPDES standards

Water used to establish new plantings will be delivered by efficient temporary irrigation. Silt fences, straw wattles, and other temporary BMPs as necessary during construction. The proposed conditions will utilize a variety of dispersion devices

4. Plants [help]

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

<u>X</u>	_deciduous tree: alder, maple, aspen, othei
X	evergreen tree: fir, cedar, pine, other
Х	shrubs
Х	grass

	_pasture
	crop or grain
	Orchards, vineyards or other permanent crops.
	wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
	water plants: water lily, eelgrass, milfoil, other
Х	other types of vegetation – Garden Ornamental Herbaceous

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

Shrubs (primarily llex aquifolium, non-native), and garden ornamental herbaceous. Approximately 1044 sq. ft of existing ornamental vegetation will be replaced with approximately 1044 sq. ft of new native planting. Approximately 163 sq. ft. of lawn will be replaced with 163 sq ft. of new native planting. A net gain of 408 SF of native planting within the ECA steep slope will be installed.

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

 None Known
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Native vegetation in the ECA steep slope zone will be enhanced by 758 SF. All native trees and native planting within the limit of work to be preserved on site.

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

English ivy, Himalayan blackberry, Ilex aquifolium.

5. Animals [help]

a. <u>List</u> any birds and <u>other</u> animals which have been observed on or near the site or are known to be on or near the site.

Particular species have not been identified within the site, but some species known to be found around the Lake Washington shoreline area include: peregrine falcons, osprey, jays, doves, owls

birds: hawks, owls, blue herons, bald eagles, songbirds, woodpeckers
mammals: deer, coyote, eastern grey and Douglas squirrels, small rodents
fish: salmon – chinook, coho, sockeye; steelhead, bull trout
racooon, rabbit, opossum, bats

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

 Salmon (chinook, coho, sockeye), steelhead, and bull trout) are known to be in Lake

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

 None known

The Pacific Northwest is part of the Pacific American Flyway, a major migratory bird route

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

 A net gain of 408 SF of native planting within the ECA steep slope will be installed as part of this project, providing increased habitat for birds. Approximately 260 SF of native planting will be installed directly adjacent to the shoreline, providing increased sheltered
- e. List any invasive animal species known to be on or near the site.

 Sciurus carolinensis (Eastern Grey Squirrel) New Zealand Mud Snail

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.

Electric energy for heating, lighting

water habitat for fish.

- c. Would your project affect the potential use of solar energy by adjacent properties?
 If so, generally describe.
 No
- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

Energy-efficient LED lights will be used for exterior/landscape lighting

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.
 - 1) Describe any known or possible contamination at the site from present or past uses. None known
 - 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 known
 - 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
 - 4) Describe special emergency services that might be required. *None known*
 - 5) Proposed measures to reduce or control environmental health hazards, if any:

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
- 2)
 None known nearby road & water traffic is minimal and there are no industrial or commercial operations nearby
- 3) 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.

Project Shall comply with noise code requirements of BCC 9.18.030 Weekdays: 7:00 a.m. and 8:00 p.m. During Construction, the project shall comply with BCC 9.18.020 Saturdays: 9:00 a.m. and 8:00 p.m. Sundays and Holidays: prohibited

4) Short term: Periodic construction noise will happen as work occurs. Equipment operation for soil and structure removal and grading will be periodic through project construction.

Long term: no change in current noise levels expected.

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

Project will comply with the City of Bellevue and King County codes for noise and disturbance; noise will occur only between the hours of 7am and 7pm per-King-Gounty-Code 12.86.520.

The use of best available noise abatement technology consistent with feasibility is required during construction to mitigate construction noise impacts to surrounding uses.

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.
 Current use is owner-occupied single family residence on site and all adjacent properties.
 No changes or impacts to land use will occur due to proposed project.
- 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?
 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, tilling, and harvesting? If so, how:

No

c. Describe any structures on the site.

2929 SF single-family residence, 744 SF garage, 340 SF existing accessory structure, 319 SF stairs, 751 SF deck, dock

- d. Will any structures be demolished? If so, what? The existing accessory structure will be expanded, and 216 SF of stair will be realigned with 122 SF of stair
- e. What is the current zoning classification of the site? *R-1.8*
- f. What is the current comprehensive plan designation of the site?
 Single Family Single Family Low Density
- g. If applicable, what is the current shoreline master program designation of the site?

 Shoreline Residential
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. According to King County Department of Permit and Environmental Review, the site is considered a critical area as it is:
 - adjacent to a waterbody
 - contains a steep slope critical area.
- i. Approximately how many people would reside or work in the completed project? 4 people
- j. Approximately how many people would the completed project displace?
 0 people
- k. Proposed measures to avoid or reduce displacement impacts, if any:
 N/A no displacement
- L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Proposal prepared by professional in accordance with City and County Codes and Standards. Application reviewed by municipalities and agencies with jurisdiction

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

N/A – no agricultural, forest, or commercial land in vicinity

9. Housing [help]

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

N/A – no new units proposed

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

None

c. Proposed measures to reduce or control housing impacts, if any: $N\!/\!A$

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?
 - 2'9" Applicant to provide a corrected number during review
- b. What views in the immediate vicinity would be altered or obstructed? *None*
- d. Proposed measures to reduce or control aesthetic impacts, if any:

N/A

11. Light and Glare [help]

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

 Landscape lighting, low lumen output for ~12" height path lights and tree uplights. This already exists on site and the proposed upgrades will not cause significant glare outside the property boundaries.
- b. Could light or glare from the finished project be a safety hazard or interfere with views? No. The light will not be directed towards the water and the accessory structure will be partially screened by vegetation from both neighboring properties.
- c. What existing off-site sources of light or glare may affect your proposal? *None known*
- d. Proposed measures to reduce or control light and glare impacts, if any:

 Landscape lights are proposed to be low voltage LED with hoods. Minimal new light glare to occur Dark Star landscape lighting is proposed, mostly for use during day.

12. Recreation [help]

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

Dock – property owners' private slip for boating/swimming; Meydenbauer Bay Park is within 200 feet but not adjacent to the property, with a designated swimming area. City of Bellevue Clyde Beach Park is approximately a quarter mile to the west.

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

No

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

N/A

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? If so, specifically describe.

No

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

None known

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.

N/A

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.

N/A

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.

The private driveway is served by Lake Washington Blvd NE and is not part of the proposed project scope.

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?

The nearest transit stop is approximately 0.6 miles away at NE 8th St and 92nd Ave NE.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?
N/A

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

No

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

No

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

The residential occupation and personal vehicle use (non-truck) will remain the same before and after the project. No new trips will be generated by the completed project. 4 trips/day per single family residence assumed.

- 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.
 No
- h. Proposed measures to reduce or control transportation impacts, if any: *N/A*

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.
No

b. Proposed measures to reduce or control direct impacts on public services, if any.
 N/A

16. Utilities [help]

	Circle utilit								
(electricity	natural	gas (wat	ergrefus	e service	telephone,	S anitary s	sewer, 3 ept	ic system
	other	`							,

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Existing utilities may be realigned or repaired. No new utilities are proposed.

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 Lindsey Heller

July Hell

Position and Agency/Organization Prinicipal, Land Morphology

Date Submitted: 09/23/2021

D. Supplemental sheet for nonproject actions [HELP]

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3.	How would the proposal be likely to deplete energy or natural resources?
	Proposed measures to protect or conserve energy and natural resources are:
4.	How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?
	Proposed measures to protect such resources or to avoid or reduce impacts are:
5.	How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?
	Proposed measures to avoid or reduce shoreline and land use impacts are:
6.	How would the proposal be likely to increase demands on transportation or public services and utilities?
	Proposed measures to reduce or respond to such demand(s) are:
7.	Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

Post Office Box 90012 - Bellevue, Washington - 98009 9012

EXEMPTION FROM SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT

To: Lindsey Heller

Land Morphology 2205 2nd Ave #705 Seattle, WA 98121

Re: Surace Accessory Structure and Lounge Addition

File Number: **22-111587-WD**

SEPA Determination: Exempt

This proposal is exempt under WAC 197-11-800 (1) Minor New Construction-Flexible Thresholds

The proposal to undertake the following development:

- 125 square foot addition to the primary residence
- Expansion of Accessory Cabana within 25'-50' of OHWM

Within the shoreline Residential environment of Lake Washington and/or its associated wetlands;

Is exempt from the requirement of a substantial development permit because:

 Development is construction of a single-family residence and/or accessory structure or appurtenance thereto (LUC 20.25E.170.C.7)

Inconsistent	Consistent	
	Х	Policies of the State Shoreline Management Act (RCW 90.58)
	Х	The Bellevue Shoreline Master Program (LUC 20.25E)

Date: November 17, 2022 Signed: Wallyren

Note: This exemption does not authorize construction to begin. All other required local, state or federal permits must be obtained before construction can begin. All land use code, building code, City shoreline code and other City regulations must be complied with.

CC: DOE, 3190 160th Avenue SE, Bellevue, WA 98008-5452

Dept. of Fish and Wildlife, 1775 12th Ave. NW Suite 201, Issaquah, WA 98027