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

DETERMINATION OF NON-SIGNIFICANCE

PROPOSAL NAME:	Cottage Enhancement
LOCATION:	4028 140th Ave NE
FILE NUMBERS:	22-101385-LO
PROPONENT:	Somit Goyal

DESCRIPTION OF PROPOSAL:

Critical Areas Land Use Permit to modify critical area buffer and setbacks to allow structural improvements to an existing non-primary structure located within wetland and stream buffers, or structure setbacks. The project proposes to reduce a Type II wetland buffer to 46 feet and stream structure setback buffer to zero feet in order to establish the improvements. This proposal is in response to Enforcement Action, 20-113383-EA. Mitigation is proposed to remove 1,000 square feet of invasive species within the wetland and stream and buffers, and replant with native vegetation and trees

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: 7/27/2023

APPEAL DATE: 8/10/2023

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

This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals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

Reilly Pittman
Issued By: ***Planning Manager*** **for** **Date:** July 27, 2023
Elizabeth Stead, Environmental Coordinator
Development Services Department

City of Bellevue
Development Services Department
Land Use Staff Report

Proposal Name:	Cottage Enhancement
Proposal Address:	4028 140th Ave NE
Proposal Description:	Critical Areas Land Use Permit to modify critical area buffer and setbacks to allow structural improvements to an existing non-primary structure located within wetland and stream buffers, or structure setbacks. The project proposes to reduce a Type II wetland buffer to 46 feet and stream structure setback buffer to zero feet in order to establish the improvements. This proposal is in response to Enforcement Action, 20-113383-EA. Mitigation is proposed to remove 1,000 square feet of invasive species within the wetland and stream and buffers, and replant with native vegetation and trees.
File Number:	22-101385-LO
Applicant:	Somit Goyal
Decisions Included:	Critical Areas Land Use Permit (Process II. 20.30P)
Planner:	Drew Folsom, Land Use Planner
State Environmental Policy Act Threshold Determination:	**Determination of Non-Significance** ***Reilly Pittman*** ***Planning Manager*** Elizabeth Stead, Environmental Coordinator Development Services Department
Director's Decision:	**Approval with Conditions** Rebecca Horner, Director Development Services Department By: ***Reilly Pittman Planning Manager*** Elizabeth Stead, Land Use Director
Application Date:	January 31, 2022
Notice of Application Date:	March 17, 2022
Decision Publication Date:	July 27, 2023
Appeal Deadline:	August 10, 2023

For information on how to appeal a project proposal, visit the Permit Center at City Hall or call 425-452-6800. Appeals must be made to the City of Bellevue City Clerk's Office by 5 p.m. on the date noted above for the appeal deadline.

CONTENTS

Documents Referenced in Report from Project File

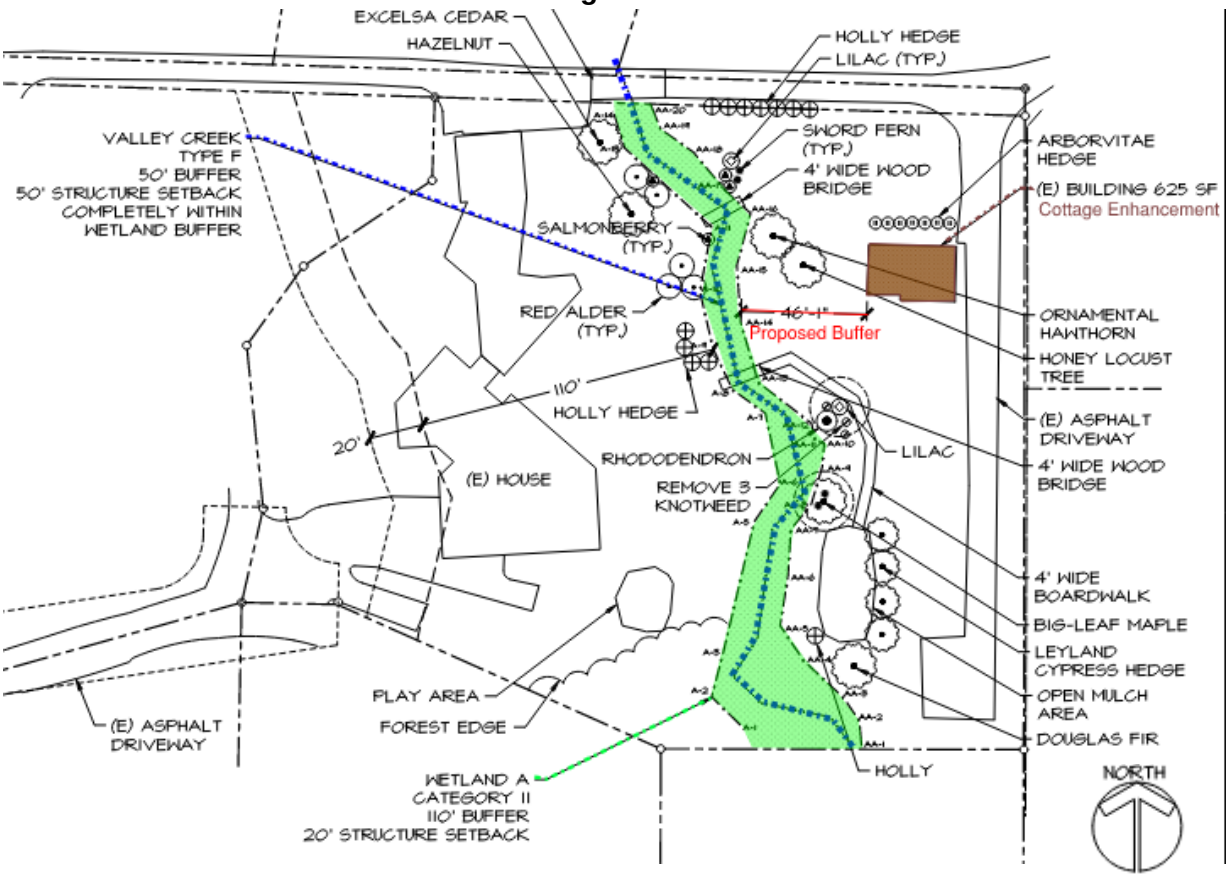
1. Site Plan – Enclosed
2. Mitigation Plan – Enclosed
3. Critical Areas Report – In File
4. Survey, Permit Forms, and Communication – In File

I. Proposal Description

The applicant proposes approval of interior and exterior structural improvements and repairs to a guest cottage located in the northeast portion of the property. The proposal includes a Critical Areas Report with a request to reduce a Category II wetland buffer from 110 feet to 46 feet and reduce stream structure setbacks from 50 feet to 0 feet. The proposal will remove approximately 625 square feet of wetland critical area buffer and stream structure setback that is currently developed with an accessory non-primary structure (guest cottage). The proposed reduction will be for the footprint of the cottage to allow it to remain; the 110-foot wetland buffer and 50-foot stream structure setback will remain in other areas of the property. No significant trees are proposed to be removed. As part of the mitigation plan, the applicant is proposing to remove lawn and replant 1,000 square feet of wetland and stream buffer with native vegetation including trees, shrubs, and ground cover.

Per LUC 20.25H.255 a Critical Areas Land Use Permit (CALUP) with a Critical Areas Report is required to modify steep slope critical area buffers. The Critical Areas Report is intended to provide flexibility to sites with degraded critical functions and values. The Critical Areas Report shall demonstrate the proposed with the requested modification leads to equivalent or better functions and values than what would result from the standard application of the Critical Areas Overlay requirements of the Land Use Code. See reference Document 1 for project site plan and Figure 1 for a depiction of the project.

Figure 1

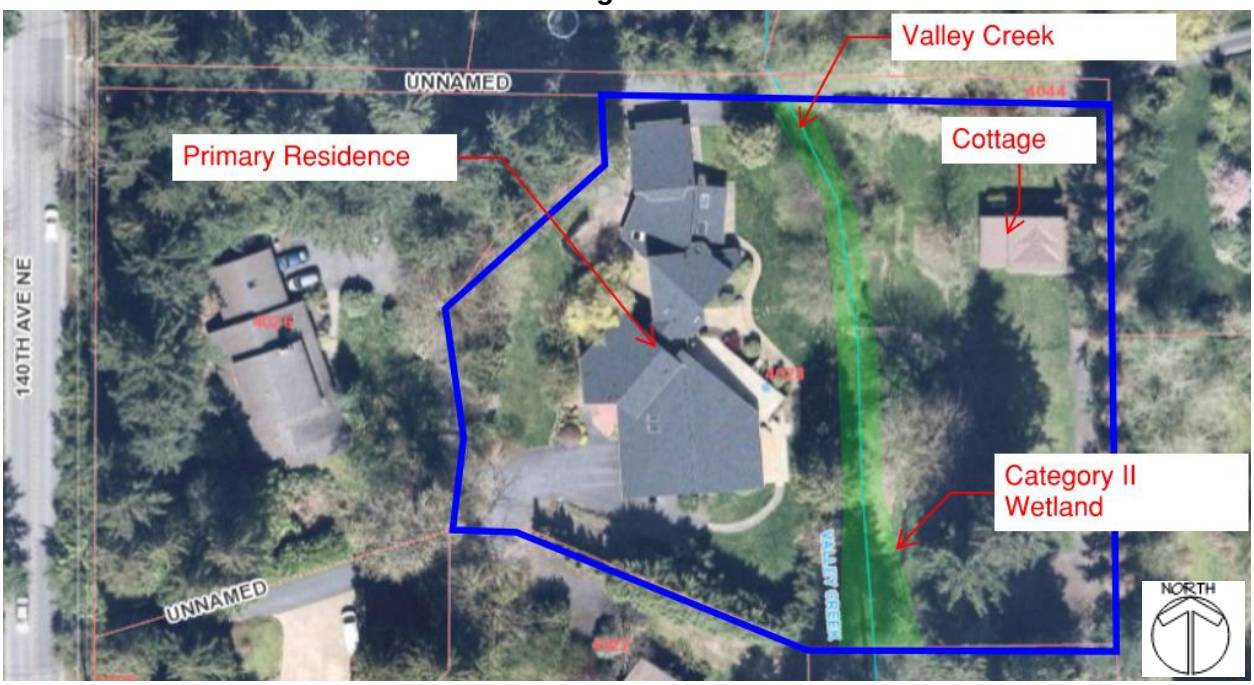


II. Site Description, Zoning, and Land Use

A. Site Description

The project site is located at 4028 140th Avenue NE in the Bridal Trails subarea of Bellevue. The site is a polygon-shaped lot developed with an existing single-family residence and accessory structures The site is surrounded by developed residential properties. Valley Creek, a type-F stream, flows from north to south through the central portion of the property, a category II wetland is located next to the stream. The site generally slopes down moderately from the west to the east to Valley Creek, and then moderately upward from west to east to the adjoining property. Vegetation on the site consists primarily of maintained lawn, with scattered big leaf maples, red alder, and ornamental landscaping. Areas within the wetland also include skunk cabbage, sedges, and creeping buttercup. See Figure 2 for existing site.

Figure 2



B. Zoning

The property is zoned R-1, single-family residential, and the proposed house and improvements are allowed in this zoning district.

C. Land Use Context

The property has a Comprehensive Plan Land Use Designation of SF-L (Single Family Low Density). Construction of a home and improvements is consistent with this land use.

D. Critical Areas On-Site and Regulations

i. Streams and Riparian Areas

Most of the elements necessary for a healthy aquatic environment rely on processes

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

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

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

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

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

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

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

i. Wetlands

Wetlands provide important functions and values for both the human and biological environment—these functions include flood control, water quality improvement, and nutrient production. These “functions and values” to both the environment and the

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

ii. Habitat Associated with Species of Local Importance

Urbanization, the increase in human settlement density and associated intensification of land use, has a profound and lasting effect on the natural environment and wildlife habitat (McKinney 2002, Blair 2004, Marzluff 2005, Munns 2006), is a major cause of native species local extinctions (Czech et al 2000), and is likely to become the primary cause of extinctions in the coming century (Marzluff et al. 2001a). Cities are typically located along rivers, on coastlines, or near large bodies of water. The associated floodplains and riparian systems make up a relatively small percentage of land cover in the western United States, yet they provide habitat for rich wildlife communities (Knopf et al. 1988), which in turn provide a source for urban habitat patches or reserves. Consequently, urban areas can support rich wildlife communities. In fact, species richness peaks for some groups, including songbirds, at an intermediate level of development (Blair 1999, Marzluff 2005).Protected wild areas alone cannot be depended on to conserve wildlife species. Impacts from catastrophic events, environmental changes, and evolutionary processes (genetic drift, inbreeding, colonization) can be magnified when a taxonomic group or unit is confined to a specific area, and no one area or group of areas is likely to support the biological processes necessary to maintain biodiversity over a range of geographic scales (Shaughnessy and O'Neil 2001). As well, typological approaches to taxonomy or the use of indicators present the risk that evolutionary potential will be lost when depending on reserves for preservation (Rojas 2007). Urban habitat is a vital link in the process of wildlife conservation in the U.S.

III. Consistency with Land Use Code Requirements:

A. Zoning District Dimensional Requirements:

The R-1 zoning dimensional requirements found in LUC 20.20.010 are generally met by the cottage, 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. **See Building Permit Conditions of Approval in Section X of this report.**

B. Critical Areas Overlay District 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 reduce a 110-foot wetland buffer and the 50-foot stream structure setback and is subject to the performance standards found below:

i. Consistency with LUC 20.25H.080.A

General development on sites with a Type S or F stream or associated critical area buffer shall incorporate the following performance standards in design of the development, as applicable:

1. **Lights shall be directed away from the stream;**

   Finding: To minimize light impacts to the wetland/stream buffer, all outdoor lights from the cottage should contain low-wattage bulbs with narrow angles of illumination directed away from the critical areas. Metal hoods will be added to all exterior lights to direct light down and not out from fixtures.

2. **Activity that generates noise such as parking lots, generators, and residential uses shall be located away from the stream or any noise shall be minimized through use of design and insulation techniques.**

   Finding: No loud noise-generating activities are planned in or around the cottage. Residential uses are consistent with uses already occurring on the property.

3. **Toxic runoff from new impervious area shall be routed away from the stream.**

   Finding: No new net stormwater or toxic runoff will be directed toward the creek or wetland.

4. **Treated water may be allowed to enter the stream critical area buffer.**

   Finding: Clean runoff from the site will infiltrate into the soils and meet drainage requirements for water quality.

5. **The outer edge of the stream critical area buffer shall be planted with dense vegetation to limit pet or human use.**

   Finding: The buffers on the site are currently primarily maintained yard. A selected degraded buffer area will be enhanced and planted with dense native trees, shrubs, and groundcover species per City of Bellevue requirements to increase the habitat quality of the buffer over existing conditions.

6. **Use of pesticides, insecticides and fertilizers within 150 feet of the edge of the stream critical area buffer shall be in accordance with the City of**

Bellevue's "Environmental Best Management Practices," now or as hereafter amended.

Finding: Chemicals including pesticides, insecticides, or fertilizers should only be used within and adjacent to the buffer if necessary and never immediately adjacent to the stream. All use should be in accordance with the City of Bellevue's Environmental Best Management Practices.

7. **All applicable standards of Chapter 24.06 BCC, Storm and Surface Water Utility Code, are met.**

Finding: All applicable standards of the Storm and Surface Water Utility Code will be met.

ii. Consistency with LUC 20.25H.100

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

1. **Lights shall be directed away from the wetland;**

   Finding: To minimize light impacts to the wetland/stream buffer, all outdoor lights from the cottage should contain low-wattage bulbs with narrow angles of illumination directed away from the critical areas. Metal hoods will be added to all exterior lights to direct light down and not out from fixtures.

2. **Activity that generates noise such as parking lots, generators, and residential uses shall be located away from the wetland or any noise shall be minimized through use of design and insulation techniques.**

   Finding: No loud noise-generating activities are planned in or around the cottage. Residential uses are consistent with uses already occurring on the property.

3. **Toxic runoff from new impervious area shall be routed away from the wetland.**

   Finding: No new net stormwater or toxic runoff will be directed toward the creek or wetland.

4. **Treated water may be allowed to enter the wetland critical area buffer.**

   Finding: Clean runoff from the site will infiltrate into the soils and meet drainage requirements for water quality.

5. **The outer edge of the wetland critical area buffer shall be planted with dense vegetation to limit pet or human use.**

   Finding: The buffers on the site are currently primarily maintained yard. A selected degraded buffer area will be enhanced and planted with dense native trees, shrub, and groundcover species per City of Bellevue requirements to increase the habitat quality of the buffer over existing conditions.

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

   Finding: Chemicals including pesticides, insecticides, or fertilizers should only be used within and adjacent to the buffer if necessary and never immediately adjacent to the wetland. All use should be in accordance with the City of Bellevue's Environmental Best Management Practices.

7. **All applicable standards of Chapter 24.06 BCC, Storm and Surface Water Utility Code, are met.**

   Finding: All applicable standards of the Storm and Surface Water Utility Code will be met.

IV. Public Notice and Comment

Application Date:	January 31, 2022
Public Notice (500 feet):	March 17, 2022
Minimum Comment Period:	March 31, 2022

The Notice of Application for this project was published in the City of Bellevue weekly permit bulletin on March 17, 2022. It was mailed to property owners within 500 feet of the project site. One comment was received requesting information regarding storm drainage. No additional comments were received.

V. Summary of Technical Reviews

A. Clearing and Grading

The Clearing and Grading section of the Development Services Department has reviewed the proposed site development for compliance with clearing and grading codes and standards. The clearing and grading staff has approved the application.

B. Utilities

The Utilities section of the Development Services Department reviewed and approved the

proposal. Utilities will be reviewed as part of the building permit and utilities permit.

VI. State Environmental Policy Act (SEPA)

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

A. Earth and Water

A temporary erosion and sedimentation control measures plan will be required. Erosion and sedimentation control requirements and BMPs will be reviewed by the Clearing and Grading Department as part of the future building permit. Erosion and sediment control best management practices include the installation of silt fencing around the work area, covering exposed soils, not working in wet conditions, etc. In addition, the restoration of native plantings will eliminate or greatly reduce potential erosion.

B. Plants and Animals

No vegetation removal other than invasive species is included in the proposal. The project restores vegetation to a degraded wetland and stream buffer. Provided the restoration is done correctly and given time, the resulting site will have significantly improved function and value, reduced invasive species, and increase native vegetation coverage.

C. Noise

Any noise is regulated by Chapter 9.18 BCC.

VII. Changes to Proposal Due to Staff Review

The applicant revised the mitigation to provide denser planting within the wetland buffer mitigation area.

VIII. Decision Criteria

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

Except for the proposals described in subsection B of this section, the Director may approve, or approve with modifications, the proposed modification where the applicant demonstrates:

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

   Finding: The submitted critical areas report documents that nearly all of the buffer

on the site consists of existing development and maintained yard that does not provide a significant functional benefit to the wetland or stream. Implementation of the proposed buffer enhancement plan as mitigation for increased residential use of the cottage would significantly increase the functions of the buffers on the site over current conditions.

2. **Adequate resources to ensure completion of any required mitigation and monitoring efforts;**
   Finding: A mitigation and monitoring plan was created for the project to establish new vegetation. The plan includes performance standards and provides a five-year monitoring program to ensure successful installation. A cost estimate is required to be submitted under the future building permit for the cost of installation and five years of maintenance and monitoring. An installation surety will be required at 150 percent of the cost of plants, materials, and labor and a maintenance surety at 20 percent of the cost estimate. **See Mitigation and Monitoring Conditions of Approval in Section X of this report.**

3. **The modifications and performance standards included in the proposal are not detrimental to the functions and values of critical area and critical area buffers off-site; and**
   Finding: The submitted critical areas report documents that the functions and values of the site are degraded despite having high habitat value and that the mitigation will improve the habitat functions and will not have a detrimental effect on critical areas and buffers offsite.

4. **The resulting development is compatible with other uses and development in the same land use district.**
   Finding: The proposed cottage renovation and improvements are allowed uses in the R-1 single-family residential zone.

B. 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;**
   Finding: The proposed mitigation plans will improve habitat quality and function by removing lawn and invasive understory species and planting native trees, shrubs, and ground cover. The established vegetation will provide improved water quality, slope stability, and habitat quality. See functional discussion in the submitted critical areas report that is reference document 3 and figures 3a and b below. **See Conditions of Approval for mitigation planting in Section X of this report**

Figure 3a

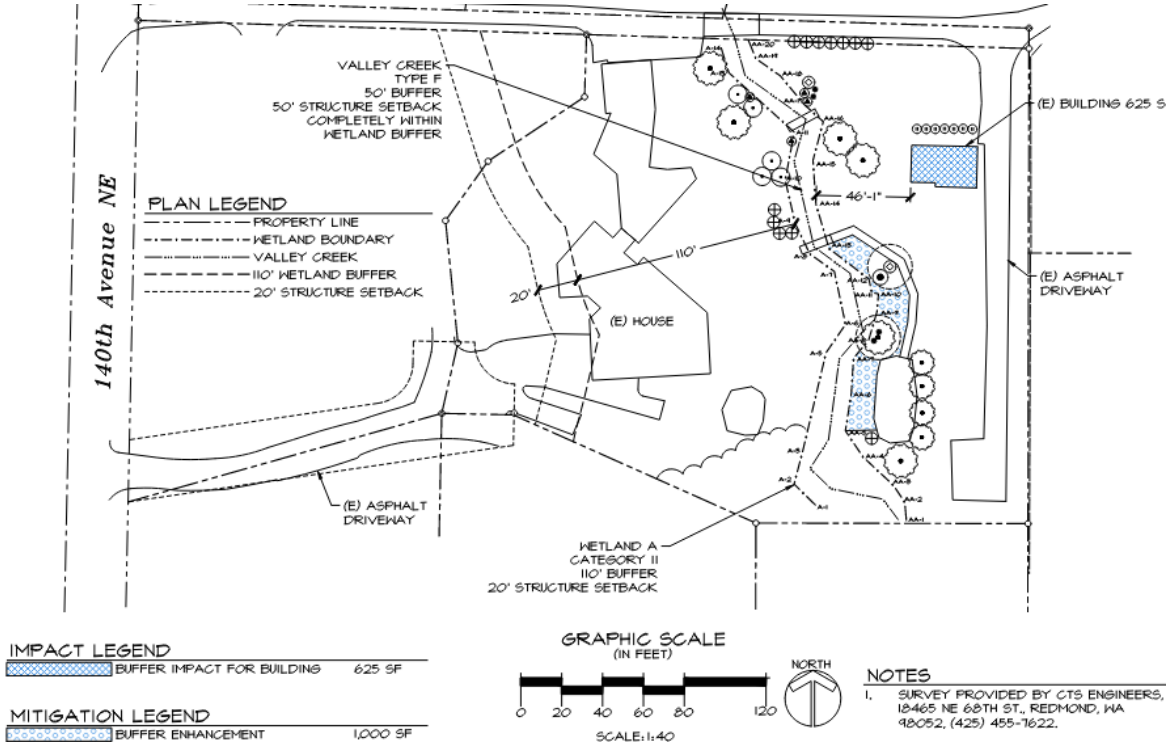
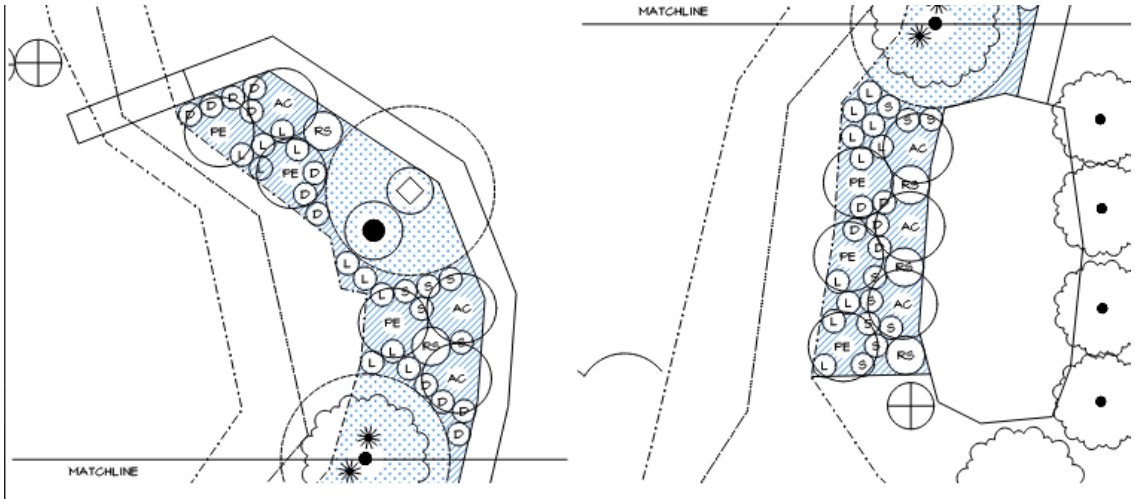


Figure 3b



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;**
   Finding: The site contains both invasive and non-native plant coverage resulting in a lack of species diversity on the site. The proposed mitigation will remove lawn and invasive vegetation and replace it with native species that will improve understory diversity and provide new trees within the wetland and stream buffers.

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;**
   Finding: The proposed increase in vegetation cover will improve stormwater quality on the property. Increased coverage by native vegetation will improve stormwater filtering and overall water quality.

4. **Adequate resources to ensure completion of any required restoration, mitigation and monitoring efforts;**
   Finding: See responses in section A above.

5. **The modifications and performance standards included in the proposal are not detrimental to the functions and values of critical area and critical area buffers off-site; and**
   Finding: See responses in section A above.

6. **The resulting development is compatible with other uses and development in the same land use district.**
   Finding: See responses in section A above.

B. 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:

1. **The proposal obtains all other permits required by the Land Use Code;**
   The applicant must obtain a building permit and any other required construction permits. **See Conditions of Approval in Section X of this report.**

2. **The proposal utilizes to the maximum extent possible the best available construction, design and development techniques which result in the least impact on the critical area and critical area buffer;**
   The proposal will be renovating an existing structure which is located in an area surrounded by lawn and impervious surface. No expansion of the structure or tree removal is proposed. The purpose of the critical area regulations in LUC 20.25H is to protect critical area function and value while still allowing reasonable development to occur. The proposed project results in a site that can be expected to retain existing

habitat functions and improve upon them through the planting of native vegetation while allowing development and usable area for the property owners.

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 facilities.

5. **The proposal includes a mitigation or restoration plan consistent with the requirements of LUC Section 20.25H.210; and**
   A mitigation planting plan has been submitted. An installation and maintenance surety will be required to ensure plant survival over the 5-year monitoring period. **See installation and maintenance Conditions of Approval in Section X of this report.**

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, City Code and Standard compliance reviews, the Director of the Development Services Department does hereby **approve with conditions** the Critical Areas Land Use Permit to allow structural improvements to an existing non-primary structure located within wetland and stream buffers, structure setbacks, associated improvements, and mitigation planting on the property. **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 building permit or other necessary development permits within one year of the effective date of the approval.

X. Conditions of Approval

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

Applicable Ordinances	Contact Person
Clearing and Grading Code- BCC 23.76	Janney Gwo, 425-452-6190

Utilities Code – BCC 24	James Henderson, 425-452-7889
Land Use Code- BCC Title 20	Drew Folsom, 425-452-4441
Noise Control- BCC 9.18	Drew Folsom, 425-452-4350

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

1. **Building Permit Required:** Approval of this Critical Areas Land Use Permit does not constitute approval of a development permit. Building Permit approval is required. Plans submitted as part of the permit application shall be consistent with the plans reviewed as part of this approval.

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

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

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

3. **Hold Harmless Agreement:** Prior to building permit approval, the applicant or property owner shall submit a hold harmless agreement releasing the City of Bellevue from any and all liability associated with the wetland buffer modification. The agreement must meet city requirements and must be reviewed by the City Attorney's Office for formal approval.

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

4. **Mitigation Plan:** Consistent with the plan the applicant must include the mitigation planting plan (Attachment 2) as part of the building permit.

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

5. **Maintenance and Monitoring Surety:** A financial surety is required to be submitted to ensure the mitigation planting successfully establishes. A 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 building permit. The financial surety is required to be posted prior to building permit issuance. 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 meets performance standards.

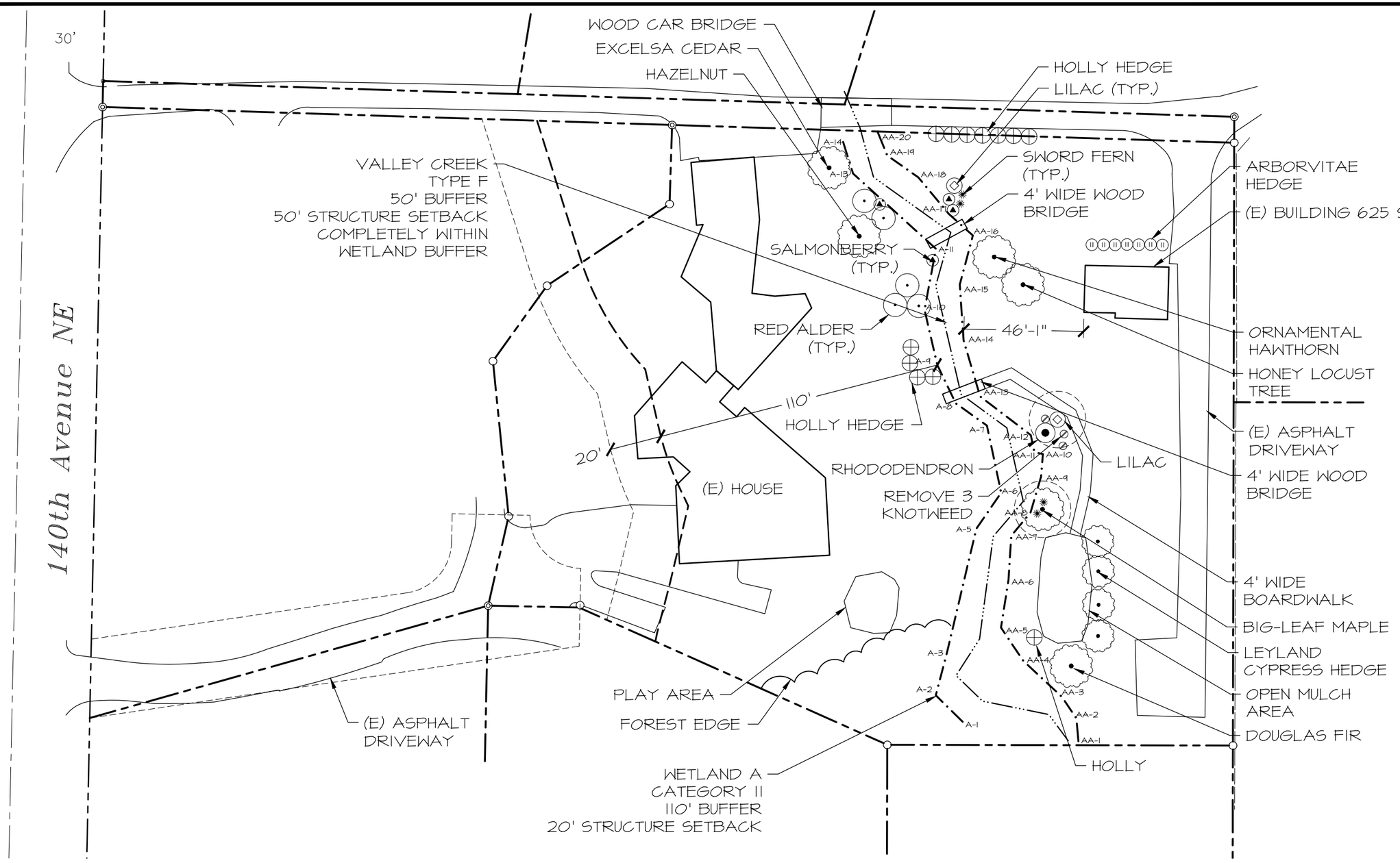
Authority: Land Use Code 20.25H.220
Reviewer: Drew Folsom, Development Services Department

6. **Maintenance and Monitoring Reports:** The mitigation planting is required to be maintained and monitored for five years to ensure the plants successfully establish. Annual monitoring reports are required to be submitted to document the plants are meeting approved performance standards. Photos from selected photo points shall be included in the monitoring reports to document the planting. Land Use inspection is required by the Land Use staff to end the plant monitoring period.

   Reporting shall be submitted no later than the end of each growing season or by December 31st, and shall include a site plan and photos from photo points established at the time of Land Use inspection. Reports shall be submitted to Drew Folsom or Heidi Bedwell by the above-listed date and can be emailed to **dfolsom@bellevuewa.gov** or mailed directly to:

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

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



PLAN LEGEND

- PROPERTY LINE
- WETLAND BOUNDARY
- VALLEY CREEK
- 110' WETLAND BUFFER
- 20' STRUCTURE SETBACK

GRAPHIC SCALE

(IN FEET)

0 20 40 60 80 120

SCALE: 1:40

NORTH

NOTES

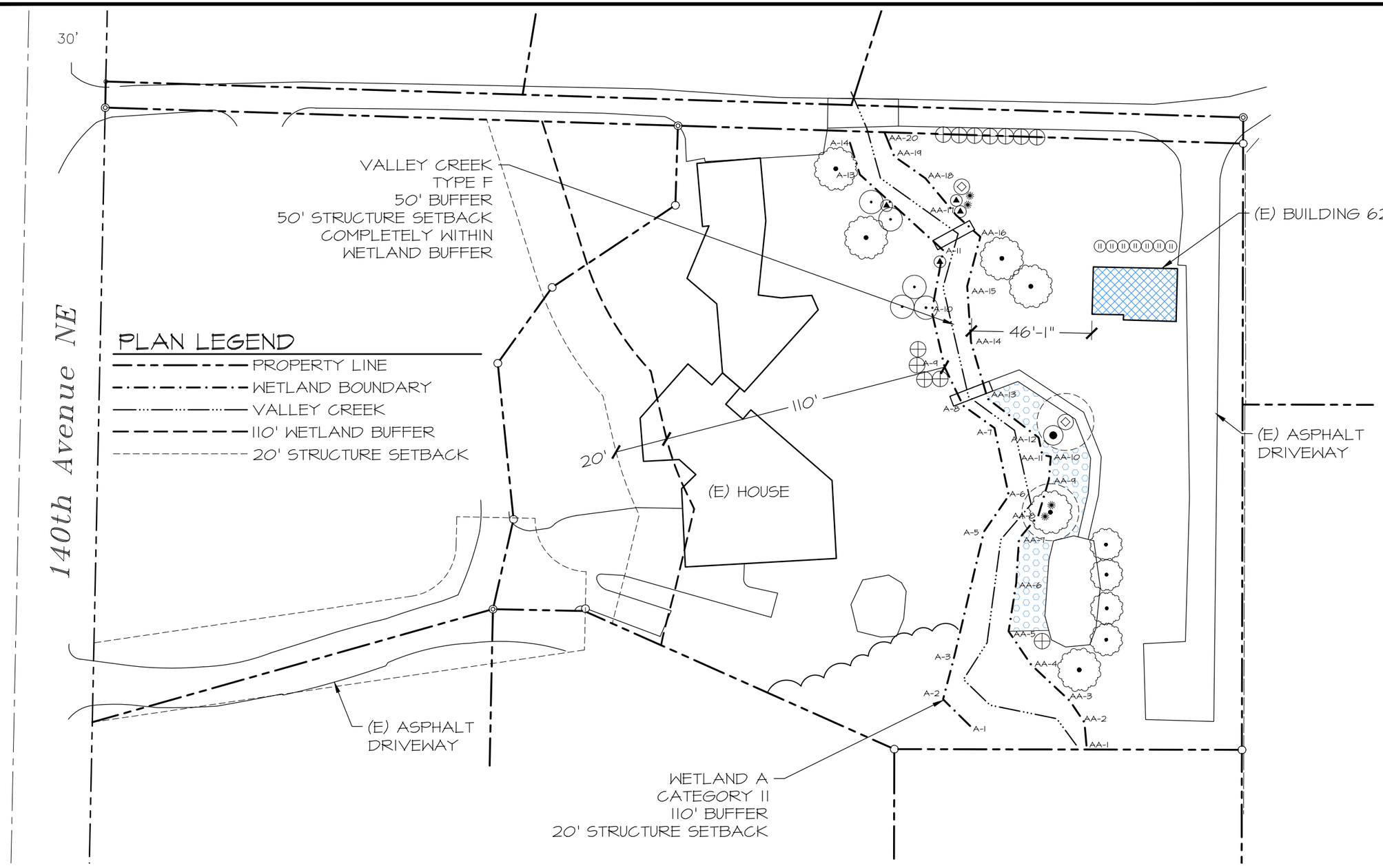
1. SURVEY PROVIDED BY CTS ENGINEERS, 18465 NE 68TH ST., REDMOND, WA 98052, (425) 455-7622.

PROJECT 6726
DRAWN SO
SCALE AS NOTED
DATE 01-19-23
REVISED
1/5

FIGURE 1: EXISTING CONDITION MAP
GOYAL PROPERTY
4044 140TH AVE. NE, BELLEVUE, WA
PARCEL 1525059228

Altmann Oliver Associates, LLC
AOA Environmental Planning & Landscape Architecture
PO Box 578 Carnation, WA 98014 Office (425) 333-4535 Fax (425) 333-4509

6726-MIT-01-19-23.dwg



IMPACT LEGEND

	BUFFER IMPACT FOR BUILDING	625 SF

MITIGATION LEGEND

	BUFFER ENHANCEMENT	1,000 SF

GRAPHIC SCALE

(IN FEET)

0 20 40 60 80 120

SCALE: 1:40

NORTH

NOTES

1. SURVEY PROVIDED BY CTS ENGINEERS, 18465 NE 68TH ST., REDMOND, WA 98052, (425) 455-7622.

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DATE 01-19-23
REVISED
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FIGURE 2: BUFFER IMPACTS & MITIGATION
GOYAL PROPERTY
4044 140TH AVE. NE, BELLEVUE, WA
PARCEL 1525059228

Altmann Oliver Associates, LLC
AOA
Environmental Planning & Landscape Architecture
PO Box 578 Carnation, WA 98014 Office (425) 333-4535 Fax (425) 333-4509

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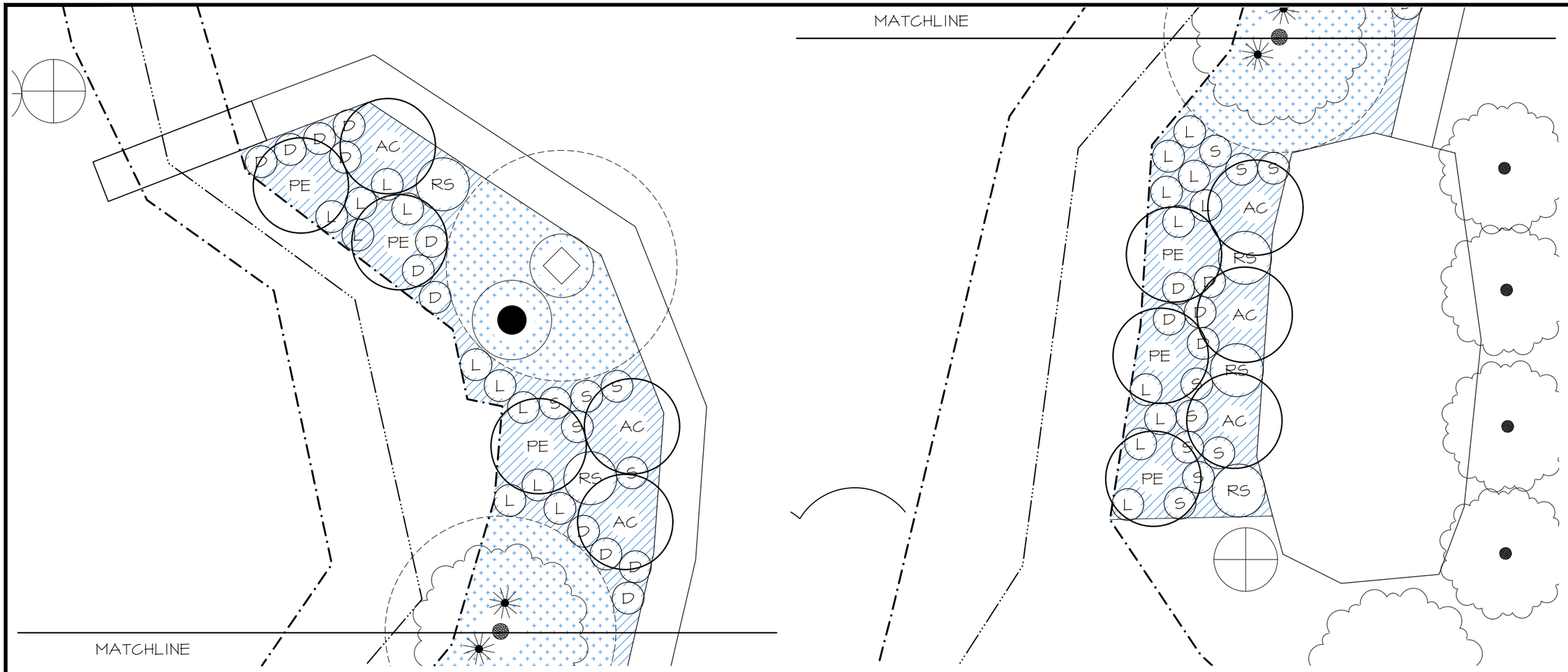

PLANT SCHEDULE

TREES

KEY	SCIENTIFIC NAME	COMMON NAME	SIZE (MIN.)	DENSITY	QTY.	NOTES	NATIVE
AC	ACER CIRCINATUM	VINE MAPLE	5 GAL.	10' O.C.	6	MULTI STEM (3 MIN.)	X
PE	PRUNUS EMARGINATA	BITTERCHERRY	5 GAL.	10' O.C.	6	FULL & BUSHY	X

SHRUBS

KEY	SCIENTIFIC NAME	COMMON NAME	SIZE (MIN.)	DENSITY	QTY.	NOTES	NATIVE
L	LONICERA INVOLUCRATA	BLACK TWIN-BERRY	2 GAL.	4.5' O.C.	21	MULTI-STEM (3 MIN.)	X
RS	RIBES SANGUINEUM	RED CURRANT	2 GAL.	4.5' O.C.	5	MULTI-STEM (3 MIN.)	X
D	SPIRAEA DOUGLASII	DOUGLAS SPIRAEA	2 GAL.	4.5' O.C.	17	MULTI-STEM (3 MIN.)	X
S	SYMPHORICARPOS ALBUS	SNOWBERRY	2 GAL.	4.5' O.C.	15	MULTI-STEM (3 MIN.)	X

GROUNDCOVER

KEY	SCIENTIFIC NAME	COMMON NAME	SIZE (MIN.)	SPACING	QTY.	NOTES	NATIVE
	GAULTHERIA SHALLON	SALAL	1 GAL.	2' O.C.	169	FULL & BUSHY	X
	MULCH						

GRAPHIC SCALE
(IN FEET)

0 5 10 15 20 30

SCALE: 1:10

NORTH

NOTES

1. SURVEY PROVIDED BY CTS ENGINEERS, 18465 NE 68TH ST., REDMOND, WA 98052, (425) 455-7622.

FIGURE 3: PLANTING PLAN
GOYAL PROPERTY
4044 140TH AVE, NE, BELLEVUE, WA
PARCEL 1525059228

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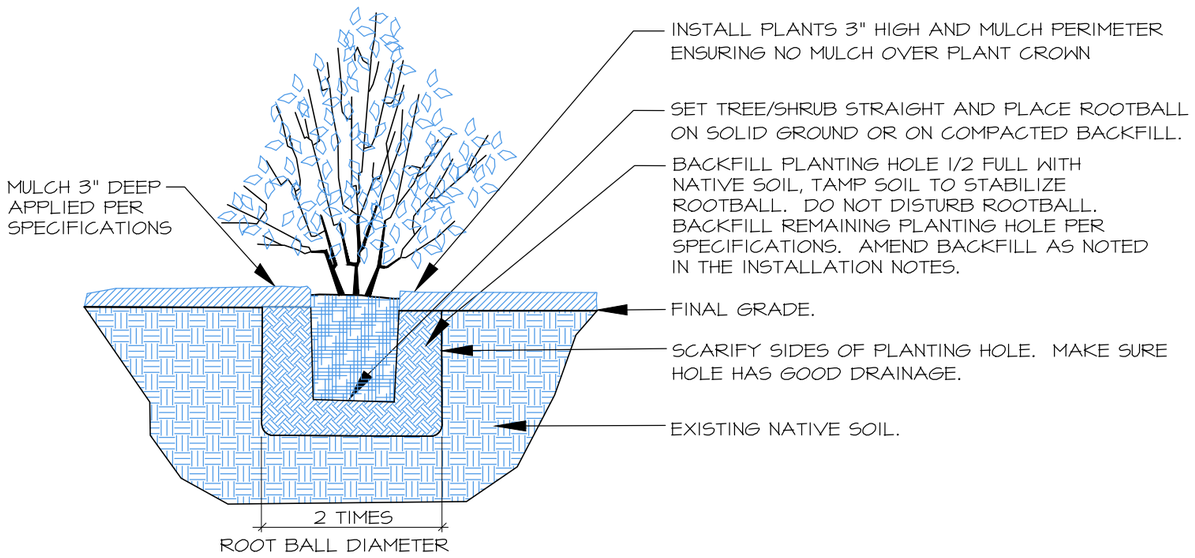
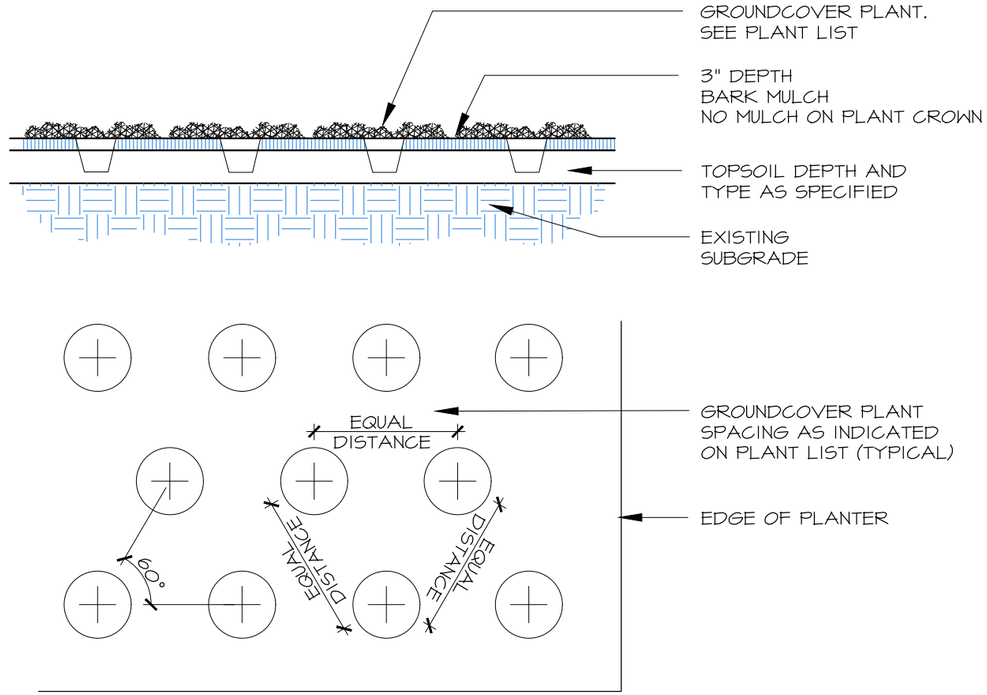


2 CONTAINER TREE/SHRUB PLANTING (TYP.)
SCALE: NTS



3 GROUNDCOVER PLANTING (TYP.)
SCALE: NTS

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FIGURE 4: CONSTRUCTION DETAIL
GOYAL PROPERTY
4044 140TH AVE. NE, BELLEVUE, WA
PARCEL 1525059228

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PO Box 578 Carnation, WA 98014 Office (425) 333-4535 Fax (425) 333-4569

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SPECIFICATIONS

1. PRIOR TO PLANTING, ALL NON-ORGANIC DEBRIS AND INVASIVE PLANT SPECIES SHALL BE HAND-GRUBBED FROM THE MITIGATION AREAS. IMPORTED DEJONG'S FERTIL-MULCH SHALL BE PLACED TO PRE-CLEARING GRADES (3" MIN.).
2. ALL PLANTS SHOULD BE INSTALLED BETWEEN DECEMBER 1ST AND MARCH 15TH UNLESS SUPPLEMENTAL IRRIGATION IS PROVIDED AT TIME OF INSTALLATION.
3. ALL PLANTS SHALL BE PIT-PLANTED IN PLANTING PITS EXCAVATED 2X THE DIAMETER OF THE PLANT AND BACKFILLED WITH A 30/70 MIX OF STEERCO TO EXCAVATED SOILS FROM THE PIT. PLANTS SHALL BE INSTALLED 2" HIGH AND SURFACED MULCHED TO A DEPTH OF 3" WITH HOG-FUEL OR WOOD CHIPS PLACED CONTINUOUSLY THROUGHOUT PLANTING IN 100% DENSITY AREA AND IN A 24" DIAMETER RING IN 40% DENSITY AREAS.
4. ALL PLANTS SHALL BE NURSERY GROWN (IN W. WA OR OR.) FOR AT LEAST 1 YEAR FROM PURCHASE DATE, FREE FROM DISEASE OR PESTS, WELL-ROOTED, BUT NOT ROOT-BOUND AND TRUE TO SPECIES.
5. PLANT LAYOUT SHALL BE APPROVED BY AOA PRIOR TO INSTALLATION AND APPROVED UPON COMPLETION OF PLANTING.
6. UPON APPROVAL OF PLANTING INSTALLATION BY AOA, THE CITY OF BELLEVUE WILL BE NOTIFIED TO CONDUCT A SITE REVIEW FOR FINAL APPROVAL OF CONSTRUCTION.
7. ALL PLANTS SHALL BE HAND-WATERED. WATERING SHOULD OCCUR TWICE-WEEKLY JUNE 15-OCTOBER 15 THE FIRST YEAR AFTER PLANTING AND ONCE WEEKLY JULY 1-SEPTEMBER 30 THE SECOND YEAR AFTER PLANTING. FLOW SHOULD OCCUR AT A RATE OF 1/2" OF WATER DURING EACH WATERING EVENT, ENSURING COMPLETE SATURATION OF THE ROOT ZONE.
8. AN AS-BUILT DRAWING OF THE CRITICAL AREAS MITIGATION SHALL BE PROVIDED TO THE CITY OF BELLEVUE FOLLOWING COMPLETION OF THE ENTIRE PROJECT AND IMPLEMENTATION OF THE MITIGATION PLAN.
9. UPON APPROVAL OF PLANTING INSTALLATION BY AOA, THE CITY OF BELLEVUE WILL BE NOTIFIED TO CONDUCT A SITE REVIEW FOR FINAL APPROVAL OF CONSTRUCTION.
10. PERFORMANCE STANDARDS INCLUDE: 1) FOLLOWING EVERY MONITORING EVENT FOR A PERIOD OF AT LEAST FIVE YEARS, THE OVERALL MITIGATION AREA WILL CONTAIN AT LEAST 7 NATIVE PLANT SPECIES. FOLLOWING EACH MONITORING EVENT, THERE WILL BE 80% SURVIVAL RATE OF ALL PLANTED TREE AND SHRUB SPECIES OR EQUIVALENT REPLACEMENT OF A COMBINATION OF PLANTED AND RE-COLONIZED NATIVE SPECIES. 2) AFTER CONSTRUCTION AND FOLLOWING EVERY MONITORING EVENT FOR A PERIOD OF AT LEAST FIVE YEARS, EXOTIC AND INVASIVE PLANT SPECIES WILL BE MAINTAINED AT LEVELS BELOW 10% TOTAL COVER IN ALL PLANTED AREAS. THESE SPECIES INCLUDE, BUT ARE NOT LIMITED TO; HIMALAYAN AND EVERGREEN BLACKBERRY, REED CANARYGRASS, PURPLE LOOSESTRIFE, MORNING GLORY, JAPANESE KNOTWEED, ENGLISH IVY, THISTLE, PERIWINKLE, SCOT'S BROOM, POISON HEMLOCK, LAUREL, STINKY BOB AND CREEPING NIGHTSHADE. 3) NATIVE WOODY COVERAGE WILL BE 10% AT YEAR 1, 20% AT YEAR 2, 30% AT YEAR 3, 40% AT YEAR 4 AND 50% AT YEAR 5.
11. MONITORING WILL OCCUR ON A TWICE YEARLY BASIS WITH REPORTS SUBMITTED TO THE CITY OF BELLEVUE AT THE ANNIVERSARY OF CONSTRUCTION APPROVAL. REPORT WILL INCLUDE A SUMMARY OF SUCCESS OF THE MITIGATION AREA IN RELATION TO THE APPROVED PERFORMANCE STANDARDS. REPORTS WILL ALSO INCLUDE PHOTOS TAKEN FROM VARIOUS POINTS AT CONSTRUCTION COMPLETION.
12. A PERFORMANCE BOND WILL BE POSTED, PRIOR TO PLAN APPROVAL - SEE BOND WORKSHEET.
13. MAINTENANCE SHALL BE IMPLEMENTED ON A REGULAR BASIS ACCORDING TO THE SCHEDULE BELOW.
14. UPON COMPLETION OF THE LAST MONITORING REPORT, IF PERFORMANCE STANDARDS ARE MET, AOA WILL PROVIDE A FINAL REPORT TO THE CITY OF BELLEVUE REQUESTING BOND RELEASE. UPON FINAL APPROVAL BY THE CITY OF BELLEVUE, THE BOND WILL BE RELEASED AND THE PROJECT WILL BE COMPLETE.

ANNUAL MAINTENANCE SCHEDULE

MAINTENANCE ITEM	J	F	M	A	M	J	J	A	S	O	N	D
WEED CONTROL			1		1		1			1		
GENERAL MAINT.			1		1		1			1		
WATERING - YEAR 1						4	8	8	8	4		
WATERING - YEAR 2							4	4	4			

1-8 = NUMBER OF TIMES TASK SHALL BE PERFORMED PER MONTH.

MAINTENANCE WILL INCLUDE:

1. REMOVAL OF NON-NATIVE PLANTS, BY HAND, AS LISTED ABOVE.
2. CONTINUED APPLICATION OF IRRIGATION, AS NOTED ABOVE.
3. REMOVAL OF PEST INFESTATIONS, LIKE TENT CATERPILLAR AND SPRUCE APHID, AS DETAILED BY AOA IN THE MONITORING REPORT.
4. REPLACEMENT OF PLANTS, AS DIRECTED BY AOA, IF MORTALITY EXCEEDS 20%.
5. THINNING OF RED ALDER AND MOWING OF TALL GRASSES, AS DIRECTED BY AOA TO ENSURE SURVIVAL OF PLANTED SPECIES.
6. ANY ADDITIONAL ITEMS IDENTIFIED BY AOA DURING THE THREE-YEAR MONITORING PERIOD.

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FIGURE 5: SPECIFICATIONS
GOYAL PROPERTY
4044 140TH AVE. NE, BELLEVUE, WA
PARCEL 152505-9228

Altmann Oliver Associates, LLC
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AOA Environmental Planning & Landscape Architecture

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Development Services

SEPA Environmental Checklist

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

Instructions

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

You may respond with “Not Applicable” or "Does Not Apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies and reports. Please make complete and accurate answers to these questions to the best of your ability in order to avoid delays. For assistance, see SEPA Checklist Guidance on the Washington State Department of Ecology website.

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

Background

1. Name of proposed project, if applicable Cottage Conversion
2. Name of applicant Somit Goyal
3. Contact person Somit Goyal Phone 425 802 2451
4. Contact person address 4028 140th Ave NE Bellevue WA 98005
5. Date this checklist was prepared 1/28/2022
6. Agency requesting the checklist

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D. Folsom 3/16/22

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

The proposed timing of this project is March-April 2022

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

No. This is a pre-existing structure and we don't have any plans for expanding this structure

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

Not applicable

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

None

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

We have a building permit in progress related to this proposal 21 134750 BR

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12. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

We have a pre-existing cottage in our backyard that we are proposing to convert into a habitable space. As this cottage exists close to the Valley Creek stream, we are proposing a mitigation plan. We are not adding any new square footage to this pre-existing structure

13. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and the section, township and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The location of the proposal is at the address 4028 140th Ave NE Bellevue WA 98005. This cottage exists in the backyard of our property behind the valley creek stream. This is a pre-existing structure so no new development is being done.

Environmental Elements

Earth

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

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

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

Not known

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

No

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

Not applicable

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

Not applicable

7. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? No change in impervious surface

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

Not applicable

Air

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

Not applicable

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

Not applicable

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

Not applicable

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Water

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

   Valey Creek, a grade F stream runs in the vicinity of the site

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

   The work is all internal remodel work. There is no additional square fooage being added. Please see uploaded site plan.

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

   Not applicable

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

   No

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

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f. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

2. Ground Water

a. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No

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

None

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

No change in water runoff

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

No, as no exterior change being done

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

No

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

No

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Plants

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

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

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

No vegetation will be removed.

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

None

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

We will plant additional trees and shrubs near the site as depicted in the site plan,

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

None

Animals

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

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

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

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

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

None

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

Not applicable

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

None

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

None

Energy and Natural Resources

1. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electric energy will be the source of energy needs for the cottage

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

No

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

Not known yet

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Environmental Health

1. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill or hazardous waste, that could occur as a result of this proposal? If so, describe.

None

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

None

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

None

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

None

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d. Describe special emergency services that might be required.

None

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

None

2. Noise

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

None.

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

None

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

Not required. It only requires a few weeks of interior updates.

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Land and Shoreline Uses

1. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

   The cottage is currently unfinished and lies in our backyard. It's not being used currently. We are proposing to finish it up

2. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to non-farm or non-forest use?

   No

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

      No

3. Describe any structures on the site.

   Pre-existing cottage is the structure that's on the site

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

No

5. What is the current zoning classification of the site? R-1

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

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

None

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

No

Type-F Stream, wetland, associated buffers and structure setbacks. DF

9. Approximately how many people would reside or work in the completed project? 2

10. Approximately how many people would the completed project displace? None

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

None

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

None

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

None

Housing

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

Not applicable

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

Not applicable

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

Not applicable

Aesthetics

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

Tallest height is about 20 ft. The exterior material is cedar siding and fiber cement siding.

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

None. its a pre-existing structure

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

Not applicable

Light and Glare

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

Not applicable

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

No

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

None

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

None

Recreation

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

None

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

Not applicable

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

Not applicable

Historic and Cultural Preservation

1. Are there any buildings, structures or sites located on or near the site that are over 45 years old listed in or eligible for listing in national, state or local preservation registers located on or near the site? If so, specifically describe.

Not applicable

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

Not applicable

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

Not applicable

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

Not applicable

Transportation

1. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

Please see site plan

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

Nearest distance to transit stop is about 200 meters

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

None

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

Not applicable

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

Not applicable

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

Not applicable

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

Not applicable

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

Not applicable

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Public Service

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

Not applicable

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

Not applicable

Utilities

1. Check the utilities currently available at the site:

- [x] Electricity
- [ ] natural gas
- [x] water
- [ ] refuse service
- [ ] telephone
- [x] sanitary sewer
- [ ] septic system
- [ ] other

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

Electricity Connection is being proposed on the site which will be provided by Puget Sound Energy

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D. Folsom 3/16/22

Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature _____

Name of signee Somit Goyal

Position and Agency/Organization _____

Date Submitted 1/28/2022

D.Folsom 7/27/23

D. Folsom 3/16/22