

May 24, 2016

Jens Nedrud
Puget Sound Energy
355 10th Avenue NE
Mail Stop: EST03W48
Bellevue, WA 98004

Re: Energize Eastside – Segment P Critical Areas Addendum

The Watershed Company Reference Number: 111103

Dear Jens:

This is an addendum to our tree inventory report titled, *Segment P Tree Inventory Report*, dated May 2016. To support PSE's Energize Eastside project, the study area includes a portion of Newport Way in the City of Bellevue. This study was a reconnaissance-level screening only, and did not include location or delineation of features. Screening of wetlands and streams took place during the tree inventory from February 11, 2016 to February 24, 2016.

This letter summarizes the findings of the additional 2016 fieldwork and applicable regulations. The following attachments are included:

- Wetland and Stream Sketch

Site Location

The Newport Way route option starts where existing lines cross Newport Way, just east of Somerset Boulevard SE, and continues west to Factoria Boulevard SE (Figure 1). The length of this Segment is approximately 0.75-miles; both sides of the road were screened under this study.

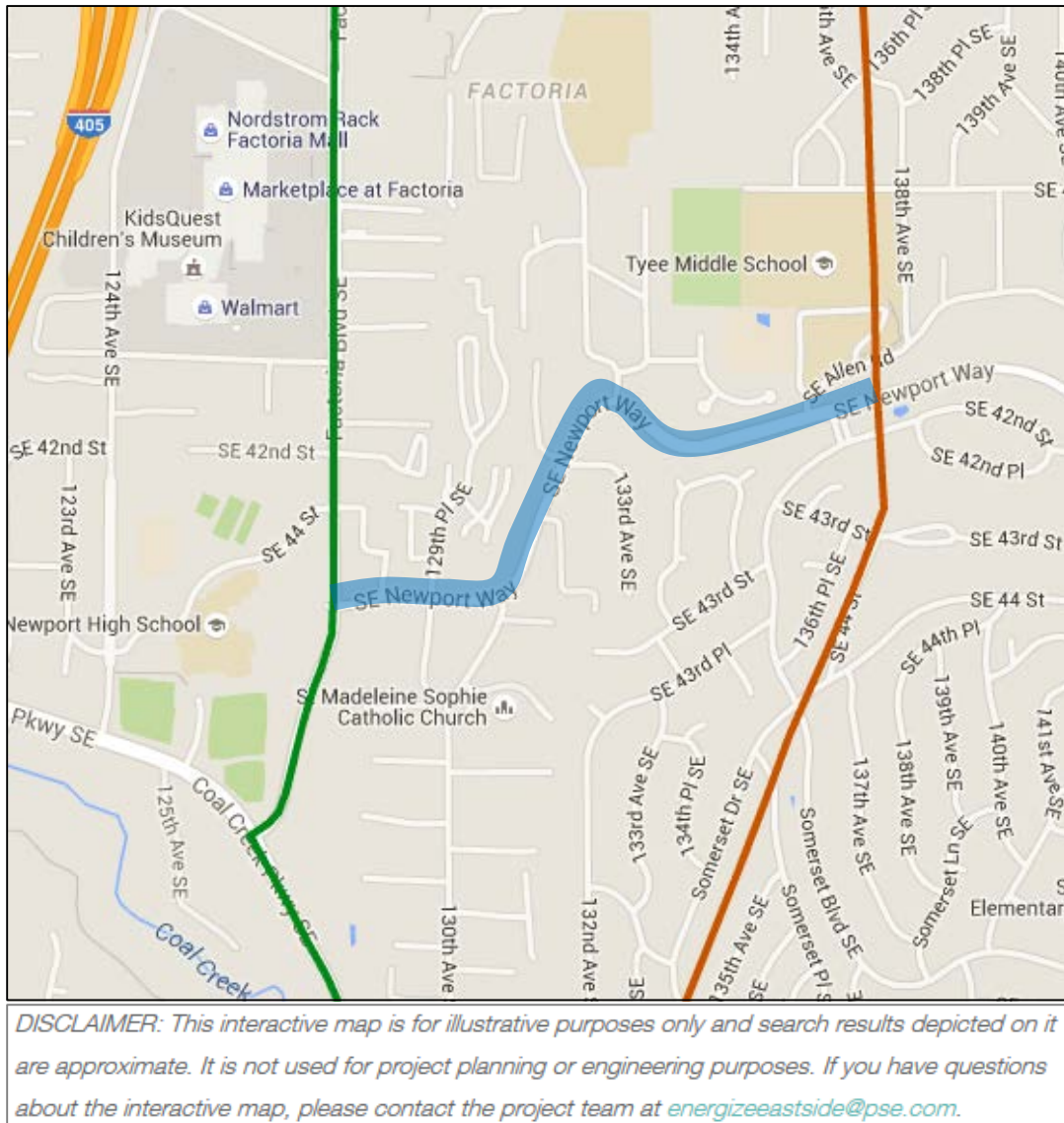


Figure 1. Study area (blue) and vicinity map. (Aerial Source: Energize Eastside’s interactive map 2016)

Methods

Public-domain information on the subject property was reviewed for this reconnaissance-level wetland and stream study. These sources include USDA Natural Resources Conservation Service Soil maps, U.S. Fish and Wildlife Service National Wetland Inventory (NWI) maps, Washington Department of Fish and Wildlife interactive mapping programs (PHS on the Web and SalmonScope), WA DNR Forest Practices Application Mapping Tool, King County’s GIS mapping website (iMAP), and the City of Bellevue GIS maps.

The study area was screened for wetlands using methodology from the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region Version 2.0* (Regional Supplement) (US Army Corps of Engineers [Corps] May 2010). However, because this was a reconnaissance-level study, and access to private parcels was not provided, no soil or detailed hydrologic data was sampled to make wetland determinations. No data points were taken and the wetland boundaries were not delineated. The wetland sketch provided is an approximation of a possible wetland area based upon observations from the ROW and aerials. Per the Bellevue City Code (BCC) 20.25H.095, wetland classifications were also approximated using the 2004 *Washington State Wetland System for Western Washington* (ECY no. 04-06-025, revised 2008). The results of this study should only be used as a guide to determine areas for further investigation.

The study area was also screened for streams. Under BCC 20.25H.075.A, a stream is where surface water produces a channel naturally; artificially occurring channels may also be included if the channel used to support a stream naturally before construction of the artificial channel or if the artificial channel is used by salmonids. Potential streams were typed per BCC 20.25H.075.B.

Potential wetlands and streams are sketched on the attached map. Features that were previously identified in the other Energize Eastside critical areas reports maintain the same name for consistency.

Findings

The study area is in the Richards Creek and Sunset Creek drainage basins in the Lake Washington – Sammamish sub-watershed (HUC 171100120400; WRIA 8 – Cedar Sammamish; STR [15, 16][24N][05E]). Segment P is located within the Bellevue neighborhood of Factoria. The majority of the study area is zoned single-family/suburban residential (R-3.5, R-5) and multi-family residential (R-10, R-20, R-30). One potential wetland and one stream were identified.

Area PB01 (a potential wetland)

The area noted in the attached sketch as “Area PB01” is a small depression adjacent to a detention pond on parcel# 1624059105 at SE Newport Way and 130th Place SE (see Wetland & Stream Sketch). The area was not accessed to sample hydrologic and soil conditions. Instead, field biologists observed some wetland indicators (a topographic depression, presence of hydrophytic plants, and evidence of standing water) from the ROW. It was determined, therefore, likely that the depression meets wetland criteria; however, further sampling should be done to confirm these findings.

Area PB01 is located within the Richards Creek drainage basin. The parcel is fenced and managed by the City of Bellevue utilities. A stormwater detention pond is also located on the parcel.

The possible wetland is located in a swale-like depression, and water flows out of the swale through a culvert located near SE Newport Way. The culvert is metal with a grate cover and approximately 1-2 feet wide. A few Himalayan blackberry sprouts and some herbaceous vegetation were observed growing in the depression; however the majority of the area was bare earth covered with water-stained leaves and organic detritus at the time of the visit. NRCS maps the soil as Alderwood gravelly sandy loam, 8 to 15 percent slopes.



Figure 2. Possible Wetland PB01 pictured behind the fence (circled red). The visible portion of the area extends from a culvert (not pictured) to fence on the property line.

Stream G2B01 (Sunset Creek)

Stream G2B01 is known as Sunset Creek and was also identified in the *City of Bellevue Critical Areas Delineation Report: Puget Sound Energy – Energize Eastside Project* (May 2016). Sunset Creek is a perennial stream that flows from south to north. It approaches the study area near Tyee Middle School (See Wetland & Stream Sketch). It is mapped by

WDFW and the City of Bellevue as a fish-bearing, Type-F stream (WDFW Salmonscape; 2009 Sunset Drainage Basin Critical Areas map).

Local Regulations

Critical areas in the City of Bellevue are regulated in the Bellevue Land Use Code (LUC), Chapter 20.25H - *Critical Areas Overlay District*.

Wetlands

According to LUC 20.25H.095, wetlands are classified based on the 2004 Rating System (Hruby, 2004). Wetland buffers are based upon the wetland rating and associated habitat score, the size of the wetland, and whether or not the wetlands are developed. Under the LUC wetland regulations, “developed” is applied to wetlands when a parcel has been previously recorded with a NGPE prior to August 1, 2006. If Area PB01 is found to meet wetland criteria, it does not occur on parcels with an NGPE, so it is considered undeveloped under the LUC. Wetland buffers are measured perpendicular from the wetland edge. Structure setbacks are also often required when a primary structure is being developed.

A wetland delineation study would be required to confirm the presence of wetland conditions, the wetland rating, boundaries, and size. A preliminary assessment rates Area PB01 as a Category IV wetland. Under the assumption that the Area is less than 2,500 square feet (SF), it would not require a buffer or a structure setback (Table 1). If the Area is greater than 2,500 SF, the buffer would be 40 feet with no structure setback.

Streams

Stream critical areas are regulated in the City of Bellevue under LUC 20.25H – *Critical Areas Ordinance*. Streams are classified based on status as Shoreline of the State, whether or not the channel contains fish use or fish habitat, and whether or not the stream is physically connected by an aboveground channel system, stream or wetland. Stream buffers are measured from the top-of-bank and are based on stream classification and whether or not a parcel is considered developed. The definition of “developed” is different for streams than as it is described above for wetlands. For streams, the LUC defines “developed” as a parcel that contains either an NGPE approved prior to August 1, 2006 or a primary structure. A primary structure is the structure on a site that houses the principal use. Sunset Creek occurs on parcels near the study area that are considered developed due to the presence of primary structures. Closed segments of streams do not require a critical areas buffer, but do require a 10-foot setback. Within the study area, SE Allen Road divides open and closed segments of Sunset Creek; east of the road is closed, while west of the road is open.

Sunset Creek is mapped as an F-type stream and receives a 50-foot critical areas buffer with a 50-foot structure setback (Table 1).

Table 1. Summary of critical areas and buffers within Segment P

Critical Area	Category	Buffer (feet)	Structure Setback (feet)
Area PB01*	IV (smaller than 2,500SF)	none	None
	IV (larger than 2,500 SF)	40	None
Sunset Creek (G2B01)	Type F	50	50

*if found to be a regulatory wetland.

Per LUC 20.25H.075.C.1.d, if the pre-existing primary structures on developed sites encroach within the buffer area or structure setback, the stream buffers and setbacks may be modified to exclude the footprint of the primary structures; these structures may only be expanded per the requirements set forth in LUC 20.25H.230.

Stream buffers in general may also be modified via buffer averaging if it can be demonstrated that the proposed development is consistent with the intended zoning use as well as maintaining ecological integrity (LUC 20.25H.075.C.2.a). Maintaining ecological integrity includes leaving the total buffer area unchanged after averaging, keeping the buffer contiguous, and maintaining a buffer width greater than or equal to at least 75 percent of the required buffer dimension. There must also be no reduction in slope stability, nor any significant adverse impact to species of local importance. A critical areas report would be required.

Disclaimer

The information contained in this letter or report is based on the application of technical guidelines currently accepted as the best available science and in conjunction with the manuals and criteria outlined in the methods section. All discussions, conclusions and recommendations reflect the best professional judgment of the author(s) and are based upon information available to us at the time the study was conducted. All work was completed within the constraints of budget, scope, and timing. The findings of this report are subject to verification and agreement by the appropriate local, State and Federal regulatory authorities. No other warranty, expressed or implied, is made.

Please call if you have any questions or if we can provide you with any additional information.

Sincerely,

A handwritten signature in blue ink that reads "A. Hoenig". The signature is written in a cursive style with a large, looped initial "A" and a long, sweeping underline.

Anna Hoenig
Ecologist

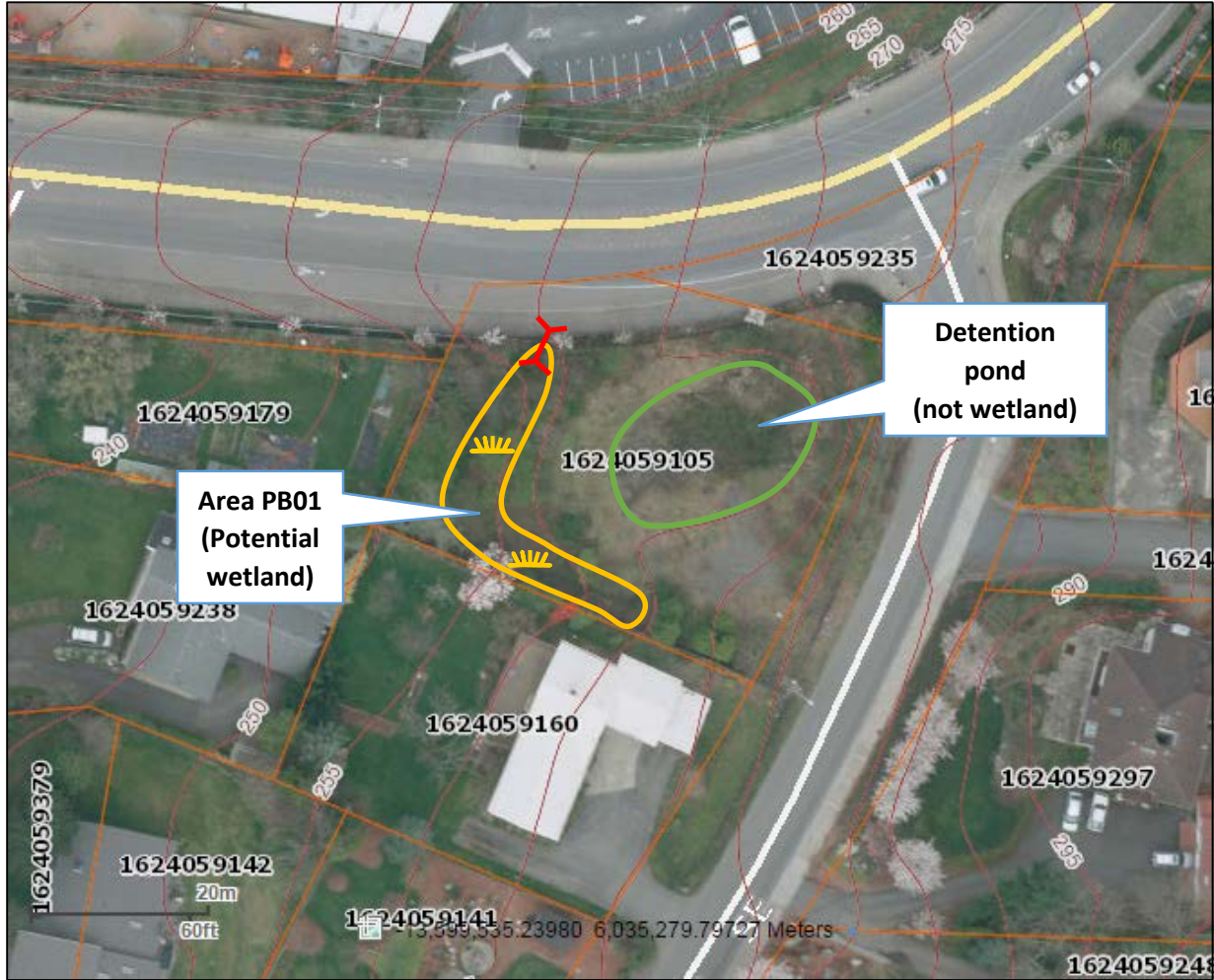
A handwritten signature in blue ink that reads "Mike Foster". The signature is written in a cursive style with a large, looped initial "M" and a long, sweeping underline.

Mike Foster
Ecologist, Arborist

Enclosure




Wetland and Stream Sketch
Prepared for PSE

March 23, 2016
TWC Project #111103



Note: Sketch for discussion only. Areas depicted have not been surveyed. Features depicted are approximate and are not to scale.



LEGEND

-  Approx. Potential Wetland Boundary (not delineated)
-  Potential Wetland Area
-  Culvert



Note: Sketch for discussion only. Source of aerial including stream is King County iMAP. Features depicted are approximate and are not to scale.

LEGEND

-  Stream
-  Study area