

Attachment C – Environmental Elements Table

Proposed Exemption Levels:				
Single-Family Residential	Multifamily Residential	Commercial, School, Office, etc.	Landfill/Excavation	Agricultural Structures
<p><u>Current:</u> 10 units</p> <p><u>Proposed:</u> 30 units</p>	<p><u>Current:</u> 10 units</p> <p><u>Proposed:</u> 200 units</p>	<p><u>Current:</u> 4,000 gsf 20 parking spaces</p> <p><u>Proposed:</u> 30,000 gsf 90 parking spaces</p>	<p><u>Current:</u> 500 cubic yards</p> <p><u>Proposed:</u> 1,000 cubic yards</p>	<p><u>Current:</u> 30,000 sq. ft.</p> <p><u>Proposed:</u> 40,000 sq. ft.</p>
<p>Table Description: This table documents how environmental analysis, protection, and mitigation of potential impacts to elements of the environment from the above-described proposed SEPA exempt levels of development are adequately addressed. Specifically, the below described local, regional, state, and federal regulations apply to development under the proposed exemption levels and require analysis, protection, and/or mitigation of impacts to the elements of the environment listed under WAC 197-11-444. Therefore, this table satisfies the documentation requirement set forth in WAC 197-11-800(1)(c)(i) for the City to raise SEPA flexible exemption thresholds.</p> <p>Code Acronyms: BCC = Bellevue City Code; CFR = Code of Federal Regulations; LUC = Land Use Code (City); RCW = Revised Code of Washington; USC = United States Code; WAC = Washington Administrative Code</p>				
Environmental Elements (WAC 197-11-444)				
Earth:				
<i>Geology</i>	<ul style="list-style-type: none"> • LUC 20.25H (Critical Areas Overlay) <ul style="list-style-type: none"> ○ Part 7: Geologic Hazard Areas <ul style="list-style-type: none"> ▪ Includes identification of slide-prone slopes and soils, historic instability, etc. ▪ Regulates development near geologic hazard areas ▪ Requires geotechnical analysis when development occurs adjacent to geologic hazard areas • BCC 23.76 (Clearing and Grading Code) <ul style="list-style-type: none"> ○ Establishes permit requirements for earthwork (triggered when over 50 CY) ○ Details requirements for erosion and sedimentation control 			
<i>Soils</i>	<ul style="list-style-type: none"> • LUC 20.25H (Critical Areas Overlay) <ul style="list-style-type: none"> ○ Part 7: Geologic Hazard Areas <ul style="list-style-type: none"> ▪ Includes identification of slide-prone slopes and soils, historic instability, etc. ▪ Regulates development near geologic hazard areas ▪ Requires geotechnical analysis when development occurs adjacent to geologic hazard areas • BCC 23.76 (Clearing and Grading Code) <ul style="list-style-type: none"> ○ Establishes permit requirements for earthwork (triggered when over 50 CY) ○ Details requirements for erosion and sedimentation control 			
<i>Topography</i>	<ul style="list-style-type: none"> • LUC 20.25H (Critical Areas Overlay) <ul style="list-style-type: none"> ○ Part 7: Geologic Hazard Areas <ul style="list-style-type: none"> ▪ Regulates development on/near steep slopes • BCC 23.76 (Clearing and Grading Code) <ul style="list-style-type: none"> ○ Grading standards for new/existing slopes 			
<i>Unique Physical Features</i>	<ul style="list-style-type: none"> • LUC 20.25H (Critical Areas Overlay) <ul style="list-style-type: none"> ○ Addresses protection/mitigation of impacts for steep slopes, coal mines, and other local unique physical features. • BCC 23.76 (Clearing and Grading Code) <ul style="list-style-type: none"> ○ Standards for development on or near slopes ○ Grading standards for new/existing slopes 			
<i>Erosion & Enlargement of Land Area</i>	<ul style="list-style-type: none"> • LUC 20.25E (Shoreline Master Program) <ul style="list-style-type: none"> ○ Regulates activities within the shoreline jurisdiction to prevent and mitigate potential adverse impacts of development on waters of the state ○ Implements requirements of WA State Shoreline Management Act (Chapter 90.58 RCW) 			

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	<ul style="list-style-type: none"> • BCC 23.76 (Clearing and Grading Code) <ul style="list-style-type: none"> ○ Erosion and sedimentation control requirements • Dept. of Ecology Stormwater Management Manual for Western Washington <ul style="list-style-type: none"> ○ Minimum requirements and BMPs to avoid stormwater pollution from erosion and sedimentation • US Clean Water Act <ul style="list-style-type: none"> ○ Regulates the dredging or discharge of materials into/out of water
Air:	
<i>Air Quality</i>	<ul style="list-style-type: none"> • BCC 23.76 (Clearing and Grading Code) <ul style="list-style-type: none"> ○ Includes requirements for dust suppression during clearing, grading, demolition activities ○ BCC 23.76.100 – Control of other pollutants • RCW 70A.15 (Washington Clean Air Act) <ul style="list-style-type: none"> ○ Regulates discharge of air pollutants from various sources, including development • State and regional air quality agency rules and permitting requirements such as: <ul style="list-style-type: none"> ○ Dept. of Ecology (Chapter 173-400 WAC) ○ Puget Sound Clean Air Agency • US Clean Air Act <ul style="list-style-type: none"> ○ Federal regulation of air pollutant emissions, enforced by Environmental Protection Agency
<i>Odor</i>	<ul style="list-style-type: none"> • LUC 20.10.440 (Land use charts) <ul style="list-style-type: none"> ○ Limited manufacturing uses allowed only in certain commercial or light industrial districts <ul style="list-style-type: none"> ▪ Many subject to special approvals (Conditional Use Permit) or only allowed as subordinate to another land use ○ Paper and pulp manufacturing are not allowed in any district ○ Odor-generating agricultural uses (livestock raising, processing, etc.) are not allowed in any district
<i>Climate</i>	<ul style="list-style-type: none"> • RCW 70A.15 (Washington Clean Air Act) <ul style="list-style-type: none"> ○ Regulates discharge of air pollutants from various sources, including development • State and regional air quality agency rules and permitting requirements such as: <ul style="list-style-type: none"> ○ Dept. of Ecology (Chapter 173-400 WAC) ○ Puget Sound Clean Air Agency • US Clean Air Act <ul style="list-style-type: none"> ○ Federal regulation of air pollutant emissions (including greenhouse gas emissions) ○ Enforced by Environmental Protection Agency
Water:	
<i>Surface Water Movement, Quantity, and Quality</i>	<ul style="list-style-type: none"> • BCC 23.76 (Clearing and Grading Code) <ul style="list-style-type: none"> ○ Erosion and sedimentation control requirements • BCC 24.06 (Storm and Surface Water Utility Code) <ul style="list-style-type: none"> ○ Regulates surface water quality and discharge • City Storm and Surface Water Engineering Standards <ul style="list-style-type: none"> ○ Specific requirements for construction of stormwater infrastructure • Dept. of Ecology – Stormwater Management Manual for Western Washington <ul style="list-style-type: none"> ○ Minimum standards for stormwater management techniques ○ Includes design of stormwater infrastructure and minimum requirements for infiltration • US Clean Water Act <ul style="list-style-type: none"> ○ Regulates discharges of pollutants into waters (including surface water) ○ Establishes National Pollutant Discharge Elimination System (NPDES) permit program, regulating point sources of pollution (including surface water)
<i>Runoff & Absorption</i>	<ul style="list-style-type: none"> • LUC 20.20.010 (Density and Dimensional Standards) <ul style="list-style-type: none"> ○ Hardscape and impervious surface coverage limits by district • LUC 20.20.460 (Impervious Surface Standards) <ul style="list-style-type: none"> ○ Standards for impervious surface coverage (i.e., types of surfaces) and allowed modifications • BCC 23.76 (Clearing and Grading Code) <ul style="list-style-type: none"> ○ Erosion and sedimentation control requirements • BCC 24.06 (Storm and Surface Water Utility Code) <ul style="list-style-type: none"> ○ Regulates surface water quality and discharge

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	<ul style="list-style-type: none"> • City Storm and Surface Water Engineering Standards <ul style="list-style-type: none"> ○ Specific requirements for construction stormwater infrastructure and infiltration • Dept. of Ecology – Stormwater Management Manual for Western Washington <ul style="list-style-type: none"> ○ Standards for stormwater management techniques ○ Includes minimum requirements for infiltration • US Clean Water Act <ul style="list-style-type: none"> ○ Regulates discharges of pollutants into waters (including surface water) ○ Establishes NPDES permit program, regulating point sources of pollution (including surface water)
<i>Floods</i>	<ul style="list-style-type: none"> • LUC 20.25H, Article IX: Frequently Flooded Areas <ul style="list-style-type: none"> ○ Identifies and regulates flood hazard areas in the City ○ Implements FEMA requirements for floodplain development • BCC 24.06 (Storm and Surface Water Utility Code) <ul style="list-style-type: none"> ○ Regulates surface water quality and discharge ○ Prevents/mitigates for potential flooding impacts from new development • RCW 90.58 (Shoreline Management Act) <ul style="list-style-type: none"> ○ Regulates development adjacent to and within shorelines (including non-saltwater bodies) to prevent/mitigate potential flooding impacts
<i>Groundwater Movement, Quantity, and Quality</i>	<ul style="list-style-type: none"> • BCC 24.04 (Sewer Utility Code) <ul style="list-style-type: none"> ○ Allows for on-site septic systems, subject to criteria to prevent impacts to groundwater • King County Board of Health Code Chapter 13 (On-Site Sewage Systems) <ul style="list-style-type: none"> ○ Regulates septic systems to prevent, minimize groundwater pollution • Chapter 173-200 WAC (Water Quality Standards for Groundwaters of the State of Washington) <ul style="list-style-type: none"> ○ Dept. of Ecology rules and procedures regarding groundwater, including protection/mitigation of impacts from new development ○ Implements chapter 90.48 RCW, the Water Pollution Control Act and Chapter 90.54 RCW, the Water Resources Act • Chapter 77.55 RCW (Construction Projects in State Waters) <ul style="list-style-type: none"> ○ Requires Hydraulic Project Approval (HPA) permits from Dept. of Fish and Wildlife for projects impacting waters of the state (including groundwater) ○ Prevents/mitigates impacts from development to state waters • US Safe Drinking Water Act <ul style="list-style-type: none"> ○ Establishes regulations for protecting drinking water sources, including groundwater
<i>Public Water Supplies</i>	<ul style="list-style-type: none"> • BCC 24.02 (Water Utility Code) <ul style="list-style-type: none"> ○ Standards for new development when connecting to public water system ○ Fees are collected from new development to fund system upgrades, etc., as needed ○ Water Availability Certificates required for new development to ensure adequate supply of water • RCW 36.70A (Growth Management Act) <ul style="list-style-type: none"> ○ Cities must plan for adequate availability of utilities in response to new development/growth • Chapter 90.48 RCW (Water Pollution Control Act) <ul style="list-style-type: none"> ○ Regulates discharge of pollutants into state waters • Chapter 90.54 RCW (Water Resources Act) <ul style="list-style-type: none"> ○ Framework for regulating state water resources, supplies • US Safe Drinking Water Act, Clean Water Act <ul style="list-style-type: none"> ○ Establish regulations for protecting drinking water sources. ○ Prevents discharges of harmful materials into public water supplies.
Plants & Animals:	
<i>Habitat for and Numbers or Diversity of Species of Plants, Fish, or Other Wildlife</i>	<ul style="list-style-type: none"> • Local development impacts to habitat and unique/endangered species are mitigated/avoided through: <ul style="list-style-type: none"> ○ LUC 20.25E (Shoreline Management Program) ○ LUC 20.25H (Critical Areas) • RCW 77.04 (Fish and Wildlife Code) and 77.32 (Hydraulic Code) <ul style="list-style-type: none"> ○ Identify and protect habitat of endangered/unique species ○ Details permit requirements for new development which mitigate for impacts
<i>Unique Species</i>	

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<i>Fish or Wildlife Migration Routes</i>	<ul style="list-style-type: none"> ○ Administered by Dept. of Fish and Wildlife ● Endangered Species Act <ul style="list-style-type: none"> ○ Identifies and protects habitat for species at risk of extinction
Energy & Natural Resources:	
<i>Amount Required, Rate of Use, & Efficiency</i>	<ul style="list-style-type: none"> ● RCW 19.27A (Energy-Related Building Standards) <ul style="list-style-type: none"> ○ Washington State Energy Code ○ Requirements for energy efficiency in new development ● Title 80 RCW (Public Utilities) <ul style="list-style-type: none"> ○ Regulates provision of public utilities in Washington
<i>Source & Availability</i>	<ul style="list-style-type: none"> ● RCW 19.27A (Energy-Related Building Standards) <ul style="list-style-type: none"> ○ Washington State Energy Code ○ Requirements for energy efficiency in new development ● RCW 19.285 (Energy Independence Act) <ul style="list-style-type: none"> ○ Establishes Renewable Portfolio Standard, setting minimum percentage of electricity generated by renewable sources ● RCW 19.405 (Clean Energy Transformation Act) <ul style="list-style-type: none"> ○ Electricity providers must generate 100% renewable energy by 2045 ● RCW 36.70A (Growth Management Act) <ul style="list-style-type: none"> ○ Cities must plan for adequate availability of utilities in response to new development/growth
<i>Nonrenewable Resources</i>	<ul style="list-style-type: none"> ● RCW 19.285 (Energy Independence Act) <ul style="list-style-type: none"> ○ Establishes Renewable Portfolio Standard, setting minimum percentage of electricity generated by renewable sources
<i>Conservation & Renewable Resources</i>	<ul style="list-style-type: none"> ● RCW 19.405 (Clean Energy Transformation Act) <ul style="list-style-type: none"> ○ Electricity providers must generate 100% renewable energy by 2045
<i>Scenic Resources</i>	<ul style="list-style-type: none"> ● RCW 36.70A (Growth Management Act) <ul style="list-style-type: none"> ○ Intended in part to protect scenic resources and natural beauty ○ Comprehensive Plans must consider natural resources (including scenic resources)
Environmental Health:	
<i>Noise</i>	<ul style="list-style-type: none"> ● BCC 9.18 (Noise Control Code) <ul style="list-style-type: none"> ○ Governs noise-generating activities throughout the City and limits noise levels in certain areas and during certain times of the day (e.g., construction noise) ● WAC 173-60 (Maximum Environmental Noise Levels) <ul style="list-style-type: none"> ○ Dept. of Ecology rules and procedures related to noise
<i>Risk of Explosion</i>	<p>No likely impact from proposed development in Bellevue:</p> <ul style="list-style-type: none"> ● LUC 20.10.440 (Land use charts) <ul style="list-style-type: none"> ○ Manufacturing of flammable, dangerous, or explosive materials is not an allowed use in any district
<i>Releases or Potential Releases Affecting Public Health (i.e., Toxic/Haz Mat.)</i>	<ul style="list-style-type: none"> ● RCW 70A.305 (Model Toxics Control Act) <ul style="list-style-type: none"> ○ Regulates release/potential release of toxic substances ○ Framework for cleanup of toxic materials ● Environmental Protection Agency (EPA) rules and regulations <ul style="list-style-type: none"> ○ Resource Conservation and Recovery Act
Land & Shoreline Use:	
<i>Relationship to Existing Land Use Plans and to Estimated Population</i>	<ul style="list-style-type: none"> ● LUC 20.30J (Amendments to the Text of the Land Use Code) <ul style="list-style-type: none"> ○ Establishes process to amend the Land Use Code ○ Includes criteria to be consistent with Comprehensive Plan ● RCW 36.70A (Growth Management Act) <ul style="list-style-type: none"> ○ Establishes growth targets for cities/counties based on demographic/economic indicators ○ Jurisdictions must plan for development to meet these growth targets
<i>Housing</i>	<ul style="list-style-type: none"> ● LUC 20.10 (Land Use Districts) <ul style="list-style-type: none"> ○ Establishes allowable density for housing development throughout City ● LUC 20.20 (General Development Requirements) <ul style="list-style-type: none"> ○ Regulations for density, bulk, height, design, etc. for residential uses

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	<ul style="list-style-type: none"> • LUC 20.25 (Special and Overlay Districts) <ul style="list-style-type: none"> ○ Specific standards for growth corridors in the City (Downtown, BelRed, East Main, etc.) • BCC 23.22 (Uniform Housing Code) <ul style="list-style-type: none"> ○ Regulates construction of housing to ensure safe living conditions • US Fair Housing Act <ul style="list-style-type: none"> ○ Prohibits housing discrimination
<i>Light and Glare</i>	<ul style="list-style-type: none"> • LUC 20.20.552 (Light and Glare) <ul style="list-style-type: none"> ○ Local regulations to prevent light and glare impacts from development
<i>Aesthetics</i>	<ul style="list-style-type: none"> • LUC 20.20 (General Development Requirements) and 20.25 (Special and Overlay Districts) <ul style="list-style-type: none"> ○ Bulk, density, and design standards for new development
<i>Recreation</i>	<ul style="list-style-type: none"> • LUC 20.20 (General Development Requirements) and 20.25 (Special and Overlay Districts) <ul style="list-style-type: none"> ○ Requires provision of open space for certain residential development • RCW 36.70A (Growth Management Act) <ul style="list-style-type: none"> ○ Requires Cities/Counties to plan for park/recreation needs from new development/growth
<i>Historic and Cultural Preservation</i>	<ul style="list-style-type: none"> • State regulations for the preservation of historical/cultural/archeological resources and sites: <ul style="list-style-type: none"> ○ RCW 27.34 (State historical societies – Historic preservation) ○ RCW 27.44 (Indian graves and records) ○ RCW 27.53 (Archeological sites and resources)
<i>Agricultural Crops</i>	<ul style="list-style-type: none"> • RCW 36.70A (Growth Management Act) <ul style="list-style-type: none"> ○ Requires regional identification, protection of agricultural areas ○ Prevents or mitigates for the development of agricultural lands
Transportation:	
<i>Transportation Systems</i>	<ul style="list-style-type: none"> • BCC 22.16 (Transportation Impact Fee Program) <ul style="list-style-type: none"> ○ Fees collected from new development ○ Funds projects to mitigate for impacts to the transportation system • BCC Title 14 (Transportation Code) <ul style="list-style-type: none"> ○ Standards for design of local transportation infrastructure (for all modes of transport) ○ Ensures safe design to reduce traffic hazards • RCW 36.70A (Growth Management Act) <ul style="list-style-type: none"> ○ Requires Cities/Counties to plan for transportation impacts from new development, based on growth targets • RCW Title 46 (Motor Vehicles) and Title 81 (Transportation) <ul style="list-style-type: none"> ○ State regulation for construction and planning for various modes of transportation
<i>Vehicular Traffic</i>	
<i>Waterborne, Air, and Rail Traffic</i>	
<i>Movement & Circulation of People & Goods</i>	
<i>Traffic Hazards</i>	
Public Service & Utilities:	
<i>Fire</i>	<ul style="list-style-type: none"> • BCC 23.11 (Fire Code) <ul style="list-style-type: none"> ○ Fire safety requirements for new construction – minimize need for Fire Dept. response ○ Adopted from State code with local amendments. • RCW 36.70A (Growth Management Act) <ul style="list-style-type: none"> ○ Cities must plan for adequate public services in response to new development/growth
<i>Police</i>	<ul style="list-style-type: none"> • LUC 20.20 (General Development Requirements) and 20.25 (Special and Overlay Districts) <ul style="list-style-type: none"> ○ Ensure safety features are incorporated into design (such as adequate lighting for pedestrians); ○ Ensure sensitive uses are located away from uses with potential hazards • RCW 36.70A (Growth Management Act) <ul style="list-style-type: none"> ○ Cities must plan for adequate public services in response to new development/growth
<i>Schools</i>	<ul style="list-style-type: none"> • BCC 22.18 (School Impact Fees for Issaquah School District No. 411 and Renton School District No. 403) <ul style="list-style-type: none"> ○ Fees collected from new development and paid to schools to compensate for additional student population • RCW 36.70A (Growth Management Act) <ul style="list-style-type: none"> ○ Cities must plan for adequate public services in response to new development/growth
<i>Parks or Other Recreational Facilities</i>	<ul style="list-style-type: none"> • LUC 20.20 (General Development Requirements) and 20.25 (Special and Overlay Districts) <ul style="list-style-type: none"> ○ Requires provision of open space for certain residential development • RCW 36.70A (Growth Management Act)

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	<ul style="list-style-type: none"> ○ Cities must plan for adequate public services in response to new development/growth
<i>Maintenance</i>	<ul style="list-style-type: none"> ● RCW 36.70A (Growth Management Act) <ul style="list-style-type: none"> ○ Cities must plan for adequate public services in response to new development/growth
<i>Communications</i>	<ul style="list-style-type: none"> ● LUC 20.20.195 (Communication, Broadcast, and Relay Facilities) <ul style="list-style-type: none"> ○ Local development standards for communication facilities ● Title 47 CFR (Telecommunications) <ul style="list-style-type: none"> ○ Rules and procedures for telecommunications adopted by the Federal Communications Commission (FCC). ● Title 47 USC (Telecommunications) <ul style="list-style-type: none"> ○ Federal regulations for telecommunications adopted by Congress
<i>Water & Stormwater</i>	<ul style="list-style-type: none"> ● LUC 20.20.010 (Density and Dimensional Standards) <ul style="list-style-type: none"> ○ Hardscape and impervious surface coverage limits by district ● LUC 20.20.460 (Impervious Surface) <ul style="list-style-type: none"> ○ Standards for impervious surface coverage (i.e., types of surfaces) and allowed modifications ● BCC 23.76 (Clearing and Grading Code) <ul style="list-style-type: none"> ○ Erosion and sedimentation control requirements ● BCC 24.02 (Water Utility Code) <ul style="list-style-type: none"> ○ Standards for new development when connecting to public water system ○ Fees are collected from new development to fund system upgrades, etc., as needed ○ Water Availability Certificates required for new development to ensure adequate supply of water ● BCC 24.06 (Storm and Surface Water Utility Code) <ul style="list-style-type: none"> ○ Regulates surface water quality and discharge ● City Storm and Surface Water Engineering Standards <ul style="list-style-type: none"> ○ Specific requirements for stormwater infrastructure
<i>Sewer & Solid Waste</i>	<ul style="list-style-type: none"> ● BCC 24.04 (Sewer Utility Code) <ul style="list-style-type: none"> ○ Requirements for construction of sewer infrastructure to ensure adequate facilities and supply for new development ● RCW 36.70A (Growth Management Act) <ul style="list-style-type: none"> ○ Cities must plan for adequate public services in response to new development/growth
<i>Other Governmental Services or Utilities</i>	<ul style="list-style-type: none"> ● RCW 36.70A (Growth Management Act) <ul style="list-style-type: none"> ○ Cities must plan for adequate public services in response to new development/growth