



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE., P.O. BOX 90012
BELLEVUE, WA 98009-9012

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No. GH-06-121608

Project Name/Address: Dirt Infill, 4250 140th Avenue NE

Planner: Toni Pratt

Phone Number: (425) 452-5374

Minimum Comment Period: November 16, 2006

Materials included in this Notice:

- Blue Bulletin
- Checklist
- Vicinity Map
- Plans
- Other:

Joni Krett
10/25/06

ENVIRONMENTAL CHECKLIST

4/18/02

Thank you in advance for your cooperation and adherence to these procedures. If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call the Permit Center (425-452-6864) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Our TTY number is 425-452-4636.

INTRODUCTION

Purpose of the Checklist:

The State Environmental Policy Act (SEPA), Chapter 43.21c RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the City of Bellevue identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the City decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Answer the questions briefly, with the most precise information known, or give the best description you can. You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer or if a question does not apply to your proposal, write "do not know" or "does not apply." Giving complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the Planner in the Permit Center can assist you.

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. Include reference to any reports on studies that you are aware of which are relevant to the answers you provide. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impacts.

Use of a Checklist for Nonproject Proposals: *A nonproject proposal includes plans, policies, and programs where actions are different or broader than a single site-specific proposal.*

For nonproject proposals, complete the Environmental Checklist even though you may answer "does not apply" to most questions. In addition, complete the Supplemental Sheet for Nonproject Actions available from Permit Processing.

For nonproject actions, the references in the checklist to the words *project*, *applicant*, and *property* or *site* should be read as *proposal*, *proposer*, and *affected geographic area*, respectively.

Attach an 8 ½" x 11 vicinity map which accurately locates the proposed site.

ENVIRONMENTAL CHECKLIST

4/18/02

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BACKGROUND INFORMATION

Property Owner: ANTHONY A. DAOVAR (W.I. TRUST)
REP.

Proponent:

Contact Person: ANTHONY A. DAOVAR
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 7527 172ND ST. S.W. EDMONDS WA 98026

Phone: 425-876-7145

Proposal Title: GRADING (EXCEEDING 500 Q.Y.)

Proposal Location: 4250 140TH AVE. N.E. BELLEVUE WA 98005
(Street address and nearest cross street or intersection) Provide a legal description if available.

Please attach an 8 1/2" x 11" vicinity map that accurately locates the proposal site.

Give an accurate, brief description of the proposal's scope and nature:

1. General description: GRADING, DIRT IMPACT (EXCEEDING 500 Q.Y.)
2. Acreage of site: ONE ACRE
3. Number of dwelling units/buildings to be demolished: NONE N/A
4. Number of dwelling units/buildings to be constructed: " "
5. Square footage of buildings to be demolished: N/A
6. Square footage of buildings to be constructed: N/A
7. Quantity of earth movement (in cubic yards): 2500 - 3800 Q.Y.
8. Proposed land use: S.F. RESIDENTIAL
9. Design features, including building height, number of stories and proposed exterior materials: N/A
10. Other: N/A

Estimated date of completion of the proposal or timing of phasing:

FALL 2006

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

NO

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

WETLAND STUDY / REPORT
(BASED ON THE LATEST REPORT AND APPROVAL OF C.I.D) OF BELLEVUE NO WETLAND AT ALL

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known.

NO

List any government approvals or permits that will be needed for your proposal, if known. If permits have been applied for, list application date and file numbers, if known.

GRADING PERMIT / BELLEVUE

Please provide one or more of the following exhibits, if applicable to your proposal. (Please check appropriate box(es) for exhibits submitted with your proposal):

- Land Use Reclassification (rezone) Map of existing and proposed zoning
- Preliminary Plat or Planned Unit Development
Preliminary plat map
- Clearing & Grading Permit
Plan of existing and proposed grading
Development plans
- Building Permit (or Design Review)
Site plan
Clearing & grading plan
- Shoreline Management Permit
Site plan

A. ENVIRONMENTAL ELEMENTS

1. Earth

MODERATE SLOPE

a. General description of the site: Flat Rolling Hilly Steep slopes Mountains Other

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

4-5 %

c. What general types of soil are found on the site (for example, clay, sand, gravel, peat, and muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

GOOD QUALITY DIRT, SANDY

ADP

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

NO

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

NEED TO COVER DRAINAGE PIPE (TO DRAW CITY'S DISCHARGED WATER)
2500 - 3800 CY.
FROM KIRKLAND SITE
(GOOD SANDY DIRT)

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

NOT IF WE FOLLOW ORIGINAL PERMIT INSTRUCTIONS

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

LESS THAN 20%
RESERVE MEAS

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

SILT FENCE, HYDRO SEEDING ETC.

2. AIR

a. What types of emissions to the air would result from the proposal (i.e. dust, automobile odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

N/A

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

N/A

c. Proposed measures to reduce or control emissions or other impacts to the air, if any:

N/A

3. WATER

a. Surface

(1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If

NO

appropriate, state what stream or river it flows into.

NO

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

NO

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

N/A

- (4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

N/A

- (5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

N/A

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

NO

b. Ground

- (1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description.

NO

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

NO

NONE

c. Water Runoff (Including storm water)

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

city's pipe (culvert) is draining on
our prop. This drain will be piped, so it
will flow to an approved area

(2) Could waste materials enter ground or surface waters? If so, generally describe.

NO

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

5:11 FENCE, HYDRAL SEEDING, ETC.
Soil fill req. of C&D Code, Chpt. 23.76

4. Plants

a. Check or circle 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
- wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

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

Grass, weeds, Blackberry will be
covered by fill

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

NONE

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

HYDRAL SEEDING, EVERGREENS,
5
Small shrubs

5. ANIMALS

a. Check or circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

- Birds: hawk, heron, eagle, songbirds, other:
- Mammals: deer, bear, elk, beaver, other:
- Fish: bass, salmon, trout, herring, shellfish, other:

NONE

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

NONE!

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

NOT KNOWN

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

NONE NEEDED

6. Energy and Natural Resources

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

N/A

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

N/A

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

N/A

7. Environmental Health

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

NONE

(1) Describe special emergency services that might be required.

NONE N/A

(2) Proposed measures to reduce or control environmental health hazards, if any.

N/A

b. Noise

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

MINOR TRAFFIC, DOLBY

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

MINOR NOISE FROM CRACKING DURING PERMITTED HOURS.

- (3) Proposed measures to reduce or control noise impacts, if any:

NONE

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties?

RESIDENTIAL
CITY'S PROPERTY

- b. Has the site been used for agriculture? If so, describe.

NO

- c. Describe any structures on the site.

ONE RESIDENCE

- d. Will any structures be demolished? If so, what?

NO

- e. What is the current zoning classification of the site?

S.F. R-1

- f. What is the current comprehensive plan designation of the site?

S.F. SF-HOU

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

N/A

- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

NO

- i. Approximately how many people would reside or work in the completed project?

A FAMILY OF 4

- j. Approximately how many people would the completed project displace?

NONE

- k. Proposed measures to avoid or reduce displacement impacts, if any:

N/A

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

NONE REQUIRED

9. Housing

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

NONE M/A

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

NONE M/A

- c. Proposed measures to reduce or control housing impacts, if any:

M/A

10. Aesthetics

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

2-3 FT. OIRT

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

NONE

- c. Proposed measures to reduce or control aesthetic impacts, if any:

NONE NEEDED
NONE REQUIRED

11. Light and Glare

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

NONE

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

NONE

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

NONE

d. Proposed measures to reduce or control light or glare impacts, if any:

NONE

12. Recreation

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

HOARSEBROOK RIDING, GOLFING

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

NO

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

N/A

13. Historic and Cultural Preservation

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

NO

b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.

NONE

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

NONE

14. Transportation

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

140 1st AVE. N-E.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

YES 120 FT.

c. How many parking spaces would be completed project have? How many would the project eliminate?

N/A

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

NO

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

NO

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

25

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

NONE, NOT REQUIRED

15. Public Services

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

No

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

No

16. Utilities

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone sanitary sewer, septic system, other.

Handwritten circles around the words: electricity, natural gas, water, refuse service, telephone

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

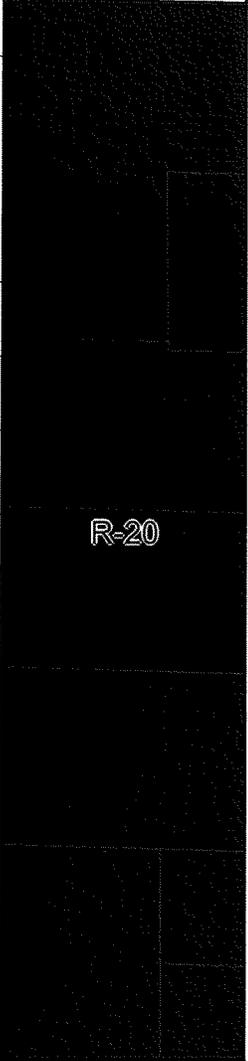
NONE

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..... [Handwritten Signature]

Date Submitted..... 10-16-66.....



R-20

LETTER OF TRANSMITTAL



Environmental Solutions

DATE: Monday, December 12, 2005

TO: Anthony Dadvar

ADDRESS: 7527 172nd Street SW

CITY/STATE/ZIP: Edmonds, WA 98026

FROM: Susan Bjork

CC:

PROJECT NAME/NUMBER: Dadvar Property 2005004.0

URGENT REVIEW AND COMMENT PLEASE REPLY FOR YOUR INFORMATION

PLEASE FIND ENCLOSED:

2	original	Wetland Recon Memorandum

Enclosed please find 2 copies of the Wetland Memorandum for your Bellevue property. Teresa Vanderburg called Drew Folsom at the City of Bellevue but never got a call back. To avoid any further delay here are two copies; one for your records and one for you to submit directly to Drew Folsom. If you have any questions or concerns please feel free to contact me. There is no extra charge, happy holidays. Thank you.

Susan Bjork
Project Administrator
Natural Sciences Division
5309 Shilshole Avenue NW
Suite 200
Seattle, WA 98107
Sbjork@adolfson.com

RECEIVED

DEC 20 2005

Planning & Community
Development

MEMORANDUM



DATE: March 7, 2005

TO: Mr. Anthony Dadvar

THV

FROM: Teresa H. Vanderburg, Director

Environmental Solutions

RE: Wetland Reconnaissance, 4250 – 140th Avenue NE, Bellevue,
Washington

Adolfson Associates, Inc. (Adolfson) is pleased to provide this technical memorandum outlining the results of our site investigation on the approximately one-acre parcel located at 4250 – 140th Avenue NE, Bellevue, Washington. The purpose of our site visit was to determine whether or not wetlands exist on the subject parcel. The parcel contains a single-family residence and driveway.

Methodology

Wetlands on the property were identified and defined by the *Washington State Wetlands Identification and Delineation Manual* (Ecology Publication No. 96-94, March 1997), which is consistent with the methodology used to identify and define wetlands using the 1987 Corps of Engineers Manual. As required by the Growth Management Act, local jurisdictions must identify and define wetlands using the methods outlined in the 1997 Ecology manual. These methods involve use of three parameters to identify wetlands: 1) the presence of water in the growing season, 2) the presence of "hydric" or wetland soils, and 3) the dominance of hydrophytic vegetation, plants adapted to growth in saturated soils.

Field Investigation

To conduct the site investigation, I met you and Mr. Bill Cross from the City of Bellevue Transportation Department on site on January 6, 2005. We walked the one-acre parcel in question and looked at an adjacent City of Bellevue mitigation project to the north and east of this parcel. A new single-family residence has been constructed on this parcel. The remainder of the site has been cleared of brush, primarily blackberries.

The City project to the north and east is an off-site mitigation project for the NE 29th Place Connection Rebid Project providing additional habitat and off site stormwater detention for Valley Creek. Valley Creek lies to the east of the one-acre Dadvar parcel and off site approximately 125 feet. Wetlands have been identified for the NE 29th Place Connection Rebid project and are shown on construction drawings prepared by JE Jacobs for the City of Bellevue dated December 2003. These drawings depict wetlands delineated to the east of your property along Valley Creek. Wetlands delineated for this project lie approximately 85 feet to the east of the eastern property line of the subject parcel. According to Mr. Cross, the delineated wetland boundary has been previously

approved by the US Army Corps of Engineers during permit approval for the mitigation project.

On the one-acre parcel, we evaluated a small topographic low area to the north and east of the newly constructed house (see attached photographs). This area had previously been mechanically cleared of blackberries and, as evidenced by cut stems, the clearing included some salmonberry shrubs. It did not appear that any trees had been cut in this area and soils had not been significantly disturbed. The existing trees included a mix of a few young red alder, one or two western red cedar, and a mix of small and large diameter Douglas fir. I investigated soils in several areas within this low area to the north and north east of the existing house. Soils to the north of the house were dark grayish brown sandy loams (10YR 3/2) in the upper eight inches and dark yellowish brown (10YR 3 /4) sandy loam from eight inches to 12 inches. These soils lacked any soil saturation to 12 inches. These soils are considered upland due to their high chroma soil colors and lack of soil saturation. At one point to the northeast of the newly constructed house, soil saturation was found within eight inches of the surface. This area represented an area of approximately 10 feet by 10 feet. However, the soil pit dug in this area showed that the depth to the B horizon, where redoximorphic features occurred, was at approximately 12 inches or deeper. No evidence of wetland vegetation occurred in this area and saturation was limited to this small 100 square foot area. Upland soils and vegetation were found along the eastern property boundary between the parcel in question and the delineated wetland along Valley Creek off site to the east. Therefore, based upon our site investigation in January 2005 we conclude that this parcel does not contain jurisdictional wetlands according to the 1997 state manual.

Following our site visit, I reviewed a letter outlining an earlier wetland reconnaissance conducted by Wetland Resources, Inc. dated October 7, 2002. This letter identified possible wetland area to the north and east of the existing house on this site. Our reconnaissance identified delineated wetland to the east of the parcel; however, this area was located off-site. We did not identify wetlands on site during the January 2005 reconnaissance based upon our field investigations.

Limitations

Within the limitations of schedule, budget, and scope-of-work, we warrant that this study was conducted in accordance with generally accepted environmental science practices, including the technical guidelines and criteria in effect at the time that this study was performed. This study was conducted during the winter of 2005 and reflects our interpretation of site characteristics at that time. The results and conclusions expressed herein represent our best professional judgment, based upon information provided by the project proponent, in addition to that obtained during the course of this survey. No other warranty, expressed or implied, is made.



Photo 1: Dadvar Property, view to north, upland forest, January 2005.



Photo 2: Dadvar Property, view to east along northern property boundary in cleared blackberry area, January 2005.



Photo 3: Dadvar Property, view to northwest from newly constructed house, January 2005.



Photo 4: Dadvar property, view to east to wetland offsite, January 2005.