



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. 06-133769-LN
Project Name/Address: Blasser Short Plat 4019 W Lake Sammamish Pkwy SE
Planner: Leah Hyatt
Phone Number: 425-452-6834
Minimum Comment Period: 12/21/06

Materials included in this Notice:

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

Purpose of Checklist:

The State Environmental Policy Act (SEPA), Chapter 43.21 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 probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. 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 the question does not apply to your proposal, write "*do not know*" or "*does not apply*". 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 governmental agencies 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. The agency to which you submit this checklist may ask you to explain your answers to provide additional information reasonably related to determining if there may be significant adverse impact.

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NOV 22 2006
Permit Processing

A. BACKGROUND

1. Name of proposed project, if applicable: **Blasser 3-lot short plat**
2. Name of Applicant: **Ron Blasser**
3. Mailing address, phone number of applicant and contact person:

Owner :

**Ron Blasser
4019 W. Lake Sammamish Parkway S.E.
Bellevue, WA 98008
(719) 488-8303**

4. Date checklist prepared: **October 13, 2006**
5. Agency requesting checklist: **City of Bellevue**
6. Proposed timing or schedule (including phasing, if applicable):
Summer of 2007.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
No.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
A mitigated determination of non-significance has been issued for the Type A stream located on site.
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.
No.
10. List any governmental approvals or permits that will be needed for your proposal, if known.
No.

11. Give brief, complete description of your proposal, including 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 or project description).

The proposed Blasser 3-lot Short Plat consists of approximately 38,574 square feet (0.89 acres) of land located along W. lake Sammamish Parkway S.E. The proposed project will create 3 new lots from 1 existing lot.

12. Location of proposal. Give sufficient information for a person to understand the precise location of your proposed project, including street address, if any, and section, township, and range, if known. If the proposal would occur over a range of area, provide the range of 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 proposed project is located in the NE Quarter of the NE Quarter of Section 13, Township 24N, Range 5E, WM, Bellevue, Washington. The site address is 4019 W. Lake Sammamish Parkway S.E.

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountains, other.
- b. What is the steepest slope on the site (approximate percent slope)?

The steepest slope on the site is approximately 40% located along stream that flows south to north through the center of the property.

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

Silt, Sand, & Gravel.

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

No.

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

Site grading for road construction and utility installation will be required.

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

Minor.

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

52%.

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

Temporary sediment control devices as outline by the City will be utilized.

2. Air

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

automobile.

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

No.

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

No specific measures are proposed.

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 appropriate, state what stream and river it flows into.

Yes. The site is located less than 1 mile away from Lake Sammamish, and there is a Type A Stream that flows through the proposed project site.

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

The project site is 250 feet from the OHWM of Lake Sammamish.

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.

None.

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

No.

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

No.

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

No.

b. Ground:

1. Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

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.

None.

c. Water Runoff (including stormwater):

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

Runoff from the proposed homes and access road will be routed to a detention pipe that discharges to the existing storm water conveyance system in West Lake Sammamish.

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.

None.

4. Plants

- a. Check or circle types of vegetation found on the site:
- deciduous trees: alder, maple, aspen, other
 - evergreen trees: fir, cedar, pine, other
 - shrubs
 - grass
 - pasture
 - crop or grain
 - wet solid plants: cattail, buttercup, bullrush, 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?

The grass and some trees will be removed.

- 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.

Some native plants will be planted along the Type A stream as part of the MDNS.

5. Animals

- a. 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: _____

- 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 to our knowledge.

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

The NGPA tract will be enhanced as outlined in the MDNS.

6. **Energy and Natural Resources**

- a. What kind 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.

Public Utilities.

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

No.

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

None.

7. **Environmental Health**

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

No.

1. Describe special emergency services that might be required.

Fire, Ambulance, police

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

None.

- b. Noise

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

Traffic

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.

Short-term noise impacts would be generated during the construction of the project by construction workers and construction machinery. The only long-term noise impacts will be from limited automobile traffic.

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

None are proposed.

8. **Land and Shoreline Use**

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

The site is currently occupied by a single family residence. Adjacent properties include single family residences.

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

No.

- c. Describe any structures on the site.

Single family residence, a detached garage, and large shed.

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

Yes. All structures will be removed.

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

R5

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

UM.

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

Lake Sammamish.

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

Yes, a Type A stream has been delimited.

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

9-12

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

4

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

none

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

Meet City platting requirements and codes.

9. **Housing**

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

3, middle to high income homes.

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

1 middle income.

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

None.

10. **Aesthetics**

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

2 story residential home.

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

No views in the immediate vicinity that are not already affected by the existing home and garage.

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

None.

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?

No.

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

None that we are aware of.

- d. Proposed measures to reduce or control light and glare impacts, if any?

None.

12. **Recreation**

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

Vasa park is .22 miles away from proposed project sit.

- 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.

None.

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.

None.

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

None known.

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

Does not apply .

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.

The site is located on W. Lake Sammamish Parkway and has easy access to I-90.

- b. Is site currently serviced in public transit? If not, what is the approximate distance to the nearest transit stop?

A bus stop is located within a 1/4 mile of the site.

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

2 new spaces provided for each lot (6 total) and 2 eliminated.

- 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.

16

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

None.

15. **Public Services**

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

Not significantly.

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

None proposed.

16. Utilities

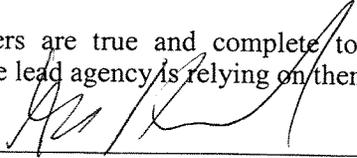
- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:

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

Expanding the above utilities.

C. 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:  _____

Date submitted: 11/10/06 _____