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.	07-104722-LO
Project Name/Address:	Johnston Residence – 3741 122nd Ave SE
Planner:	Leah Hyatt
Phone Number:	425-452-6834
Minimum Comment Period:	**March 22, 2007 5pm**

Materials included in this Notice:

- [x] Blue Bulletin
- [x] Checklist
- [ ] Vicinity Map
- [ ] Plans
- [ ] Other:

ENVIRONMENTAL CHECKLIST

4/18/02

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.

BACKGROUND INFORMATION

Property Owner: Pamela & David Johnston

Proponent:

Contact Person: Jeff Adberg for Sullivan Conard Architects
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 2925 Fuhrman Ave E Seattle, Washington 98102

Phone: 206 329-4227

Proposal Title: Johnston Residence

Proposal Location: 3741 122nd Ave NE Bellevue, Washington 98005
(Street address and nearest cross street or intersection) Provide a legal description if available.

Please attach an 8 ½" 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: Demolition & reconstruction of single family residence
2. Acreage of site: 1.09 acre
3. Number of dwelling units/buildings to be demolished: 1
4. Number of dwelling units/buildings to be constructed: 1
5. Square footage of buildings to be demolished: 3,770 square feet
6. Square footage of buildings to be constructed: 7,990 square feet
7. Quantity of earth movement (in cubic yards): 750 CY out, 500 CY in
8. Proposed land use: residential
9. Design features, including building height, number of stories and proposed exterior materials:
   35' building height, 2 stories, stucco walls, composition shingle roof, wood doors & windows, concrete driveway
10. Other

RECEIVED
JAN 30 2007
Permit Processing

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

February 2009

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

Yes, construction of future guest house

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

Geotechnical report

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.

not known

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.

Demo permit
Building permit
Septic permit
No permit applications have been submitted

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

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)?
45%

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.

Loose to medium density sand atop medium dense native advance outwash sands

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

"pistol putted" trees indicating soil creep

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

House excavation - approximately 750 cubic yards out, 500 cubic yards in. Imported fill.

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

no

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

20%

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

The proposed project intends to minimize disturbance areas and to utilize BMPs during construction

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.

During construction, dust may be generated during demolition and site grading. Emissions from construction equipment.

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 the air, if any:

Dust will be controlled on a daily or as needed basis with water spray. All vehicles and equipment will be properly inspected and licensed per applicable federal, state and local laws.

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 or river it flows into.

Surface

One palustrine forested wetland and one unnamed type N stream is located west of the site. The stream flows to Yarrow Creek (type F).

(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.

Work will be conducted approximately 90' from the delineated wetland boundry

(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.

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.

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.

Domestic sewage for single family residence. Size: Total daily wastewater flow = 690 gallons/day (gpd), one system servicing one single family residence with a maximum occupancy equal to a 5 bedroom home.

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. Runoff shall include, but not limited to, roofs, impervious surface runoff from driveway(s), patio(s), walkways and decks. Storm water to be collected in yard drains, catch basins and gutter systems and disposed to detention facilities. Total impervious quantities to be collected are approximately 11,900 sq ft. There shall be no uncollected storm water flow. Water collected shall be released at a pre-established rate to meet City Engineering standards

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

Waste materials from driveways shall be collected through an oil/water separator catch basin and treated. Some uncollected oils may enter the ground surface.

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

Water from runoff shall be collected and treated per city of Bellevue Best Managed Practices (BMP's) such as catch basins, yard drains, detention tanks(s), footing drains, and roof gutters.

4. Plants

a. Check or circle types of vegetation found on the site:

- [X] deciduous tree: alder, maple, aspen, other
- [X] evergreen tree: fir, cedar, pine, other
- [X] shrubs
- [X] grass
- [ ] pasture
- [ ] crop or grain
- [X] 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?

Invasive species (Himalayan Blackberry, English Ivy) will be removed from the steep slope and adjacent woodland. Three trees will be removed from the site - 2 apples, and one large fir planted adjacent to the existing house to be demolished. Shrubs and small trees planted in the gardens adjacent to the existing house will be relocated or 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: The existing invasive species will be removed from the steep slope, and the slope will be replanted with native vegetation to improve the wildlife habitat and help stabilize soils. This will create a bird sanctuary that will provide food and cover for the nearby winged inhabitants. The adjacent woodland on the south side of the property, proposed to become a Buffer Enhancement Area, will be planted with native trees and shrubs to enhance the plant diversity and further improve the wildlife habitat.

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:

- [x] Birds: hawk, heron, eagle, songbirds, other:
- [x] 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 known

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

see response to 4.d. above

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.

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

no

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:

Energy conservation features: All high efficiency HVAC equipment will be used. An energy recovery ventilator will provide ventilation. High-effency, low-E, wood windows will be installed and advanced framing implemented.

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.

no This will be a typical residential construction project. All products will be thoroughly documented and handled via MSDS requirements.

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

none

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

new septic and storm drainage systems

During construction lockable storage cabinets will be utilized for on site storage of any hazardous materials (fire rated cabinets if applicable). Will have spill/clean-up material on site.

b. Noise

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

none known

(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 construction noise from the following hand tools, power tools, and construction vehicles during all phases of construction. Site work hours will be 7:30am - 4:30pm Monday - Friday.

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

All vehicles will be properly licensed and inspected. Work hours will be strictly enforced.

8. Land and Shoreline Use

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

residential

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

no

c. Describe any structures on the site.

existing residence

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

yes

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

R-1

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

Bridal Trails single family low density

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.

yes, wetlands & steep slope

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

2

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

2

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

none

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

Existing use of low density single family residential is to remain

9. Housing

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

one, high income

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

one, high 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 principal exterior building material(s) proposed?

35' above average grade, stucco

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

none

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

improve critical area slope

11. Light and Glare

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

west elevation glazing reflecting late afternoon

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

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?

Bridal Trails State Park, Pikes Peak Greenbelt

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.

not known

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

not known

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.

I-405, 520, NE 24th St, 122nd Ave NE

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

no 1.6 miles to NE 28th St and 116th Ave NE

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

5 5

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.

less than 10

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 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.

none

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.

same as existing

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.....Jeff Adbury.....

Date Submitted.....1/30/07.....