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. 07-105201-LO

Project Name/Address: Lot 1 Critical Areas Report / 6047 173rd Ave SE

Planner: Leah Hyatt

Phone Number: 425-452-6831

Minimum Comment Period: 8-23-07

Materials included in this Notice:

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

City of Bellevue Submittal Requirements

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PERMIT PROCESSING

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." 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 references to any reports or 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 8½" x 11" vicinity map which accurately locates the proposed site.

City of Bellevue Submittal Requirements	27a

ENVIRONMENTAL CHECKLIST

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BACKGROUND INFORMATION

Property Owner: **Brian Hearst, 12108 NE 34th Street, Bellevue, WA 98005, 206-276-1637**

Proponent: **Brian Hearst**

Contact Person: **Todd Smith, Johnston Architects, PLLC,**
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: **3503 NE 45TH Street, Suite 2, Seattle, WA 98105**

Phone: **206-523-6150**

Proposal Title: **Hearst Drainage Realignment and Revegetation**

Proposal Location (Street address and nearest cross street or intersection) Provide a legal description if available:

The project is located at 6047 173rd Ave SE, Bellevue, WA 98006. King County Parcel Number 2424059133.

Legal description: 242405 133 LOT 1 KC SHORT PLAT NO 781031 REC NO 8210050611 SD PLAT DAF - POR OF W 1/2 OF NW 1/4 OF SW 1/4 OF SE 1/4 BEG AT NW COR OF SUBD TH S 00-39-32 W ALG W LN OF SD SUBD 407.56 FT TO TPOB TH CONTG S 00-39-32 W 170 FT TH S 50-14-33 E 199.65 FT TO S LN SD SUBD TH N 89-08-51 E ALG SD S LN 162.61 FT TO E LN OF SUBD TH N 00-45-27 E ALG SD E LN 293.03 FT TH N 89-35-42 W PLW N LN SD SUBD 318 FT TO TPOB

In the west half of the northwest quarter of the southwest quarter of the southeast quarter of Section 24, Township 24 North, Range 5 East, Willamette Meridian, King County, WA.

Please attach an 8½" 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:

A single-family residence and small guesthouse have been constructed. A driveway with a rockery and a patio with a wall are planned.

Drainage from a hillside above (south of) the construction area will be collected in a constructed channel and directed through roughly the center of the site, culverted beneath the driveway, and discharged to an off-site stream (see site plan and *Drainage Realignment and Revegetation Plan*). The constructed channel will have a gravel substrate and be fringed with native plant species. The channel flow will be attenuated using boulders and cobbles.

Drainage, stormwater, utilities, and erosion control methods are described elsewhere in the Checklist.

2. Acreage of site: **39,766 SF (0.91 acre)**

3. Number of dwelling units/buildings to be demolished: **None**

4. Number of dwelling units/buildings to be constructed: **One primary single-family residence and one guest**

house.

5. Square footage of buildings to be demolished: **0**

6. Square footage of buildings to be constructed: **The house is 2,085 SF and the guesthouse covers 704 SF. Eaves cover 1,158 SF.**

7. Quantity of earth movement (in cubic yards): **Less than 50.**

8. Proposed land use: **The project area will include one single-family residence and a guesthouse.**

9. Design features, including building height, number of stories, and proposed exterior materials: **The tallest height from average grade (per City regulations) will be 26 feet, 8.75 inches. The home is two stories with a daylight basement. Exterior material on the buildings is clear cedar siding and glass. The guest house is one story over a garage**

10. Other

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

Construction began April 2006 and is projected to finish late April 2007.

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

None at this time.

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

***Stream Ordinary High Water Mark Study and Channel Plan*, The Watershed Company, February 2, 2007**
***Drainage Realignment and Revegetation Plan*, The Watershed Company, February 2, 2007**

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.

None pending.

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.

City of Bellevue SEPA Review
City of Bellevue Clearing & Grading Permit

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 (circle one): Flat, rolling, hilly, **steep slopes**, mountainous, other

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

45 percent, near the east property boundary approximately 90 feet form the south property boundary.

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.

Beausite gravelly sandy loam (BeD).

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

No indications of unstable soils.

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

Less than 40 cubic yards of soil were removed from the site. Natural material from on-site and quarry spalls were used for sub-drainage at footing locations to promote drainage at the site. The specific spalls sites are the upward slope of the house (north end) and around the eastern and western site perimeters. Less than 20 cubic yards were used.

The proposed channel will require grading and movement of not more than 50 cubic yards of earth. Not more than 1 cubic yard of rip-rap and 30 cubic yards of rock will be installed during channel construction. Less than 1 cubic yard of cobble/boulder mix will be used for an energy dissipater on the neighboring property.

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

Erosion has been and will continue to be avoided during clearing and construction using methods from the City of Bellevue Temporary Erosion Control Plan. These include silt fencing and hay bales. Boulders, cobbles, and other attenuation features and methods will be employed during construction and operation of the constructed channel to avoid erosion. No erosion will occur from site use of the completed project.

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

The house is 2,085 square feet (SF) and the guest house covers 704 SF. Eaves cover 1,158 SF and a pervious patio is 358 SF in size, for a total of 4,305 SF of coverage on the lot. The lot is 39,758 SF; protected slopes cover 17,080 SF. Allowable lot coverage is 7,938 SF (24% of total lot area minus protected slopes). The driveway will be 2,591 SF and does not count toward lot coverage per City of Bellevue regulations. Buildings (including eaves), patio and driveway will cover 6,896 SF or 17.3 percent of the lot.

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

Silt fence around site perimeter and adjacent to off-site stream during channel discharge construction, stockpile coverage, and hay bales for potential runoff at impervious surfaces.

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.

Any air quality impacts from construction vehicle emissions and dust generation have been and will be minimal and dissipate quickly. Impacts after construction will be limited to those associated with the use of a single-family home, including occasional use of a wood-burning stove.

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:

Standard methods have been and will continue to be utilized, including keeping all heavy equipment in good operating condition.

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.

A stream occurs on the property east of the site and flows north, away from the project. The stream eventually drains to Lake Sammamish via Lewis Creek approximately 2 miles north of the 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.

No work will occur in the off-site stream. Drainage from above (south of) the building location will flow into a constructed channel on-site and then be culverted underneath the driveway (see description above and the *Drainage Realignment and Revegetation Plan*). The flow will be piped through the stream buffer on the adjacent property, and discharged outside of the ordinary high water mark onto a rip-rap energy dissipation pad. Flow will be controlled so that no erosion or alteration of the existing off-site stream channel occurs. Installation of the pipe will temporarily disturb approximately 100 square feet of stream buffer, and the cobble/boulder pad will permanently displace less than 25 square feet of stream buffer.

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.

No fill will be placed in or material removed from surface water or wetlands. As mentioned above, the rip-rap energy dissipation pad that receives the on-site channelized flow will be outside of the ordinary high water mark of the off-site stream.

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

Hillside runoff from the slopes above the construction area has been temporarily diverted around the construction site. After structures are completed, runoff will be collected in a constructed channel and directed through the site (see above and enclosed plans).

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 intentional discharges of waste materials would occur during project construction. Measures would be taken as described above to insure that silt-laden water from construction activities does not reach the off-site stream.

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.

Stormwater in sheetflow from the slopes south of the construction will be collected in a constructed channel and discharged to the off-site stream, as described in the *Drainage Realignment and Revegetation Plan*. The channel will be designed to slow flow, avoid scour and incision, and provide habitat. Quantities will vary seasonally from no flow to moderate flow.

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 waste material will be discharged into the ground. The completed project will utilize a new sewer main.

c. Water runoff (including stormwater):

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.

Stormwater in sheetflow from the slopes south of the construction will be collected in a constructed channel, directed through the site (see plans), and discharged into the existing stream on the property northeast of the site. Runoff from on-site impervious surfaces will be collected and discharged on-site via dispersal trenches.

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

During construction, all possible precautions will be taken to avoid accidental discharge of waster materials into ground and surface waters. No waste materials will enter ground or surface water as a result of the completed project.

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

A constructed channel will collect water, direct it through the site, and discharge it to an existing stream. The channel will be vegetated and flow attenuation features will be installed to ensure that scour and erosion do not occur. The new channel will mimic a natural stream.

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: **devil's club, salmonberry**

- ☐ pasture
- ☐ crop or grain
- ☐ wet soil plants:
- ☐ water plants: water lily, eelgrass, milfoil, other:
- ☐ other types of vegetation

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

Tree removal has occurred only for the immediate building area (see plan). No further tree removal is planned. Placement of the drainage channel discharge pipe in the stream buffer will result in temporary disturbance of approximately 100 square feet of vegetation and up to 25 square feet of permanent buffer impact. All disturbed plants will be replaced at a 2:1 ratio with native trees and shrubs.

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

None known.

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

The entire undeveloped portion of the site will be planted with native species. Disturbed off-site stream buffer areas will also be restored/enhanced with native species.

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: **hawks likely but not observed**

mammals: **deer**, bear, elk, beaver, other: **small mammals, raccoon, coyote likely**

fish: bass, salmon, trout, herring, shellfish, other:

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

None known.

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

No.

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

The channel creation and landscaping with native species will create and improve habitat.

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 needs? Describe whether it will be used for heating, manufacturing, etc.

Electrical resistance power with standard duct system and heat pump; a wood stove will be used for auxiliary heat.

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 this proposal? List other proposed measures to reduce or control energy impacts, if any:

The buildings will utilize dual flush toilets and high efficiency Energy Star appliances.

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.

1) Describe special emergency services that might be required.

None.

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)?

There is no noise in the area that will affect this project.

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

Short-term noise associated with the operation of construction equipment, including vehicles and power tools, will occur. Construction noise will occur only during daytime hours. Long-term noise will be that associated with one single-family home.

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

All heavy equipment has been and will continue to be kept in good working order and will be equipped with mufflers. Equipment has been and will be operated only during daylight hours.

8. Land and shoreline use

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

The site is currently not inhabited; construction on the buildings is advanced. Adjacent properties are single-family residential.

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

No.

c. Describe any structures on the site.

The buildings described in the project description and illustrated in the enclosed site plan are near completion. There are no other structures on the site.

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

No buildings were or will be demolished.

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

Zoned residential (R-1).

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

Single-family low-density.

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

None.

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

There is a 45 percent slope south of the building area. A stream buffer extends onto a small portion of the site in the northeast corner; the buffer and building setback have not been encroached upon by on-site buildings and other impervious surfaces. However, piping of the channelized on-site flow through the on-site and off-site stream buffer to the off-site stream will result in some permanent and temporary disturbance of the stream buffer.

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

One family will reside in the completed project; no one will work in the completed project.

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

No one will be displaced by the completed project.

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

Not applicable.

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

None needed.

9. Housing

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

A single-family residence, already slated to be occupied by owner.

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

No housing will be eliminated.

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

None needed.

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?

The tallest height from average grade (per City regulations) will be 26 feet, 8.75 inches. Exterior material on the buildings is clear cedar siding and glass.

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

No views will be altered or obstructed.

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

Site placement and building materials were selected for aesthetic purposes; landscaping will be with native species. The constructed channel will use all natural materials and native plants.

11. Light and glare

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

Very little outside lighting will be installed, and all lighting will be low wattage. The only outdoor lighting will be low wattage sconces on the garage and at the entry doors.

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

There will be no effect of light or glare from the completed project.

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

No off-site light sources will affect the project.

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

None needed.

12. Recreation

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

Cougar Mountain Regional Park, Cougar Ridge East and West Open Spaces, Lewis Creek Park, Lakemont Park and Open Space, and several other small open spaces are within one mile of the project.

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

No existing recreational uses will be displaced.

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

None needed.

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, archaeological, scientific, or cultural importance known to be on or next to the site.

None.

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

Not applicable.

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.

Access to the site is from 173rd Ave SE.

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

The site is not currently served by transit. Issaquah and Bellevue transit centers and park and rides are the nearest transit options. Each is more than 2 miles from the site.

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

No parking spaces will be eliminated or added. The completed project will have a 3-car garage.

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).

The project requires no new roads.

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

The project will not use or occur near water, rail, or air transportation.

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

The only trips generated will be those associated with a single-family home.

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

None needed.

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.

Adding one single-family residence to an existing neighborhood is not expected to increase public services needs significantly. The house will be equipped with sprinklers.

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

None needed.

16. Utilities

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

Electric service is at access road; a new sewer main will extend up access road; no gas service is proposed.

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 that might be needed.

Electrical resistance power with standard duct system with heat pump is proposed, along with a wood-burning stove.

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: 02-08-07