



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
ENVIRONMENTAL COORDINATOR
11511 MAIN ST., 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. 07-107439 LO
Project Name/Address: Reiker Residence
1105 West Lake Sammamish Parkway SE
Planner: Matthews Jackson
Phone Number: 425-452-2729

Minimum Comment Period: April 5, 2007 ; 5 p.m.

Materials included in this Notice:

- Blue Bulletin
- 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: Rick Sanciangco

Proponent: Rick Sanciangco

Contact Person: Steve Neugebauer - Krazan & Associates
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 11715 North Creek Pkwy., STE C-106, Bothell, WA 98011

Phone: 425-485-5519

Proposal Title: Proposed single family dwelling - 1113 W. Lake Sammamish Pkwy SE, Bellevue, WA

Proposal Location: King County Parcel Number 9253900081 - 17 - 18 Weona Beach unrec W 236.96 FT of Lots 17 & 18 LYWLY of W LK Sammamish Blvd. AKA Lot A - KC LLA 8706018 Appr 2-17-88
(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. See Attachment 1

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

1. General description: Construct a single family dwelling on an undeveloped parcel
2. Acreage of site: 0.54 Acres
3. Number of dwelling units/buildings to be demolished: None
4. Number of dwelling units/buildings to be constructed: One
5. Square footage of buildings to be demolished: No buildings will be demolished
6. Square footage of buildings to be constructed: Living area – 4,352 Sq. Ft., Garage – 728 Sq. Ft
7. Quantity of earth movement (in cubic yards): Less than 300 cubic yards
8. Proposed land use: Single family dwelling
9. Design features, including building height, number of stories and proposed exterior materials:
See Attachment 2
10. Other

RECEIVED

FEB 22 2007

Permit Processing

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

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. Habitat Restoration and Geotechnical Considerations for 1113 W. Lake Sammamish Parkway SE, prepared by Krazan & Associates, February 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. No. The City has requested the property owner to perform some habitat restoration activities on the property. These have been proposed in the Krazan & Associates report.

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.

1. Clearing/grading 2. Drainage 3. Mechanical/plumbing 4. Fire suppression – sprinklers 5. Electrical
Permits have not been filed for at this time.

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 - See Attachment 3

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)? The steepest slope is close to 100%.
The average slope is 20%.

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. Evd - Everett series gravely sandy loam - 15% - 30% slopes.

- 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.
No fill materials will be used on the site. The grading that will be conducted on the site will be performed to create a level building pad for the proposed single family dwelling and parking areas. Steep slopes on the eastern portion of the property will be terraced to limit erosion potential and to enhance slope stability.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Grading is scheduled to occur during the "dry months". Standard temporary erosion controls will be put in place during grading activities and permanent erosion controls will be put in place after construction is completed including landscaping and storm diversion channels that discharge to storm drains to minimize erosion potential.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? Approximately 35%.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: Landscaping and structural controls such as terraced slopes with rockeries to minimize slope angles and increase infiltration of surface water.

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.
There will be minimal emissions from grading equipment including trackhoes, small dozers, and trucks during the grading activities and occasional truck deliveries of building materials and cement. When construction is completed there will be minimal automobile traffic from vehicles owned by the dwelling's residents.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
None known.

- c. Proposed measures to reduce or control emissions or other impacts to the air, if any: None.

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.

There are no water bodies on the site or the immediate vicinity of the site. There is an unnamed stream located approximately 600 feet south of the property and Lake Sammamish is located approximately 900 feet east of the property.

- (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. 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. No ground water will be withdrawn. Stormwater from down spouts will be discharged to the municipal storm sewer system.
- (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 to the ground and no industrial activities or chemicals will be used. Sewage will be discharged to the municipal sanitary sewer system.

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.

The only runoff from the site would be storm water. Storm water that collects on impervious surfaces including roofs and driveways will be collected in an onsite storm water collection system that discharges to the municipal storm sewer system. All other storm water will be allowed to infiltrate into the soil.

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

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

All storm water generated on impervious surfaces will be collected and directed to the municipal storm sewer system. The landscaping and grading of the site will encourage infiltration of storm water on site.

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: hemlock

✓ 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: Himalayan blackberry, English Ivy

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

Some smaller firs, blackberries, shrubs, and ferns.

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

None known or shown to be present on the property per Washington State DNR, F&WS, or King County databases. There are reports that Lake Sammamish and the surrounding area have TES present, including Bald Eagles, Blue Heron, Chinook Salmon, Coho Salmon, Sockeye Salmon, Cutthroat Trout, and Steelhead.

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

Existing invasive plants including blackberries and English Ivy will be removed and native trees and shrubs will be planted in the eastern portion of the property. Trees will include Western Red Cedar, Western Hemlock, and Douglas Fir. Shrubs will include Salal, sword fern, Pacific Rhododendron, Western Azalea, and native grasses such as Western Panic Grass, Fowl Bluegrass, and Nodding Trisetum..

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: Mostly song birds, with some hawks.
 - ✓ Bald Eagles have occasionally been sighted.
 - ✓ Mammals: deer, bear, elk, beaver, other: coyote, squirrels, raccoons, possums
 - ✓ Fish: bass, salmon, trout, herring, shellfish, other: Lake Sammamish has several types of fish species.
- b. List any threatened or endangered species known to be on or near the site. None known to be present on the site. Several salmon and trout species are present in Lake Sammamish and Bald Eagles have been sighted.
- c. Is the site part of a migration route? If so, explain. Lake Sammamish is a migration route for Canadian Geese, ducks, and other water fowl. The site is not part of a migration route.
- d. Proposed measures to preserve or enhance wildlife, if any: Habitat restoration by removing invasive non-native vegetation and planting native trees and shrubs in the eastern portion of the property will provide better habitats for mammals and birds.

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.
Natural gas will be the primary heat source, electricity will provide the remaining energy needs.
- 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: The dwelling structure will be insulated and windows will be double paned.

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)? None.

- (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.
Some construction noise is anticipated, but only during those hours allowed by the City of Bellevue's ordinances. After construction is complete, no additional noise will be generated.

- (3) Proposed measures to reduce or control noise impacts, if any:
Construction will only occur during hours permitted by City Ordinance.

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties?
The site is undeveloped. The properties to the north, east, and south are developed as single family residences. The property to the west is a park.
- b. Has the site been used for agriculture? If so, describe. No.
- c. Describe any structures on the site. The property is undeveloped with no structures present.

- d. Will any structures be demolished? If so, what? No.

- e. What is the current zoning classification of the site? R-3.5 based on the City of Bellevue Zoning Map

- 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? 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 typical family - 2 to 6 individuals.

- j. Approximately how many people would the completed project displace? None.

- k. Proposed measures to avoid or reduce displacement impacts, if any: None necessary.

- i. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: The proposed use is the same as surrounding properties to the north, east, and south and is therefore compatible.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. One middle to high income housing unit.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. None.
- 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? The maximum building height is 30 feet from the ground surface.
- b. What views in the immediate vicinity would be altered or obstructed?
The view of Lake Sammamish will not be obstructed because there is a park to the west which would be the only area up slope from the property. The park area is undeveloped and forested.
- 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?
Minimal household lighting in the evening and at night. Similar to the surrounding properties.
- 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?
Lake Sammamish provides the primary recreational opportunities with boating, fishing, and other water sport activities. Weowna Beach Park is located immediately east of the property this park offers day camping, hiking trails, and other community park recreational activities.
- 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 necessary.

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 are present on or next to the site.
- b. Generally describe any landmarks or evidence of historic, archeological, 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: None necessary.

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. See Attachment 1 - The property access is via a private drive that connects to West Lake Sammamish Parkway SE.
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
No. The closest transit stop is at SE 26th Street and West Sammamish Parkway SE.
- c. How many parking spaces would be completed project have? How many would the project eliminate?
There will be a 3 car motor court and 3 car garage. No parking would be 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 new roads will be required.
- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. No water, rail, or air transportation will be used.

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.
If there are three cars, it is anticipated that there would be approximately six trips per day. There would not be any peak volumes.
- g. Proposed measures to reduce or control transportation impacts, if any:
None 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.
None required.

16. Utilities

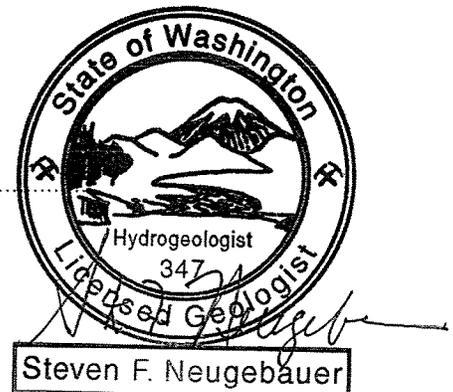
- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other. Municipal storm sewer.
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.
All of the listed utilities are currently available to the residence immediately east of the property. These utilities will be extended to the property by the providers, e.g., Puget Sound Energy (electricity and gas), the City of Bellevue (water, sanitary sewer, and storm sewer), Verizon (telephone), Waste Management (refuse).

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 Steven F. Neugebauer

Date Submitted.. February 5, 2007.....



Attachments
SEPA Checklist

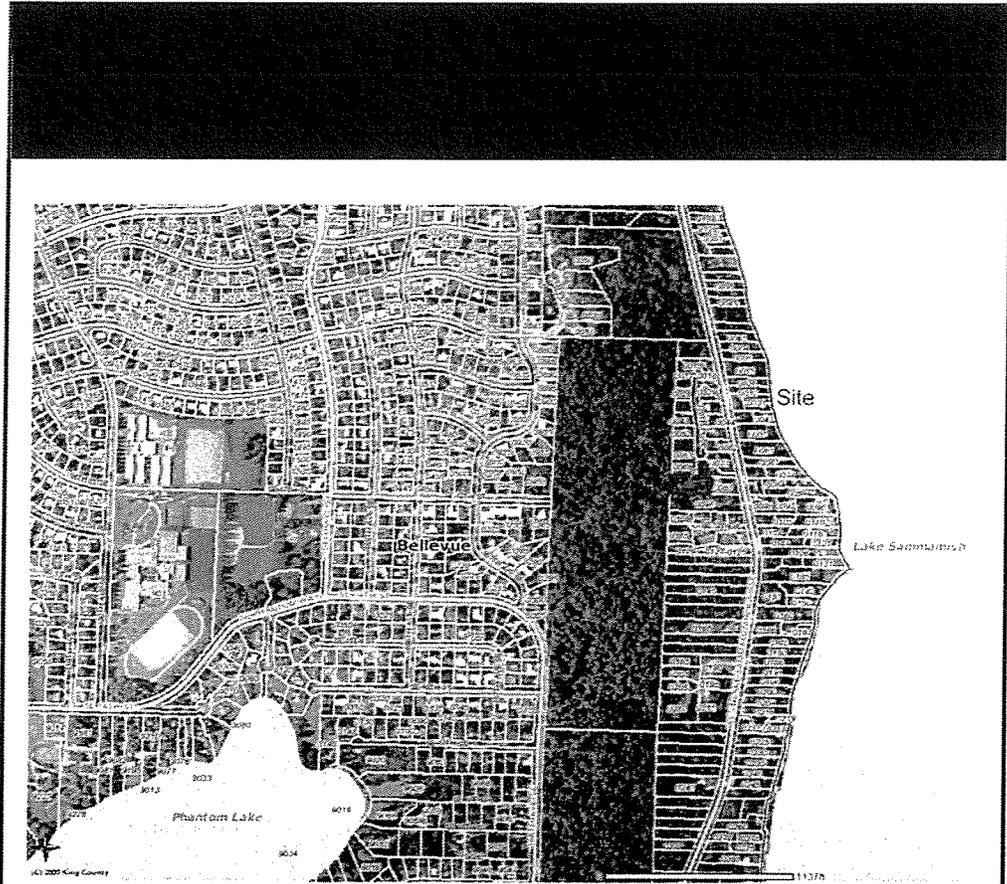
Title: Proposed single family dwelling - 1113 W. Lake Sammamish Pkwy SE, Bellevue, WA

**ATTACHMENT 1
SITE LOCATION MAP**

Attachments

SEPA Checklist

Title: Proposed single family dwelling - 1113 W. Lake Sammamish Pkwy SE, Bellevue, WA



| | | | | |
|---|---|-----------------------|------------------------------|----------|
|  <p>Krazan Site Development Engineers With offices in the Western US Corporate office 259 3822000</p> | Attachment 1 Site Location Map | | | |
| | Proposed Single Family Dwelling 1113 W. Lake Sammamish Pkwy SE, Bellevue, WA | | | |
| 19141 144th Avenue NE, Suite 400, 98150 Bellevue, WA 98007 • (206) 455-5579 | SIZE 110x11 | Type of Figure Map | PROJECT NUMBER 094-15-043 | REV 1 |
| | SCALE On Map | | SHEET 1 OF 1 | |

Attachments

SEPA Checklist

Title: Proposed single family dwelling - 1113 W. Lake Sammamish Pkwy SE, Bellevue, WA

**ATTACHMENT 2
DESIGN FEATURES**

Attachments

SEPA Checklist

Title: Proposed single family dwelling - 1113 W. Lake Sammamish Pkwy SE, Bellevue, WA

Design Specifications

1113 W. Lake Sammamish Property

1. Living area – 4,352 Sq. Ft., Garage – 728 Sq. Ft.
2. 2 story over partial daylight basement
3. Dwelling is designed for minimal cut into soils, approx. 150-200 cubic yards.
4. Standard construction methods
 - a. concrete foundation
 - b. wood framed structure
 - c. wood/stone siding
 - d. composition roofing
5. Construction estimated to begin in Spring of 2007 and should take 8-10 months to complete

Attachments

SEPA Checklist

Title: Proposed single family dwelling - 1113 W. Lake Sammamish Pkwy SE, Bellevue, WA

**ATTACHMENT 3
SITE PLAN**

