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. 07-111201-WG

Project Name/Address: Samena Club – Phase V – Natatorium / 15231 Lake Hills Boulevard

Planner: Carol L. Orr
Phone Number: 425-452-2896

Minimum Comment Period Ends: January 15, 2007; 5 pm

Materials included in this Notice:

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

City of Bellevue Submittal Requirements

27a

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: SAMENA SWIM & RECREATION CLUB

Proponent: S.M. STEMPER ARCHITECTS

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

Address: 4000 DELRIDGE WAY SW SUITE 200 SEATTLE, WA 98106

Phone: 206-624-2777

Proposal Title: PHASE Y - NATATORIUM

Proposal Location: 15231 LAKE HILLS BLVD BELLEVUE WA 98006
(Street address and nearest cross street or intersection) Provide a legal description if available.
SEE ATTACHED
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: DEMOLISH EXISTING TEMPORARY POOL ENCLOSURE & ACCESSORY BUILDINGS AND CONSTRUCT NEW PERMANENT STRUCTURE & ACCESSORY SPACES INCLUDING MECHANICAL.
2. Acreage of site: 8.16 ACRES
3. Number of ~~dwelling units~~/buildings to be demolished: 4
4. Number of ~~dwelling units~~/buildings to be constructed: 1
5. Square footage of buildings to be demolished: 10,479.5 SF
6. Square footage of buildings to be constructed: 10,452.0 SF
7. Quantity of earth movement (in cubic yards):
8. Proposed land use: SWIM CLUB
9. Design features, including building height, number of stories and proposed exterior materials: BLDG HEIGHT IS LESS THAN 35'-0". BLDG IS (1) STORY MASONRY & WOOD STRUCTURE WITH METAL WALL PANEL SIDING & ROOF
10. Other

RECEIVED
MAR 20 2007
Permit Processing

4/16/07

Estimated date of completion of the proposal or timing of phasing: DEMOLISH STRUCTURES IN FALL 2007, BEGIN CONSTRUCTION IN FALL OF 2007, & COMPLETE CONSTRUCTION IN SUMMER OF 2008.

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.

N/A

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.

- LAND USE
- SHORELINE DEVELOPMENT
- MAJOR PROJECT

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.

CLEARING & GRADING - SUBMITTED 3/19/07
SHORELINE DEVELOPMENT/LAND USE - SUBMITTED 3/19/07

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)? ± 3%

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.

PEAT, RECESSIONAL OUTWASH, & GLACIAL SAND/GRAVEL

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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. IMPORTED FILL SHOULD BE FREE DRAINING, GRANULAR SOIL FREE OF ORGANICS & OTHER DELETERIOUS MATERIALS. IMPORTED STRUCTURAL FILL NO MORE THAN 5%

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
YES - RELATIVE TO VEGETATION COVER - THEREFORE SHOULD BE MINIMAL.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? 31%. ONLY NET INCREASE IN IMPERVIOUS SURFACE IS DUE TO FIRE LANE EXTENSION.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
- PRESERVE NATURAL VEGETATION
- PROTECT EXPOSED SOIL USING PLASTIC (EC-14) BLANKETS, STRAW OR MULCH
- INSTALL CB INSERTS AS REQUIRED
- TURBITY MONITORING

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.

MINIMAL DUST AND VEHICULAR TRAFFIC

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:
- TRAFFIC LIMITED TO NORMAL CONSTRUCTION HOURS
- SWEEPER ON SITE TO REMOVE SOIL FROM PAVEMENT
- DAMPEN EXPOSED SOIL AND/OR PROVIDE SUITABLE MATERIAL ON CONSTRUCTION TRAFFIC PATH TO MINIMIZE DUST FROM VEHICULAR TRAFFIC

CONSTRUCTION NOISE LIMITATIONS PER COB 9.18.020.C

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

LAKE HILLS CREEK KELSEY CREEK, EAST TRIB.

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appropriate, state what stream or river it flows into.

(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.

ZERO

(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.

YES

(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.

NONE

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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.

EXISTING STORM DRAIN IS CURRENTLY ON SITE FOR EXISTING STRUCTURE.

(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:

EROSION CONTROL DURING CONSTRUCTION PARTICULARLY RAINY SEASON

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

N ADJACENT TRACT W/ WETLAND

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

LIMITED AMOUNTS OF GRASS, SOME SHRUBS.

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:

NO PROPOSED LANDSCAPING

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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:

DOVES, JAYS, WOODPECKERS

X Birds: ~~hawk~~, ~~heron~~, eagle, ~~songbirds~~, other: ROBINS, CROWS, SPARROWS, OWLS

X Mammals: deer, bear, elk, beaver, other: RABBITS, MOLES, CHIPMUNK, SQUIRREL, RACCOON, COYOTE, RABBITS, OPOSSUM

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.

NO

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

CONSTRUCTION IS ONLY ON EXISTING DEVELOPED AREAS & WILL NOT INCLUDE WORK ON ANY NATURAL 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 need? Describe whether it will be used for heating, manufacturing, etc.

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

INSTALLATION OF NEW MORE EFFICIENT MECHANICAL SYSTEM FOR EXISTING POOL ENCLOSURE, NATURAL LIGHT

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.

N/A

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

N/A

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b. Noise

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

N/A - 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.

SHORT TERM CONSTRUCTION NOISE

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

CONSTRUCTION WILL BE LIMITED TO NORMAL DAYTIME CONSTRUCTION HOURS AS IDENTIFIED BY CITY OF BELLEVUE BCC 9.18.020.C

8. Land and Shoreline Use

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

RECREATION - SWIM CLUB, ADJACENT BASEBALL FIELD

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

NO

c. Describe any structures on the site.

SWIM CLUB, INCLUDING POOLS, LOCKER ROOMS, AND MANAGEMENT OFFICES FOR CLUB

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

OLD LOCKER ROOMS, BOILER ROOM, SPRUNG STRUCTURE OVER POOL, AND 2 SHEDS

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

R-5 & ~~DC~~ R1

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

NO COMPREHENSIVE / DO HAVE A CONDITIONAL USE PERMIT

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

SHORELINE OVERLAY DISTRICT - SHORELINE TYPE S - STREAM

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

WITHIN ADJUSTED HAND LTS: FLOODPLAIN. UNDELINEATED & UNCATEGORIZED WETLAND IS ON SITE (CONSTRUCTION IS OUTSIDE BUFFER

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

50 PEOPLE WORK AT THE CLUB THROUGHOUT THE DAY
NO INCREASE IN STAFF

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

NONE

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

NONE - N/A

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

ALL CONSTRUCTION IS ON EXISTING DEVELOPED SITE AND WILL CONFIRM TO DEVELOPMENT REQUIREMENTS FOR BUILDING IN FLOODPLAIN.

9. Housing

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

N/A

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

N/A

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

N/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?

34 FT.

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

NONE

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

N/A

11. Light and Glare

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

GENERAL BUILDING USE (EXISTING) NO ADDITIONAL PARKING LIGHTING IS ADDED.

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

NO

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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 / N/A

12. Recreation

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

BASEBALL FIELD & ACTIVITY CENTER

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.

N/A

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

N/A

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.

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

YES — BUS STOP

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

141 CURRENTLY ON SITE / NONE

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

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

NO INCREASE IN TRAFFIC

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

NONE / N/A

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.

N/A

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.

ADDING F.H. AND F.D.C. FROM EXISTING WATER MAIN ON SITE

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 3/19/7

4/16/07

PROJECT

CLIENT:
SAMENA SWIM AND RECREATION CLUB
15231 LAKE HILLS BLVD
BELLEVUE WA 98006
425 746 1160

PROJECT TITLE: PHASE V - NATATORIUM

PERMIT #: 06-133791 DB

C.o. BELLEVUE CONTACT:
CAROL ORR

CLIENT CONTACT: THOMAS HORTON
SM STEMPER ARCHITECTS
206 624 2777

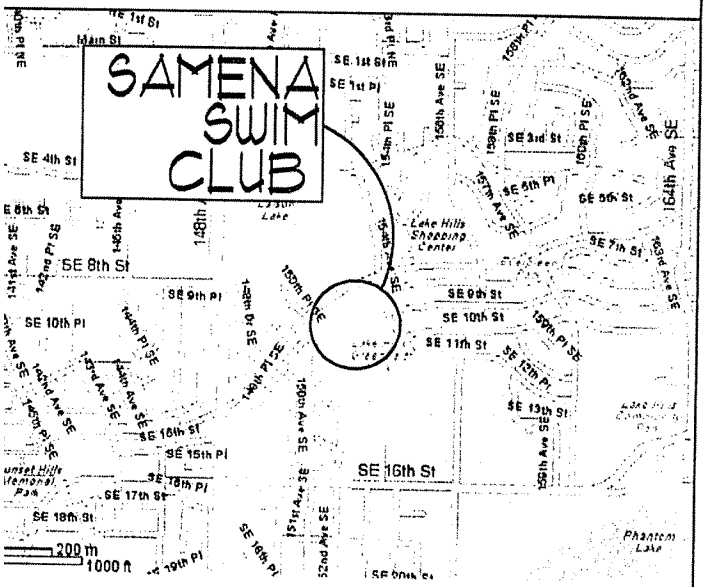
LEGAL DESCRIPTION

TAX IDENTIFICATION NUMBER: 220720 - 0355
LEGAL DESCRIPTION:
LOTS 1 THROUGH 7, INCLUSIVE, BLOCK 10, EASTGATE HILLS EVERGREEN ADDITION NO. 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 56 OF PLATS, PAGE(S) 46 THROUGH 48, INCLUSIVE, IN KING COUNTY, WASHINGTON±

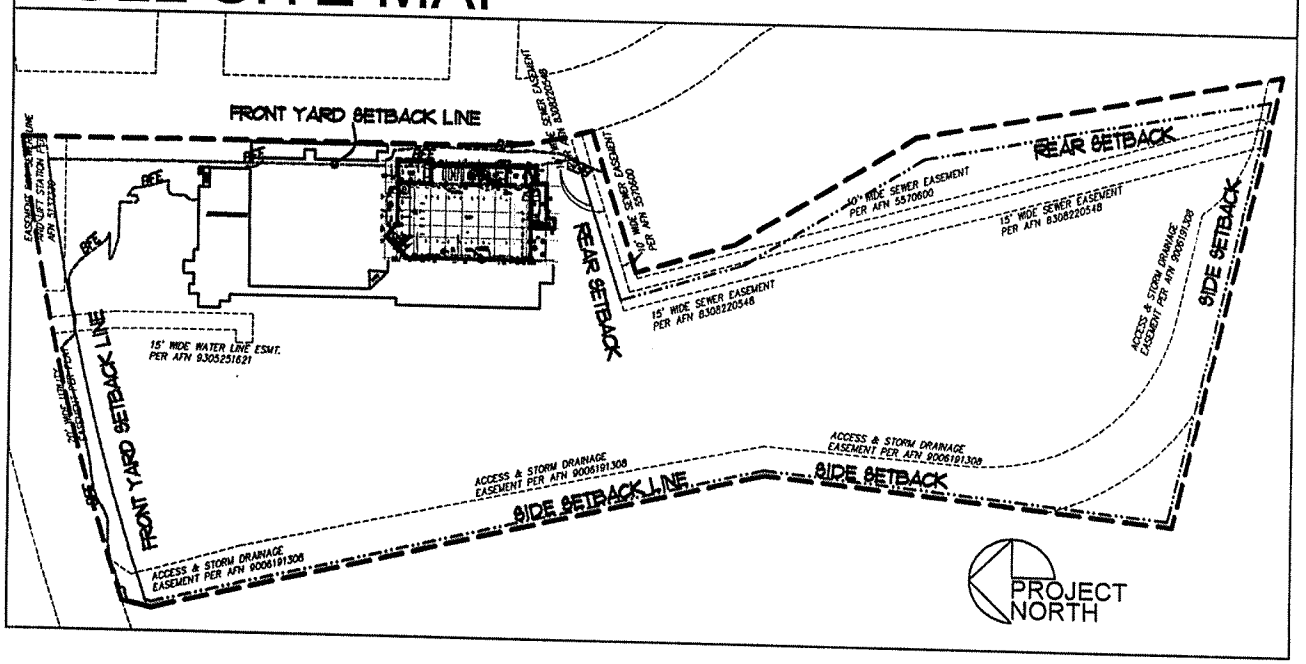
TOGETHER WITH THAT PORTION OF TRACT "D" OF SAID PLAT LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE NORTH LINE OF SECTION 2, TOWNSHIP 24 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON± SOUTH 88°54'38" EAST 1,331.28 FEET FROM THE NORTHWEST CORNER THEREOF±
THENCE SOUTH 01°35'04" WEST 69.55 FEET TO THE TRUE POINT OF BEGINNING±
THENCE CONTINUING SOUTH 01°35'04" WEST 26.97 FEET ALONG THE WEST LINE OF SAID TRACT "D"±
THENCE SOUTH 25°05'53" EAST 561.18 FEET±
THENCE SOUTH 05°19'24" EAST 364.83 FEET TO THE SOUTH LINE OF SAID TRACT "D" AND THE TERMINUS OF SAID LINE.

VICINITY MAP



FULL SITE MAP



15231 Lake Hills Boulevard