



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. 07-112007-LO
Project Name/Address: Washburn Residence / 439 West Lake Sammamish Parkway SE
Planner: David Pyle
Phone Number: 425-452-2973

Minimum Comment Period: June 7, 2007

Materials included in this Notice:

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

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|---|------------|
| City of Bellevue Submittal Requirements | 27a |
|---|------------|

ENVIRONMENTAL CHECKLIST

5/18/07

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: **Heather Washburn**
 Proponent: **Heather Washburn**
 Contact Person: **Ed Mecum**
 (If different from the owner. All questions and correspondence will be directed to the individual listed.)
 Address: **1375 NW Mall Street Suite 3, Issaquah, WA 98027**
 Phone: **(425) 313-1078**

City of Bellevue File Number 07-112007-LO
 05/24/2007
 Washburn Residence Critical Areas Land Use Permit
 439 West Lake Sammamish Parkway SE

SEPA Checklist Reviewed By:
 David Pyle, Senior Planner
 425-452-2973 - dpyle@bellevuewa.gov

Proposal Title: **Washburn Residence**

Proposal Location: **439 W Lk Sammamish Parkway SE (KC# 3625059169)**
 (Street address and nearest cross street or intersection) Provide a legal description if available.

362505 169 POR OF FOLG DESC LY WLY OF CO RD - S 75 FT OF N 335.7 FT OF GL 4 IN SEC 36-25-5

Please attach an 8 ½" x 11" vicinity map that accurately locates the proposal site. **See Figure 1:Vicinity Map**

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

1. General description: **The proposed project will be a new single family residence requiring reasonable use exception from the City of Bellevue Critical Areas Code.**
2. Acreage of site: **1.27 Acres**
3. Number of dwelling units/buildings to be demolished: **0**
4. Number of dwelling units/buildings to be constructed: **1 single family residence.**
5. Square footage of buildings to be demolished: **N/A**
6. Square footage of buildings to be constructed:
7. Quantity of earth movement (in cubic yards): **Cut = 40 +/- CY, Fill = 0 +/- CY**
8. Proposed land use: **single family residential (R-1.8)**
9. Design features, including building height, number of stories and proposed exterior materials: **House will be constructed of sustainable materials and will incorporate solar power panels. The house will be 3 stories, approximately 30' tall in the front and 10' tall in the back.**
10. Other

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

Reviewer Initials: 

House construction is scheduled for completion 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.

**Critical Areas Report prepared by Cedarock Consultants Inc. dated February 2007
Geotechnical Report
Stream Analysis**

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 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.

**Critical Areas Land Use Permit (Reasonable Use)
Building Permit
Utility Connection Permits**

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)? **> 40%**

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.

Reviewer Initials: DP

Alderwood Gravelly Sandy Loam (AgC) per NRCS mapping. There is no prime farmland on the site.

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

None known.

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

Estimated earthwork quantities: 40 CY cut, 0 CY fill.

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

Yes, erosion is possible during construction due to the exposed soils associated with construction sites, erosion will be controlled through standard BMPs.

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

Impervious surface will not exceed that allowed by City of Bellevue.

Clearing and Grading and Construction BMP's for erosion control must be incorporated into the project design. Site inspections by the Clearing and Grading Inspectors will help eliminate potential for erosion.

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

Re-vegetate exposed soils or cover with impervious surfaces. During construction - construction exit, plastic cover, catch basin inserts.

All areas of temporary disturbance will be revegetated as identified in the site restoration plan. Permanent site disturbance will be limited to area necessary for the construction of the single family residence.

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.

Dust, auto emissions

Dust will be controlled as part of Construction BMP's. Emissions from autos and equipment is regulated by State and Federal Agencies.

- 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 at this time.

Construction BMP's and adequate site management to reduce the amount of dust and other emissions.

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 is a stream, classified type N according to the City of Bellevue, located on-

As identified in the City of Bellevue Stream Typing Inventory, reach No. 90_22 of the North Sammamish Basin crosses this property. This stream flows under West Lake Sammamish Parkway and into Lake Sammamish. This stream has been identified as non fish bearing.

Reviewer Initials:

site. There are also two category IV wetlands.

- (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.

Yes, clearing and construction associated with the new single family home will be adjacent to the stream and within the stream buffer and steep slopes.

- (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, according to King County iMap, this site does not lie within a 100 year floodplain.

The City of Bellevue GIS Floodplain layer does not indicate the presence of a floodplain on or adjacent to this site.

- (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.

Not applicable.

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.

Stormwater generated by the developed site will be reduced by maintaining much of the existing vegetation on site. Runoff generated by the impervious areas will be routed into the existing stormdrainage system within W. Lake Sammamish Way, just upstream from the Class 4 stream..

Reviewer Initials:

DP

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

Unknown

Yes, due to the site's topography, the location of the stream, and the quantity of disturbance associated with the construction of a new single family residence, waste materials, if not properly managed, could enter the stream.

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

Stormwater runoff from the site will be reduced in quantity by maintaining much of the existing vegetation on the site.

Stormwater runoff will be controlled as part of Construction BMP's. BMP's will be developed based on site specific needs by the Clearing and Grading Department and the Utilities Department.

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
- 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

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

Grass, trees and dense brush

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:

Grass and landscaping with trees and shrubs.

The use of native plants to restore areas of temporary disturbance and to landscape those areas of permanent disturbance are required by the Land Use Code. The edge of the riparian area adjacent to the stream will be replanted with dense native vegetation. See performance standards listed in LUC 20.25H.080.

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.
- Mammals: deer, bear, elk, beaver, other:
- Fish: bass, salmon, trout, herring, shellfish, other:

Use of this site or the surrounding landscape by Chipmunks, Coyotes, Deer or Elk, Rabbits, Raccoons, Squirrels, Eagles, Crows or Ravens, Doves or Pigeons, Hawks, Herons, Jays, Owls, and Woodpeckers is probable.

Reviewer Initials: DR

- 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.

Not that is known.

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

None at this time.

The applicant has prepared a habitat assessment as part of the Critical Areas Report that may be viewed in the project file. This site is currently forested and does provide an extension of habitat from the adjacent forested landscape. The proposal to develop one single family residence would concentrate development activity adjacent to West Lake Sammamish Parkway where development has already occurred. The upper portion of the lot would remain forested and would not be developed.

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.

Electricity and natural gas

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

Not that is known.

- 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:

Standard energy conservation measures that are required by the Uniform Building Code for the construction of the houses.

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 environmental hazards are expected.

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

None beyond standard life safety services.

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

None at this time.

Standard construction management practices would be followed during construction to minimize the potential for environmental hazards.

- b. Noise

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

No significant noise impacts.

- (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

Reviewer Initials: RP

would come from the site.

Construction per City of Bellevue noise ordinance.

Noise related to the construction of a single family residence is regulated by the Bellevue City Code Title 9.18.

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

Observe City of Bellevue noise ordinance hours.

8. Land and Shoreline Use

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

Single family residential. The site is bound by W Lk Samm Pkwy SE to the east. The properties to the north and south are single family residential but currently undeveloped. The property to the west is single family residential.

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

No

c. Describe any structures on the site.

The site is currently undeveloped.

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

No.

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

R.1.8

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

Single-Family Low (SF-L)

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.

The site contains a type N stream, two category IV wetlands and steep slopes.

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

1 residence/family

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

0

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

N/A

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

Reviewer Initials: DR

Compliance and approval through reasonable use critical areas land use permit with the City of Bellevue.

9. Housing

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

1 high income unit

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

0

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

None at this time.

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?

Buildings will not exceed the allowable maximum building height as defined by the City of Bellevue land use code.

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

None known.

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

The proposed residence will be designed and constructed to limit impacts as outlined by the reasonable use critical areas land use permit conditions.

11. Light and Glare

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

Porch, driveway and landscaping lights at night

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

No significant impact expected.

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

None known.

City of Bellevue Land Use Code Performance Standards (LUC 20.25H.080) require lighting be screened or shaded.

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

None at this time.

12. Recreation

Reviewer Initials: _____

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

Weowna Beach Park, Lake Hills Community Park

- 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 at this time.

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 that is known.

- 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:

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.

The proposed residence would be accessed from a driveway off of West Lk Samm Pkwy SE.

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

Public transit is currently located along West Lake Sammamish Parkway SE at NE 2nd PL approximately 1/3 mile from the project site..

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

Completed project will provide 2-3 parking spaces..

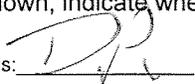
- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

No.

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

Not that is known.

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

Reviewer Initials: 

2-4 during peak morning and afternoon/evening hours

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

Not at this time.

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.

General public services to accommodate (1) single family residences.

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

Payment of property taxes and other support fees.

16. Utilities

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

Water and Sewer permits will be required for single family home construction.

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.

Storm water (connect to City of Bellevue drainage system) in addition to those listed above

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 **5/17/07**

Reviewer Initials:



SHEET INDEX:

1. SITE PLAN
2. CRITICAL AREAS EXT
3. SITE DISTURBANCE
4. MITIGATION AND RES

