



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT  
 ENVIRONMENTAL COORDINATOR  
 11511 MAIN ST., P.O. BOX 90012  
 BELLEVUE, WA 98009-9012

## DETERMINATION OF NON-SIGNIFICANCE

**PROPONENT:** Jeff Jones, West Land RE, LLC.

**LOCATION OF PROPOSAL:** 1613 West Lake Sammamish Parkway SE

**NAME & DESCRIPTION OF PROPOSAL:** Jones Slope Restoration

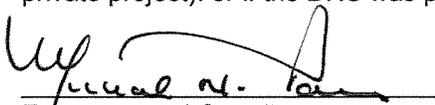
Land Use approval of Clearing and Grading Permit to restore an approximately 1,001 sf area impacted by soil sampling equipment. This permit is required as a corrective action associated with City of Bellevue Code Enforcement file # 07-111620-EA. The restoration work is located within a steep slope critical area, a wetland buffer, and stream riparian area. Proposal includes restoring surface soils and replanting forest understory with native vegetation.

**FILE NUMBER:** 07-119541-GH

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Department of Planning & Community Development. This information is available to the public on request.

- There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on March 16, 2006.
- This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on 08/09/2007.
- This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on \_\_\_\_\_. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5 p.m. on \_\_\_\_\_.

This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information indicating, or on, a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project); or if the DNS was procured by misrepresentation or lack of material disclosure.

  
 \_\_\_\_\_  
 Environmental Coordinator

07/26/2007  
 \_\_\_\_\_  
 Date

**OTHERS TO RECEIVE THIS DOCUMENT:**

- State Department of Fish and Wildlife
- State Department of Ecology,
- Army Corps of Engineers
- Attorney General
- Muckleshoot Indian Tribe

City of Bellevue File Number 07-119541-GC  
 06/21/2007  
 Jones Slope Restoration  
 1613 West Lake Sammamish Parkway SE

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

### City of Bellevue ENVIRONMENTAL CHECKLIST

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: West Land R.E. L.L.C.  
 Proponent: West Land R.E. L.L.C.  
 Contact Person: Jeffery S. Jones  
 (If different from the owner. All questions and correspondence will be directed to the individual listed.)  
 Address: 1505 Hillside Drive SE, Issaquah, Washington 98027  
 Phone: 253-905-5736

Proposal Title: Single-Family residence Construction in a Wetland/Stream Buffer  
 Proposal Location: 16XX West Lake Sammamish Parkway S.E.  
 Bellevue, WA 98008  
 (Street address and nearest cross street or intersection) Provide a legal description if available. 44 WEOVNA BEACH UNREC POR LY W OF LAKE SAMMAMISH BLVD.  
 Please attach an 8 1/2" 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: The applicant proposes to restore unauthorized critical area buffer impacts. This is a required restoration project associated with City of Bellevue Code Enforcement File No. 07-111620-EA.
2. Acreage of site: 25,872 sf (0.59 acres)
3. Number of dwelling units/buildings to be demolished: Vacant parcel
4. Number of dwelling units/buildings to be constructed: 0
5. Square footage of buildings to be demolished: N/A
6. Square footage of buildings to be constructed: N/A
7. Quantity of earth movement (in cubic yards): 18 cy
8. Proposed land use: N/A
9. Design features, including building height, number of stories and proposed exterior materials: N/A
10. Other

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

**RECEIVED**  
 MAY 30 2007  
**PERMIT PROCESSING**  
 Reviewer Initials: DP

Permitting Process: July 2007  
Construction Phase: August 2007

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

Reasonable Use Exception for one-single family residence

This site was disturbed by soil sampling equipment as part of the preparation of a geotechnical report that has been submitted as part of an application for reasonable use of the subject site for the construction of a single family residence.

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

Geotechnical engineering study, wetland and stream assessment and habitat assessment were conducted and completed (see attached reports).

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

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  
Building Permit  
Clearing and Grading

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)?  
The steepest slope on the site is 60%.

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.

According to the Natural Conservation Soils Resource (NRCS), the on-site soils are mapped as Everett Gravelly Sandy loam, 15 to 30 percent (EvD).

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

Not to our knowledge.

This site was disturbed by soil sampling equipment as part of a soil stability study. The results of the investigation will be included as part of the application for Critical Areas Land Use Permit for Reasonable Use.

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

No new fill will be placed 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.

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

Yes. best management practices (BMPs) will be used to limit erosion (i.e. silt fence, mulching

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

None

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

Implement a Temporary Erosion and Sediment Control (TESC) Plan.  
Use of filter fence, straw mulch, clearing and grading during dry periods

Erosion control management practices will be required. Site inspections by the City's Clearing and Grading Inspector will verify that erosion control measures have been properly applied and installed.

**2. AIR**

a. What types of emissions to the air would result from the proposal (i.e. dust, automobile odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

During Construction: dust, emission from equipment, vehicles  
Post Construction: None

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

Not to our knowledge

c. Proposed measures to reduce or control emissions or other impacts to the air, if any:

Implement standard measures to control emission during construction. May include use of dust control measures, alternative fuels and clean equipment, use of electricity.

### 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.

The site is within the West Lake Sammamish drainage basin. There is a Category II wetland mid-south of the property and a Type N stream adjacent to the property to the south. The property is approximately 402 feet west of Lake Sammamish.

(2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If Yes, please describe and attach available plans.

Work will occur in wetland and stream buffers.

(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

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.

None

Yes, due to the site's topography, the location of the stream, and the quantity of disturbance associated with the soil sampling and required restoration, waste materials, if not properly managed, could enter the stream.

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.

None

(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:

BMP construction practices will be used.

The area proposed to be restored is directly adjacent to a City of Bellevue Type N Stream that flows into Lake Sammamish. Surface water in the form of sheet flow could potentially impact the adjacent stream due to erosion and sediment loading. Erosion control management practices will be required to limit the potential of water quality impacts to the nearby 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
- 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?

Replanting of disturbed area with native shrubs and ground covers

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:

Native plants will be used

The use of native plants to restore areas of disturbance are required by the Land Use Code. The applicant has provided a replanting plan as part of this application for Clearing and Grading permit.

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: birds native to Western Washington
- Mammals: deer, bear, elk, beaver, other:
- Fish: bass, salmon, trout, herring, shellfish, other:

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

Not to our knowledge

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

No

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.

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

None proposed

**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.

N/A

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:

N/A

**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.

None

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

Does not apply

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

N/A

**b. Noise**

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

Existing residential traffic

(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: Use of small construction equipment

Long Term: None

- (3) Proposed measures to reduce or control noise impacts, if any:  
Limiting operational hours during construction

**8. Land and Shoreline Use**

a. What is the current use of the site and adjacent properties?  
Currently vacant lot, adjoining vacant to south and single family to north

b. Has the site been used for agriculture? If so, describe.  
No

c. Describe any structures on the site.  
None

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

e. What is the current zoning classification of the site?  
R 3.5

f. What is the current comprehensive plan designation of the site?  
Urban (UM) The Comprehensive Plan Land Use Designation of this site is SF-M (Single Family Medium Density).

g. If applicable, what is the current shoreline master program designation of the site?  
Not applicable

h. Has any part of the site been classified as an "environmentally sensitive" area?  
If so, specify.  
Yes, wetlands and streams on adjoining property to south.

This site is located within the regulatory buffers of the wetland and stream located on the adjacent property and portion so this site are also protected as a regulated steep slope (>40%).

i. Approximately how many people would reside or work in the completed project?  
None

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

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

i. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:  
Compliance to local laws and regulations regarding land use.

This is an application for restoration of a steep slope area that was impacted by soil sampling equipment. No residential construction is proposed as part of this action.

**9. Housing**

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

0

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:

Does not apply

**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?

N/A

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

None

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

Does not apply

**11. Light and Glare**

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

N/A

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?

None

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:  
Does not apply

**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
- b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.  
Does not apply.
- c. Proposed measures to reduce or control impacts, if any:  
Does not apply.

**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.  
West Lake Sammamish Parkway S.E.
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?  
Bus stop at 168<sup>th</sup> Ave. SE and SE 19<sup>th</sup> St is 0.21 miles from the site.
- c. How many parking spaces would be completed project have? How many would the project eliminate?  
Completed = 0  
Eliminated = 0
- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).  
No
- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.  
No
- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.  
N/A
- g. Proposed measures to reduce or control transportation impacts, if any:  
None

**15. Public Services**

a. Would the project result in an increased need for the public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

No

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

No

**16. Utilities**

a. Circle utilities currently available at the site:

None

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.

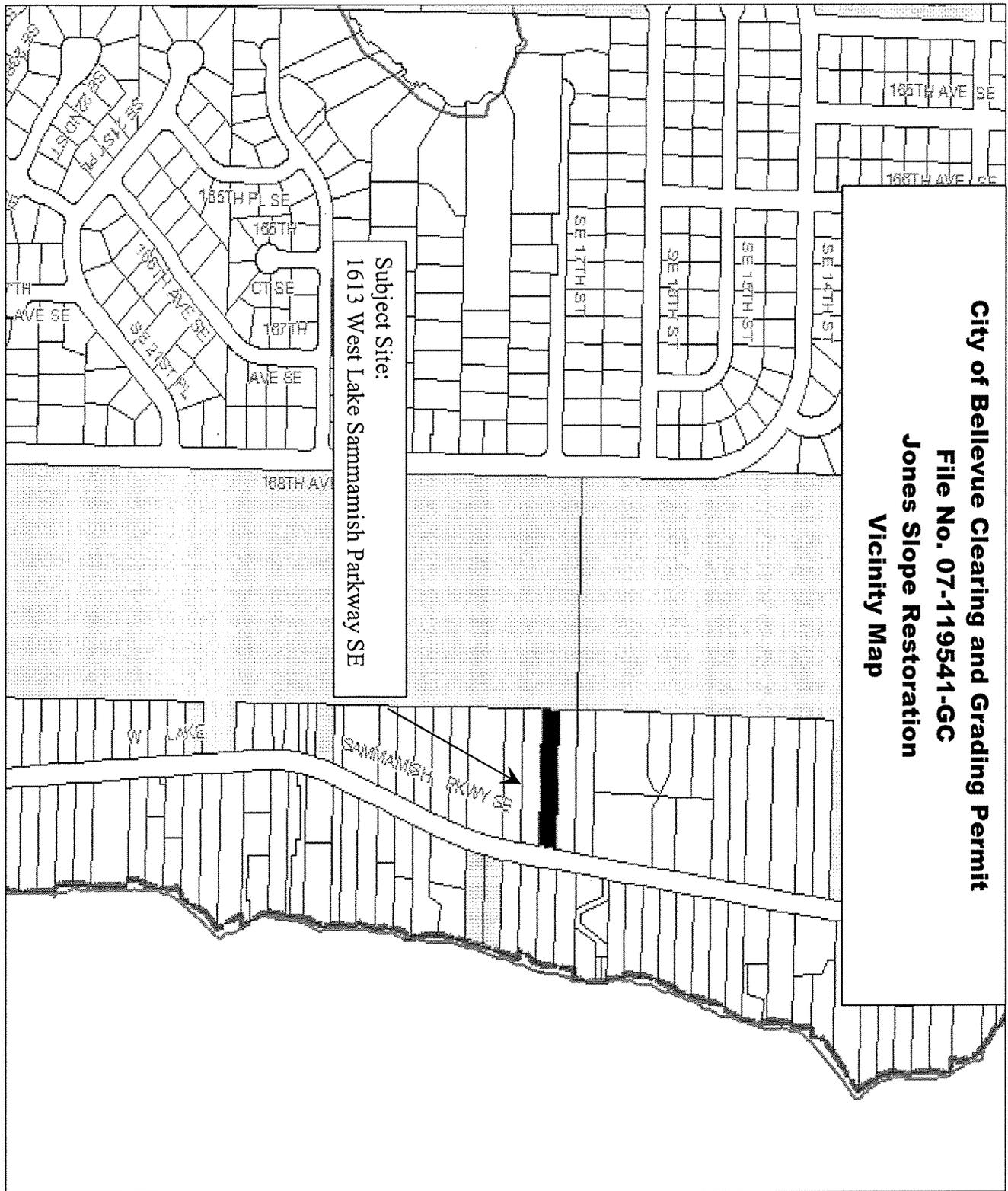
None

**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: Jeffrey A Jones

Date Submitted: 5/25/07



**City of Bellevue Clearing and Grading Permit**  
**File No. 07-119541-GC**  
**Jones Slope Restoration**  
**Vicinity Map**

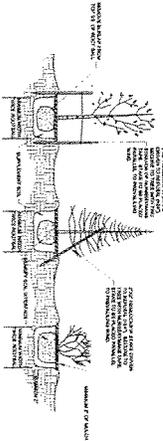


0 5 10 20 30  
SCALE: 1" = 10'

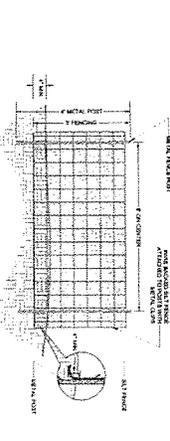
PLANT SCHEDULE

COMMON NAME	SCIENTIFIC NAME	HT.	DBH.	AMOUNT
NOCTUANA	NOCTUANA	21	1.0A	30 C
ALBIBURNUM	ALBIBURNUM	21	1.0A	30 C
SPYRACIDIA	SPYRACIDIA	21	1.0A	30 C
WESTERN SPICEWOOD	WESTERN SPICEWOOD	21	1.0A	30 C
FALL OBLIVION ORNAMENT	FALL OBLIVION ORNAMENT	21	1.0A	30 C

PLANTING AND STAKING DETAIL



SILT FENCE DETAIL



LAKE SAMMAMISH RESTORATION, TESC & SITE PLAN  
PARCEL ID NO.: 925390-0231  
CITY OF BELLEVUE FILE NO.: EA#07-111620

Vegetation

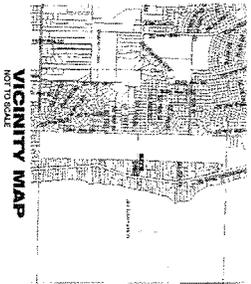
The applicant proposes to remove 1,001 square feet of wetland by fill, proposed during the construction of the development. The fill will be placed in the wetland area and will be used to construct a road. The fill will be placed in the wetland area and will be used to construct a road. The fill will be placed in the wetland area and will be used to construct a road.

Clearing and Grading Standards

1. All clearing and grading construction must be in accordance with City of Bellevue (CDB) Ordinance 22.01.010. The applicant shall obtain a permit from the City of Bellevue for all clearing and grading construction. The applicant shall obtain a permit from the City of Bellevue for all clearing and grading construction. The applicant shall obtain a permit from the City of Bellevue for all clearing and grading construction.

Construction Requirements  
1. FILL THE PRE-EXISTING CONSTRUCTION...  
2. CONSOLIDATE WITH THE REINFORCEMENT OF CONSTRUCTION...  
3. FILL EXISTING DRAINAGE...  
4. FILL EXISTING DRAINAGE...  
5. FILL EXISTING DRAINAGE...  
6. FILL EXISTING DRAINAGE...  
7. FILL EXISTING DRAINAGE...  
8. FILL EXISTING DRAINAGE...  
9. FILL EXISTING DRAINAGE...  
10. FILL EXISTING DRAINAGE...

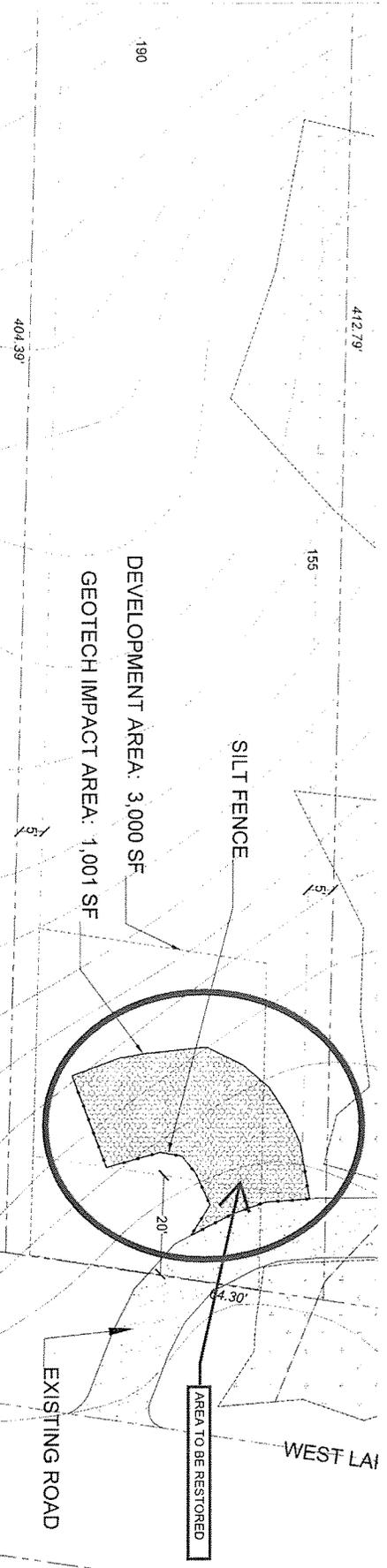
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VICINITY MAP

APPLICANT: WEST LAND RE, LLC  
ENVIRONMENTAL CONSULTANT: J. S. JONES AND ASSOCIATES, INC.  
LAKELAND DEVELOPMENT, LLC  
DEVELOPMENT AREA: 1,001 SF  
RESTORATION AREA: 1,001 SF

BITTE PLAN NOTATION  
PROPOSED IMPROVEMENTS  
LESS THAN 300 SQUARE FEET  
ALL TREES OUTSIDE OF DEVELOPMENT AREA TO BE RETAINED



07-119541-62

SCALE: 1" = 10'  
SHEET: 1 of 1  
RECEIVED

DESIGNED BY: L. Erickson  
DRAWN BY: L. Erickson  
CHECKED BY: J.S. Jones  
APPROVED BY: J.S. Jones  
DATE: 4/13/07  
CLIENT: WEST LAND RE, LLC  
1505 HILLSIDE DRIVE SE ISSAQUAH, WASHINGTON 98027 253-905-5736  
PROJECT: LAKE SAMMAMISH PROPERTY RESTORATION, TESC, & SITE PLAN  
PARCEL ID NO.: 925390-0231

CONSULTANT: J. S. Jones and Associates, Inc.  
Environmental Consultants  
Wetlands, Streams, and Wildlife  
402 EAST MAIN STREET, SUITE 110 ALBUQUERQUE, WASHINGTON 98002 253-684-5445