



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. 07-119542-GC
Project Name/Address: Jackson Slope Restoration / 1607 West Lake Sammamish Parkway SE
Planner: David Pyle
Phone Number: 425-452-2973
Minimum Comment Period: July 5, 2007

Materials included in this Notice:

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

City of Bellevue File Number 07-119542-GC
06/21/2007
Jackson Slope Restoration
1613 West Lake Sammamish Parkway SE

City of Bellevue ENVIRONMENTAL CHECKLIST

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

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: VISTA LAND DEVELOPMENT CORPORATION
Proponent: VISTA LAND DEVELOPMENT CORP.
Contact Person: Charles Jackson
(If different from the owner. All questions and correspondence will be directed to the individual listed.)
Address: 1800 – 136th Place NE #100
Bellevue, WA 98005
Phone: 206-914-6187

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. 42 W EOWNA 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.
2. Acreage of site: 26,785 SqFt (0.61 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): 15 cy
8. Proposed land use: N/A
9. Design features, including building height, number of stories and proposed exterior materials: N/A
10. Other

This is a required restoration project associated with City of Bellevue Code Enforcement File No. 07-111854-EA.

RECEIVED

MAY 30 2007

PERMIT PROCESSING
Reviewer Initials: D.P.

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

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).

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.

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

J.P.R.

- (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

DR

- 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 168th Ave. SE and SE 19th 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

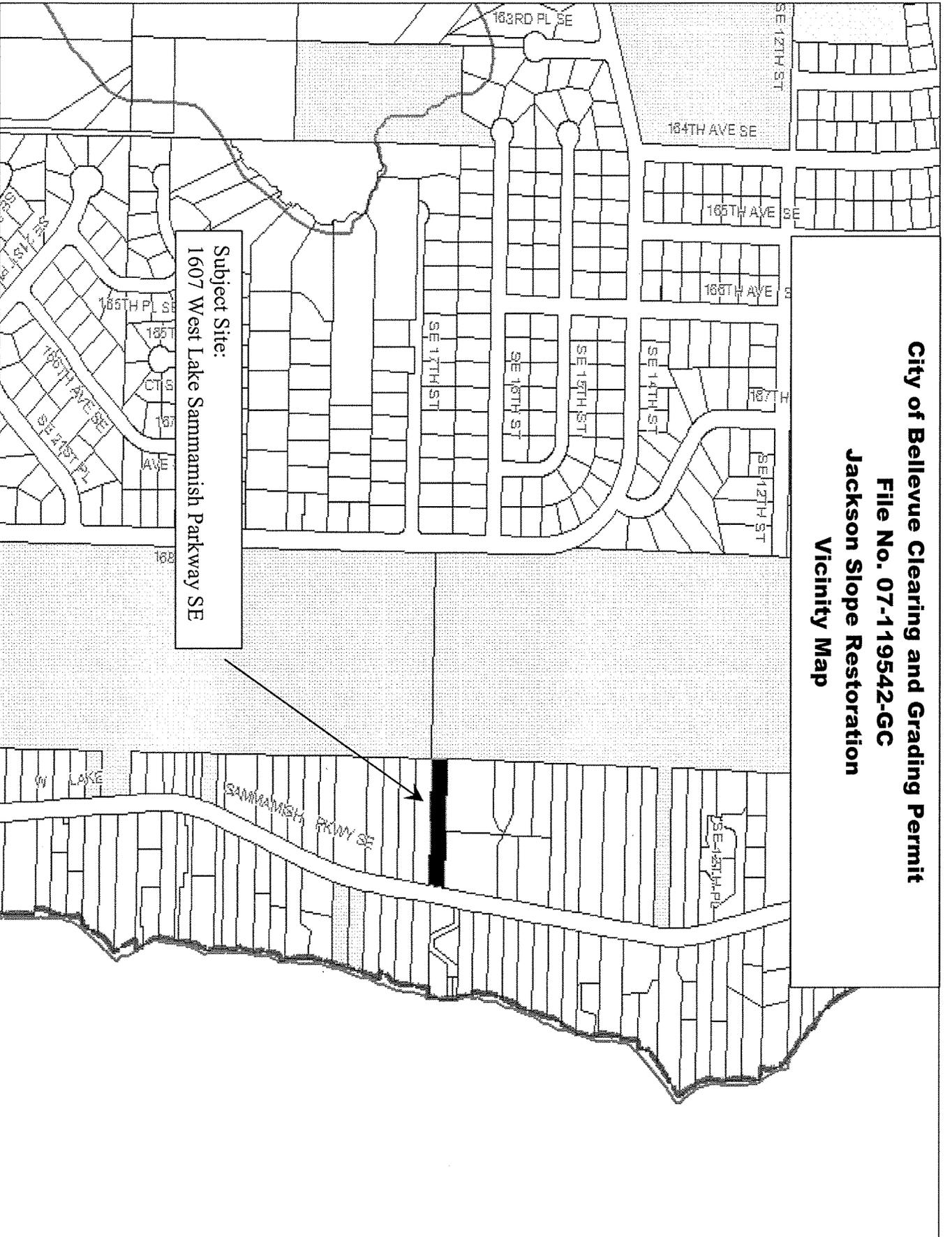
Signature

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: Charles Jackson

Date Submitted: 5/25/07

**City of Bellevue Clearing and Grading Permit
File No. 07-119542-GC
Jackson Slope Restoration
Vicinity Map**





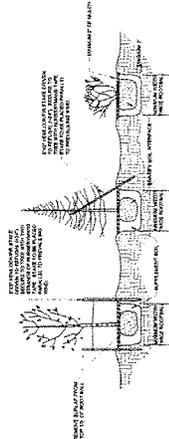
NORTH

SCALE: 1" = 10'

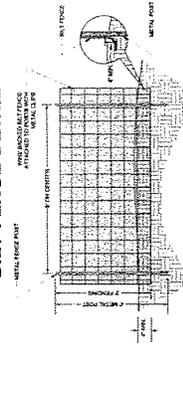
PLANT SCHEDULE

COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
MIDLAND HAZE	REDA MADRAGA	2 1/2"	3 O.C.
BALCONY GERANIUM	RUSSET BRISTLEBARK	2 1/2"	3 O.C.
BONWEIL BERRY	RHYNDKOPFENWORTS AELBIS	2 1/2"	3 O.C.
WESTERN HAZELGRASS	PUN. VITICOLA BUCKTUM	2 1/2"	3 O.C.
TALL ORNITHOGALON	MARCHMA HERBICIDA	2 1/2"	3 O.C.

PLANTING AND STAKING DETAIL



SILT FENCE DETAIL



LAKE SAMMAMISH PROPERTY RESTORATION, TESC, & SITE PLAN

PARCEL ID NO.: 925390-0220

CITY OF BELLEVUE FILE NO.: FA07-1115H

Restoration Summary

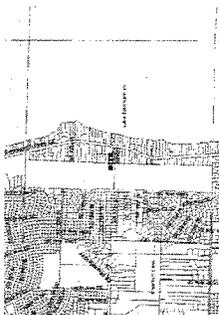
The applicant proposes to restore 1,001 square feet of wetland habitat impacted during the construction of the Lake Sammamish Property Restoration, TESC, and Site Plan. The restoration will include the installation of a silt fence, a geotech impact area, and a development area. The restoration will be completed by the end of the construction period.

Monitoring

Monitoring shall be conducted monthly for the first year, then quarterly for the second year, and then annually thereafter. The monitoring shall include the following: 1. Visual inspection of the restoration area for signs of erosion, sedimentation, or other signs of degradation. 2. Measurement of the water table depth in the restoration area. 3. Measurement of the soil moisture content in the restoration area. 4. Measurement of the soil pH in the restoration area. 5. Measurement of the soil nutrient levels in the restoration area. 6. Measurement of the soil organic matter content in the restoration area. 7. Measurement of the soil bulk density in the restoration area. 8. Measurement of the soil porosity in the restoration area. 9. Measurement of the soil permeability in the restoration area. 10. Measurement of the soil infiltration rate in the restoration area. 11. Measurement of the soil water content in the restoration area. 12. Measurement of the soil temperature in the restoration area. 13. Measurement of the soil moisture content in the restoration area. 14. Measurement of the soil pH in the restoration area. 15. Measurement of the soil nutrient levels in the restoration area. 16. Measurement of the soil organic matter content in the restoration area. 17. Measurement of the soil bulk density in the restoration area. 18. Measurement of the soil porosity in the restoration area. 19. Measurement of the soil permeability in the restoration area. 20. Measurement of the soil infiltration rate in the restoration area.

Construction Sequence

1. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY EXCAVATION OR FILLING. 2. THE SILT FENCE SHALL BE INSTALLED ALONG THE PERIMETER OF THE RESTORATION AREA. 3. THE GEOTECH IMPACT AREA SHALL BE INSTALLED WITHIN THE RESTORATION AREA. 4. THE DEVELOPMENT AREA SHALL BE INSTALLED WITHIN THE RESTORATION AREA. 5. THE RESTORATION AREA SHALL BE RESTORED TO ITS ORIGINAL CONDITION. 6. THE RESTORATION AREA SHALL BE MONITORED FOR A PERIOD OF TWO YEARS. 7. THE RESTORATION AREA SHALL BE MAINTAINED FOR A PERIOD OF TWO YEARS. 8. THE RESTORATION AREA SHALL BE REVEGETATED WITH NATIVE PLANTS AND ANIMALS. 9. THE RESTORATION AREA SHALL BE MONITORED FOR A PERIOD OF TWO YEARS. 10. THE RESTORATION AREA SHALL BE MAINTAINED FOR A PERIOD OF TWO YEARS. 11. THE RESTORATION AREA SHALL BE REVEGETATED WITH NATIVE PLANTS AND ANIMALS. 12. THE RESTORATION AREA SHALL BE MONITORED FOR A PERIOD OF TWO YEARS. 13. THE RESTORATION AREA SHALL BE MAINTAINED FOR A PERIOD OF TWO YEARS. 14. THE RESTORATION AREA SHALL BE REVEGETATED WITH NATIVE PLANTS AND ANIMALS. 15. THE RESTORATION AREA SHALL BE MONITORED FOR A PERIOD OF TWO YEARS. 16. THE RESTORATION AREA SHALL BE MAINTAINED FOR A PERIOD OF TWO YEARS. 17. THE RESTORATION AREA SHALL BE REVEGETATED WITH NATIVE PLANTS AND ANIMALS. 18. THE RESTORATION AREA SHALL BE MONITORED FOR A PERIOD OF TWO YEARS. 19. THE RESTORATION AREA SHALL BE MAINTAINED FOR A PERIOD OF TWO YEARS. 20. THE RESTORATION AREA SHALL BE REVEGETATED WITH NATIVE PLANTS AND ANIMALS.



VICINITY MAP

NOT TO SCALE

APPLICANT

VISTA LAND DEVELOPMENT CORP.
1800 - 130TH PLACE NORTH/EAST, #100
BELLEVUE, WASHINGTON 98005
206-914-6177

ENVIRONMENTAL CONSULTANT

J. S. JONES AND ASSOCIATES, INC.
ATTY: JEFFERY B. JONES, PWS
1500 - 130TH PLACE NORTH/EAST, #100
BELLEVUE, WASHINGTON 98005
252-804-2345

LEGAL DESCRIPTION

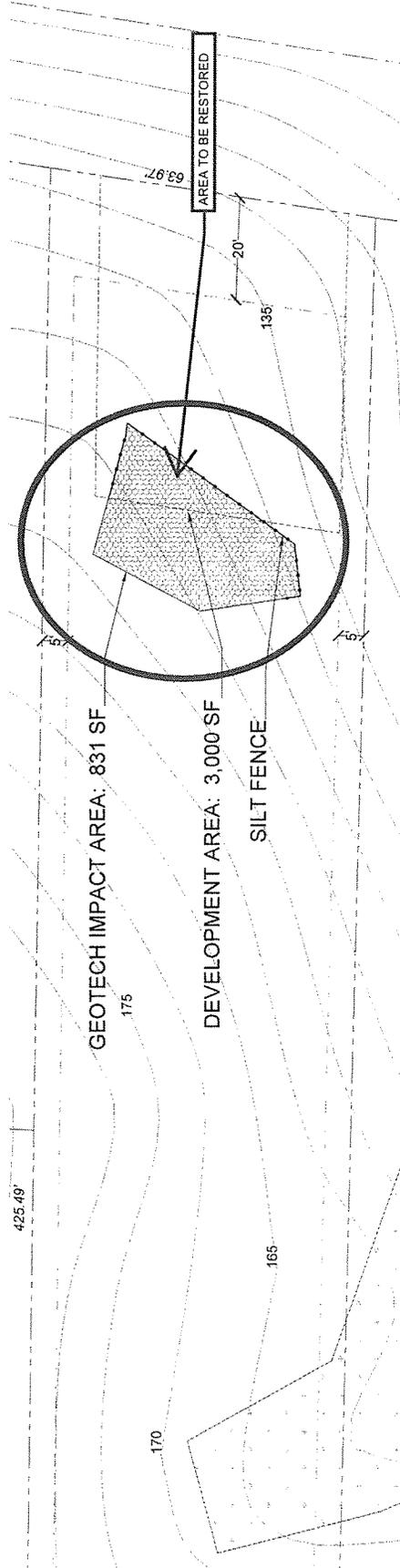
PORTION OF BEACH UNRECORDED PORTION LYING WEST OF LAKE SAMMAMISH BLVD.

SITE PLAN NOTES

PROPOSED BUFFER IMPACT: 3,000 SQUARE FEET
LESS THAN 3,000 SQUARE FEET
ALL TREES OUTSIDE OF DEVELOPMENT AREA TO BE RETAINED

KEY:

- PROPERTY LINE
- WETLAND BOUNDARY
- BUILDING FOOTPRINT
- DEVELOPMENT ENVELOPE
- RESTORATION AREA: 1,001 SF
- EXISTING ROAD



J. S. Jones and Associates, Inc.
Environmental Consultants
Wetlands, Streams, and Wildlife
402 EAST MAIN STREET, SUITE 110
SEASIDE, WASHINGTON 98042-2645

VISTA LAND DEVELOPMENT CORP.
1800 - 130TH PLACE NE, #100
BELLEVUE WASHINGTON 98005 206-914-6177
PROJECT: LAKE SAMMAMISH PROPERTY RESTORATION, TESC, & SITE PLAN
PARCEL ID NO.: 925390-0220

SCALE: 1" = 10'
SHEET NO. 10
DESIGNED BY: L. GARDNER
CHECKED BY: J. JONES
APPROVED BY: J. JONES
DATE: 10/15/07
PROJECT: LAKE SAMMAMISH PROPERTY RESTORATION, TESC, & SITE PLAN

07-119542-66