



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. 07-127112-LO
Project Name/Address: Jackson Residence – Critical Areas Land Use Permit – Reasonable Use Exception
Planner: Kevin LeClair
Phone Number: 425-452-2928
Minimum Comment Period: August 30, 2007

Materials included in this Notice:

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

City of Bellevue
ENVIRONMENTAL CHECKLIST

Reviewed by:
Kevin Le Clair
8-3-07

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: 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 in a Wetland/Stream Buffer

Proposal Location: 1607 West Lake Sammamish Parkway S.E.
Bellevue, WA 98008

(Street address and nearest cross street or intersection) Provide a legal description if available. 42 WEOWNA 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 construct a single-family residence under a Reasonable Use Exception application. The proposed site is encumbered by a Category II wetland and Type N stream buffers. *& slopes => 40% and associated steep slope buffers.*
2. Acreage of site: 26,785 SqFt (0.61 acres)
3. Number of dwelling units/buildings to be demolished: None
4. Number of dwelling units/buildings to be constructed: One single-family residence
5. Square footage of buildings to be demolished: N/A
6. Square footage of buildings to be constructed: 5,950 sf (all floors)
7. Quantity of earth movement (in cubic yards): Approximately 750 Cubic Yards
8. Proposed land use: Construction of a single-family residence
9. Design features, including building height, number of stories and proposed exterior materials: Three bedrooms, three floors, three-car garage, with roof deck and pavilion.
10. Other

RECEIVED

JUL 16 2007

Permit Processing

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

Permitting Process: February 2008

Construction Phase: September 2009

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.

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.

No - Clearing in Critical Area 07-111854-EA
- Landscape Vegetation w/ SEPA 07-119542-GH > COB

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

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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.
No

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.
Approximately 750 cubic yards of soil will be graded and removed from the site.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. *Mitigated by:*
Yes. best management practices (BMPs) will be used to limit erosion (i.e. silt fence, mulching, vegetative buffer for construction site, sediment basin/trap). *Seasonal Restrictions on Earth Work*
23.76 C+G Code
.090
.093
.060

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
Approximately 9.8%

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. *Mitigated by:*
Use of filter fence, straw mulch, clearing and grading during dry periods
Seasonal restrictions on earth work.
23.76 C+G Code
.090
.093
.060

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. *Mitigated by:*
During Construction: dust, emission from equipment, vehicles
Post Construction: automobile exhaust
23.76 C+G Code
.095

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

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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.

Mitigated by:
23.76.095
C+G Code

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 on the property to the south. The property is approximately 402 feet west of Lake Sammamish.

Regulated by:
20.25H.095
20.25H.075

(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.

Development will occur in wetland buffers and stream buffers.

Minimized by:
20.25H.190
Reasonable Use

(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.

Does not apply.

(4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No

(5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No

(6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

b. Ground

(1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description.

Roof drains may routed towards buffers.

Allowed:
per 20.25H.100.D CAO Wetland perf. std.
per 20.25H.080.A.4 CAO Stream perf. std.

(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.

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Waste material to be routed in existing sewer system.

c. Water Runoff (Including storm water)

(1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Runoff from impervious areas such as driveways will be routed to the City's storm conveyance system. Roof drains to be routed to the buffer. 20.25H.080.A.4
20.25H.100.D

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

Not to our knowledge

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

All work on the site will be in conformance with local, State & Federal codes and regulations applicable as of the date of application.

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?

A maximum of 2,625 square feet of coniferous upland forest will be removed. No work in critical areas, only in buffers.

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:

Landscaping will adhere to local regulations. Mitigated by: 20.25H.220 mty. + Restoration Requirements.

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
↳ WDFW Nest < 1 mile from site
- 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.

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Not to our knowledge

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

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.

Electricity is required for lighting and appliances and natural gas for heating.

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:

Construction of the single family home will conform to local building codes for energy efficiency.

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.
Does not apply

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: Construction traffic (grading, hauling trucks, other vehicles)

Long Term: Vehicular traffic (passenger car)

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- (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?
Residential - single family homes
- 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) *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.
No
- i. Approximately how many people would reside or work in the completed project?
Approximately four (4) people will occupy the completed residence.
- 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.

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9. Housing

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

One unit of moderate to high income, single-family housing

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?

The single-family home will have a maximum height of 35 feet, Exterior building materials will be hardiplank siding.

30
35
above Average Finished grade.

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

None

per LUC

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

Does not apply

20.20.005

General Reg
Dimensions

11. Light and Glare

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

None

Performance Standards

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

No

20.254.100.A Lights Directed Away

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

No exterior lights on south side of proposed development

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

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- 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. to be accessed through a proposed driveway (see site plan).
- 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 = 2-4
Eliminated = 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
- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.
Daily passenger vehicle traffic of 10-vehicle trips or more is anticipated
- 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.

Yes, the aforementioned services will be required

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:

Electricity, natural gas, water, refuse service, telephone, sanitary sewer, other (TV).

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.

Electricity (PSE) underground connection to existing lines
Water (City of Bellevue) –connect to existing stub
Sewer (City of Bellevue) – connect to existing sewage disposal
Telephone (Qwest) connect to existing box
Cable (Comcast) connect to existing lines

Signature

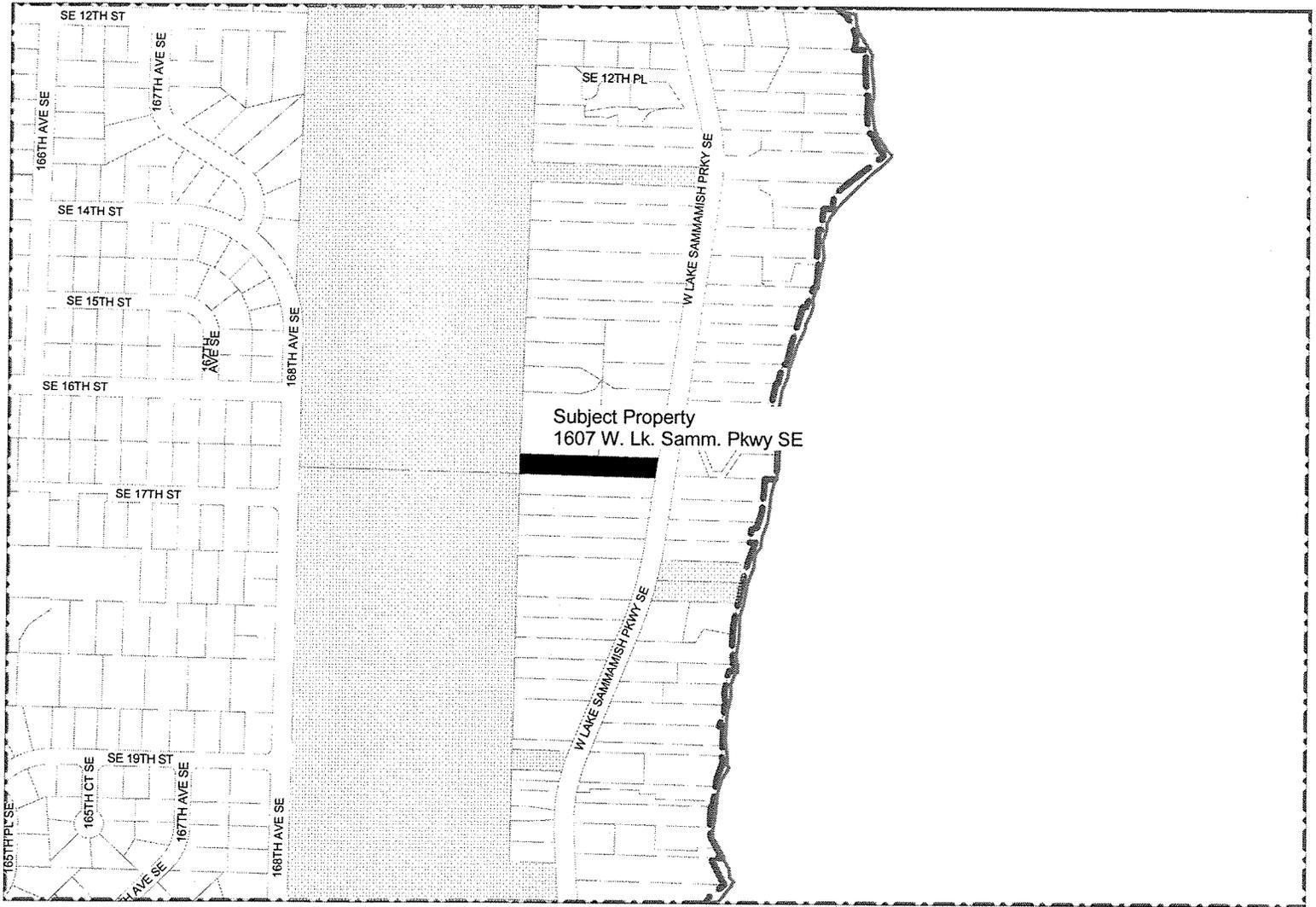
The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Jeffrey A Jones

Date Submitted: 7/13/07

Reviewed by: Kevin LeClair
KL 8-3-07

Vicinity Map - Jackson Residence Critical Areas Land Use Permit



SCALE 1 : 6,044

