



DEVELOPMENT SERVICES DEPARTMENT
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. 08-128860-LO
Project Name/Address: Strava Residence Expansion/11644 SE 46th St.
Planner: Reilly Pittman
Phone Number: 425-452-4350

Minimum Comment Period: September 18, 2008

Materials included in this Notice:

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

SEPA Environmental Checklist Annotation Sheet

1. The future building permit will be reviewed by the Clear and Grade Department for conformance with Temporary Erosion and Sedimentation Control requirements and BMPs.
2. Discharge of pollutants is regulated by BCC 23.76.090 and BCC 23.76.100.
3. Other types of vegetation on-site being various invasive species and ornamental plants.
4. Construction noise is regulated by BCC 9.18.
5. Demo and reconstruction of the existing porch is subject to approval under the current Critical Area Land Use Permit application.

ENVIRONMENTAL CHECKLIST

4/18/02

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call the Permit Center (425-452-6864) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Our TTY number is 425-452-4636.

BACKGROUND INFORMATION

Property Owner: Christian and Gabriela Strava-Sirbu
Proponent:
Contact Person: Teegan McDonough, PBS Engineering + Environmental
(If different from the owner. All questions and correspondence will be directed to the individual listed.)
Address: 2517 Eastlake Ave E, Ste. 100
Seattle, WA 98102
Phone: (206) 459-8394

Proposal Title: Strava Single Family Home Expansion
Proposal Location: 11644 SE 46th St, Bellevue, WA 98006
LAKE HEIGHTS #3 LESS C&M RGTS
(Street address and nearest cross street or intersection) Provide a legal description if available.
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: Add a 1040 sq foot expansion to existing single family home
2. Acreage of site: 18,900 sq ft
3. Number of dwelling units/buildings to be demolished: None
4. Number of dwelling units/buildings to be constructed: None
5. Square footage of buildings to be demolished: None
6. Square footage of buildings to be constructed: 1040 sq ft
7. Quantity of earth movement (in cubic yards): TBD, minimal onsite
8. Proposed land use: Single family residence/Elder care facility
9. Design features, including building height, number of stories and proposed exterior materials:

SEE ATTACHED ANNOTATION SHEET
Annotated By:
Reilly Pittman
8/27/08

RECEIVED
AUG 07 2008
PERMIT PROCESSING

The one story addition will include three bedrooms, two bathrooms, a laundry room and a lower crawl space. The framing will be made of wood and the exterior materials will be Fiber Cement Siding. The final building height will be approximately 16 feet tall.

10. Other:

Estimated date of completion of the proposal or timing of phasing: Permit submittal: August 2008
Project completion: by October 2009, potentially sooner

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, Geotechnical Report

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. N/A

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.

City of Bellevue Building Permit

City of Bellevue Critical Areas Permit

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 To be submitted upon Critical Areas Permit Approval**
(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 The site is generally flat and sloping to the northwest. Along the western edge there is an seasonal stream in a depression running approximately north/south with steep slopes present on the property along the eastern side of the depression. The western edge of the depression is off property.
- b. What is the steepest slope on the site (approximate percent slope)? The slope down to the stream is the steepest slope onsite and it is 50% in some places.
- 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. Sand, gravel, some silt
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. No surface indications of instability and no mapped landslides in the site vicinity
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill. Grading is anticipated to include excavation for foundation construction. The exact quantity of sediment to be moved is yet to be determined. Material from excavation will be used for any areas requiring fill to level the ground for construction.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. Yes, there is moderate erosion potential if graded or disturbed areas are exposed to concentrated water flows. Every effort will be made during construction to prevent concentrated water flows. No clearing will occur as part of this project.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? Approximately 20% of the site will be covered with impervious surface including existing home, expansion, driveway, deck and shed.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: The project will implement best management practices during construction to prevent erosion. Silt fence will be used around exposed soil areas and soil stockpiles and surface water will be collected in drain areas and tightlined to the onsite roof drain system.

①

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. Construction activities could result in some exhaust emissions from the operation of heavy equipment.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. No

- c. Proposed measures to reduce or control emissions or other impacts to the air, if any:
None anticipated

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 project is next to an unnamed seasonal stream that flows 940 feet to stream 0268Z. From this confluence the stream flows 785 feet and empties into Coal Creek. Coal Creek then flows to Lake Washington.

(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, the project will take place approximately 55 feet from the stream bed. See attached plans.

(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

(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. N/A

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 runoff will be tightlined to the existing roof drain system.

(2) Could waste materials enter ground or surface waters? If so, generally describe. Measures will be taken to prevent discharge of any waste materials to surface waters.

②

- d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any: Silt fence will surround exposed soil areas to prevent turbid water from leaving the site. No construction runoff will be allowed to enter the 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

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- b. What kind and amount of vegetation will be removed or altered? To complete the home expansion lawn and ornamental plants will be removed. To complete mitigation in the stream/ravine, English ivy, Himalayan blackberry, her-Robert and holly will be removed and replaced with native vegetation.
- 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: The stream/ravine area will be replanted with native plants. The ravine will also be designated a Native Growth Protection Easement to protect the habitat function into the future. No vegetation other than lawn species or ornamental plants will be removed or affected.

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: racoon

Fish: bass, salmon, trout, herring, shellfish, other:

- b. List any threatened or endangered species known to be on or near the site. There are no known threatened or endangered species
- c. Is the site part of a migration route? If so, explain. The stream is classified as a Type N, non-fish stream. The area could potentially host migratory songbirds.
- d. Proposed measures to preserve or enhance wildlife, if any: Removal of invasive species and planting of native species will enhance the habitat value for potential wildlife use.

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. Electric and petroleum for construction vehicles and machinery used during construction.
- 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: None

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. Fire extinguishers are already onsite, no other hazards are likely to be present.
 - (1) Describe special emergency services that might be required. No special services
 - (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)? No noise in the area will affect the project
 - (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. During construction, construction equipment will be operating during normal working hours. No noise impacts will occur following construction.
 - (3) Proposed measures to reduce or control noise impacts, if any: Any activity that is expected to generate excessive noise will be conducted during normal City of Bellevue work hours.

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8. LAND AND SHORELINE USE

- a. What is the current use of the site and adjacent properties? The property and adjacent properties are currently used as a single family residences.
- b. Has the site been used for agriculture? If so, describe. The site may have been used for agriculture prior to the construction of the house in 1955.
- c. Describe any structures on the site. The site contains a house and a small shed in the backyard.
- 5 d. Will any structures be demolished? If so, what? The existing porch will be demolished and replaced during the expansion.
- e. What is the current zoning classification of the site? The site is zoned R-5
- f. What is the current comprehensive plan designation of the site? Single family high density
- 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 unnamed stream on the property is classified as a Type N, non-fish stream.
- i. Approximately how many people would reside or work in the completed project? Six
- j. Approximately how many people would the completed project displace? None
- 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: The project does not change any existing land use

9. HOUSING

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. The project will increase the capacity of the single family home which functions as an Elder Care Facility. The expansion will allow the elderly residents to live on the same level as the kitchen, living areas, etc and prevent stair related injuries.
- 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: N/A

10. AESTHETICS

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? 16 feet tall, Fiber Cement Siding painted to match the house
- b. What views in the immediate vicinity would be altered or obstructed? From the street the ravine would be slightly less visible. However, it is currently densely vegetated so the view is mostly obstructed by vegetation.
- c. Proposed measures to reduce or control aesthetic impacts, if any: The area around the expansion will be planted back to grass with some ornamental landscaping. The ravine will be replanted with native vegetation, which will likely enhance the aesthetics.

11. LIGHT AND GLARE

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? No additional glare
- b. Could light or glare from the finished project be a safety hazard or interfere with views? Unlikely
- 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: N/A

13. HISTORIC AND CULTURAL PRESERVATION

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe. None known
- b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site. None observed
- c. Proposed measures to reduce or control impacts, if any: N/A

14. TRANSPORTATION

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any. SE 46th Street runs along the south edge of this property and there is a driveway from the site accessing the street.
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? No, the nearest bus stop is 0.3 miles away on 119th Ave SE.
- c. How many parking spaces would the completed project have? How many would the project eliminate? The completed project will have approximately four parking spaces, none will be eliminated
- 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. None
- 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. N/A

16. UTILITIES

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity, which might be needed. No additional utilities will be required as part of this project

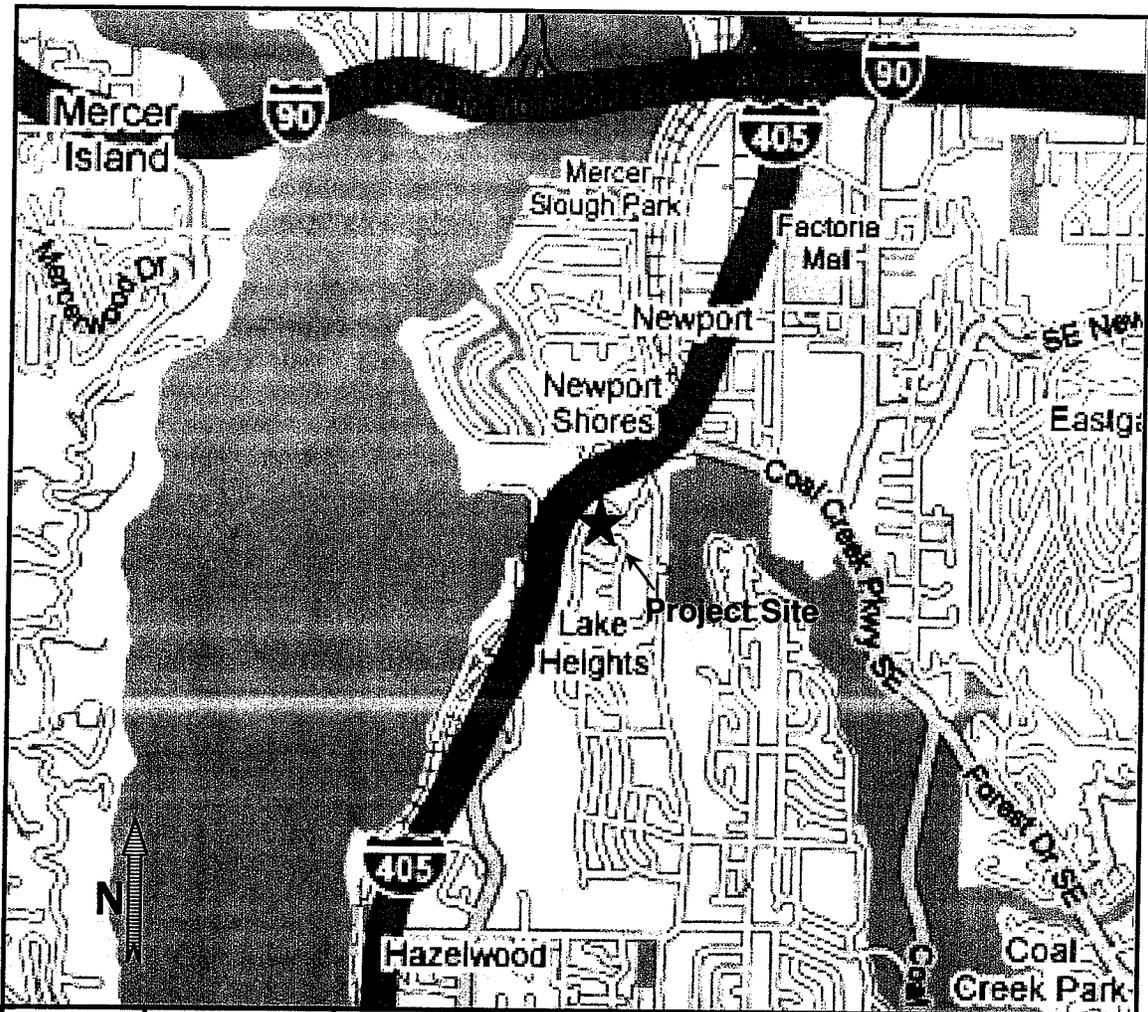
Signature

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 _____

7/8/2008



Project #
40957.000
Date:
July 2008

SITE VICINITY MAP
Strava Single Family Home Expansion
Bellevue, Washington

FIGURE
1

Site Plan

Created with survey from CHS Engineers
and proposed expansion drawing by
Merwyn Haneberg, Architect

FOUND 3/4" IRON PIPE -
0.5' E, 0.1' S OF
CORNER 4/1/2008

