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.	08-129496-LO
Project Name/Address:	Dodd Residence -
Planner:	Mark Cross
Phone Number:	425-452-6938

Minimum Comment Period: 14 days

Materials included in this Notice:

- [x] Blue Bulletin
- [x] Checklist
- [x] Vicinity Map
- [ ] Plans
- [ ] Other:

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: Terry and Suzanne Dodd

Proponent: Erin Schau, Talasaea Consultants, Inc.

Contact Person: Michael Dodd
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 4122 Wallingford Avenue North, Seattle, WA 98103

Phone: 206.633.3133

Proposal Title: The Dodd Residence

Proposal Location: 3404 West Lake Sammamish Parkway SE, Bellevue, WA
(Street address and nearest cross street or intersection) Provide a legal description if available.

Please attach an 8 ½" 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: Demolition of existing residence and construction of new residence.
2. Acreage of site: 15,810 sf (unsubmerged) = 0.36-acres
3. Number of dwelling units/buildings to be demolished: 1
4. Number of dwelling units/buildings to be constructed: 1
5. Square footage of buildings to be demolished: 2,257 sf
6. Square footage of buildings to be constructed: 4,452 sf
7. Quantity of earth movement (in cubic yards): Approximately 200 cubic yards of excavation
8. Proposed land use: Single-family residential
9. Design features, including building height, number of stories and proposed exterior materials:
The building height is 25 feet, 9 inches, two stories, mainly cement fiber board siding, some stone on west elevation.
10. Other

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PERMIT PROCESSING

Estimated date of completion of the proposal or timing of phasing: Projected completion of project is August 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.

Critical areas report and habitat assessment

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.

Permit # 08-112287 BS (Building Review - 4/9/08; Fire Review - 3/21/08; ROW Review - 3/19/08; Utility Review - 3/6/08; Clearing and Grading Review - 3/10/08; Land Use Review - 3/10/08)

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
SEPA

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 X Rolling ☐ Hilly Steep slopes ☐ Mountains ☐ Other

b. What is the steepest slope on the site (approximate percent slope)? 40% (man-made rockery)

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.

Everett gravelly sandy loam, 5-15% slopes

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

Yes, according to the Geological and Geotechnical Assessment, there are peat deposits present on the project site

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

12-inch thick, granular free draining fill of native source proposed under house to assist with sub-surface drainage.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Erosion of soils during grading to be minimized by proposed installation of filter fabric fences, temporary sediment pond, and covered stockpile area.

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

5,385 sf or about 34%

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

2005 DOE Stormwater Management Manual for Western Washington will be used for site BMP's
A stockpile area located away from all critical areas
A reinforced silt fence located approximately 26 feet from the Type F stream

2. AIR

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

Dust from demolition of the current house contrcution of new house, and automobile odors from construction 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:
Petrochemical dust suppressants are prohibited. Watering the site to suppress dust is prohibited unless it can be done in a way that keeps sediment out of the public drainage system. Dust from clearing, grading and other construction activities shall be minimized at all times. Contractor shall immediately sweep the paved City ROW when dirt or other contruction related debris is deposited to help supress dust.

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.

Lake Sammamish - Type S Water
Type F stream originates at Vasa Creek and terminates at Lake Sammamish
Type O stream originates from culvert at West Lake Sammamish Parkway and terminates at 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.

Yes, the demolition of a house and construction of a new residence.

(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.
Yes

(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.

NA

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.

During construction, construction stormwater will be directed to a temporary sediment pond. Post construction - the majority of site stormwater will be directed to a bioswale prior to entering the Type F stream.

(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:

During construction, a reinforced silt fence will be used to protect the Type F stream and the Type O stream. A temporary sediment pond will collect runoff prior to it entering the Type F stream.

4. Plants

a. Check or circle types of vegetation found on the site:

X deciduous tree: alder, maple, aspen, other

X evergreen tree: fir, cedar, pine, other

X shrubs

X 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 non-native fruit tree will be removed from the site. Non-native species will be removed from a portion of the Type F stream buffer and from the stream.

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

Bull Trout, Puget Sound coho salmon, and Puget Sound chinook salmon are located within Lake Sammamish.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

The Type F stream will be planted with native plants and 25 feet of the west side of the Type F stream buffer will be planted with native plants. A bioswale located along the southern property boundary will be planted with native plants. 10 feet of the Type O stream buffer will be planted with native plants.

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:

x Birds: hawk, heron, eagle, songbirds, other:

☐ Mammals: deer, bear, elk, beaver, other:

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

b. List any threatened or endangered species known to be on or near the site.
Puget Sound chinook salmon - Lake Sammamish
Bull trout - Lake Sammamish
Puget Sound coho salmon - Lake Sammamish
Bald Eagle - Lake Sammamish vicinty

c. Is the site part of a migration route? If so, explain. No

d. Proposed measures to preserve or enhance wildlife, if any: Stream buffer enhancement plan providing increased water quality and habitat functions.

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy need? Describe whether it will be used for heating, manufacturing, etc.

Electricity and natural gas

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

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:

Insulation in walls, roofs, and floor areas over crawl spaces. Insulated glass windows.

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

No

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

None

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

None

b. Noise

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

None

(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.

Construction equipment - noise

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

Construction noise outside of the allowable hours is prohibited per BCC 9.18.040. Construction will only occur during allowed hours.

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties?
Single-family residential

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

c. Describe any structures on the site.

One-story 1,312 sf house, shed, and associated driveway.

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

e. What is the current zoning classification of the site?
R-5

f. What is the current comprehensive plan designation of the site?
Single Family Residential - High Density (R4 and R5) - up to 5 units/acre

g. If applicable, what is the current shoreline master program designation of the site?
Shoreline Critical Area - Lake Sammamish and 200 feet landward

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.
Lake Sammamish

I. Approximately how many people would reside or work in the completed project?
2

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

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

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

The proposed measure is compatible with existing and projected land uses and plans.

9. Housing

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

One single-family residence (middle - high income housing)

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

One single-family residence (middle - high income housing)

c. Proposed measures to reduce or control housing impacts, if any: None

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?

25 feet, 9 inches; cement fiber board siding

b. What views in the immediate vicinity would be altered or obstructed? None

c. Proposed measures to reduce or control aesthetic impacts, if any: None

11. Light and Glare

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

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: Outdoor lights will be small, directional "can lights". No flood lights will be used on the exterior of the house.

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:

None

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.

No

b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.

None

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

None

14. Transportation

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

West Lake Sammamish Parkway SE

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

Yes

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

3 (garage)

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.

Approximately 10 residential - peak volumes during morning and evening

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.

None

16. Utilities

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

Electricity, natural gas, water, refuse service, telephone and sanitary sewer

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.

City of Bellevue - Water, Sewer, Storm and Surface Water
Allied (Rabanco) - Garbage, Recycling and Yard Debris
Puget Sound Energy - Electric and Gas
Verizon/Qwest - Phone
Comcast - Cable

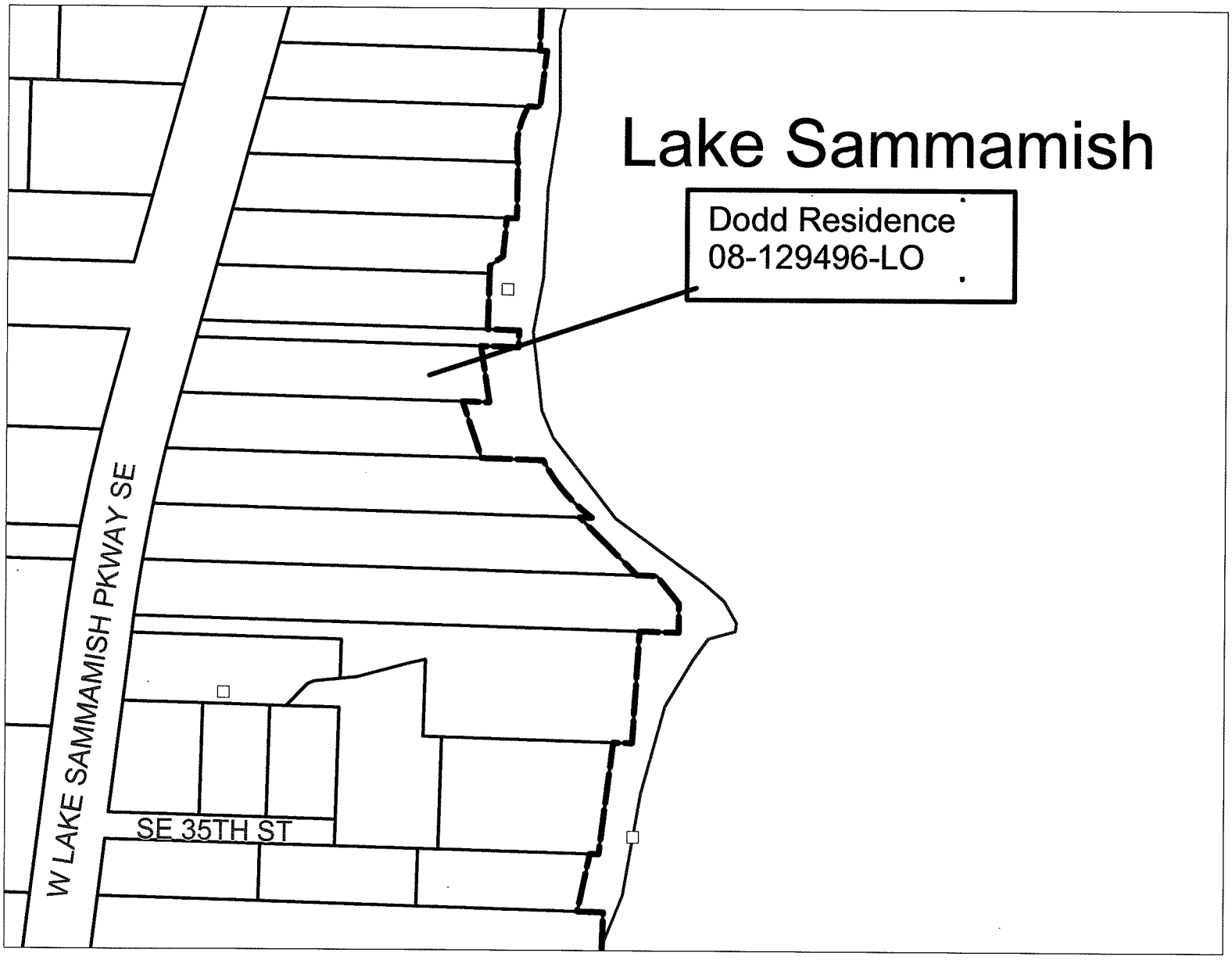
Signature

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.....8-19-08.....

Dodd Residence - Critical Areas Land Use Permit 08-129496-LO



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