

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. 16-126681-LO

Project Name/Address: Lin Residence 14602 SE Allen Rd

Planner: David Wong

Phone Number: 425-452-4282/dwong@bellevuewa.gov

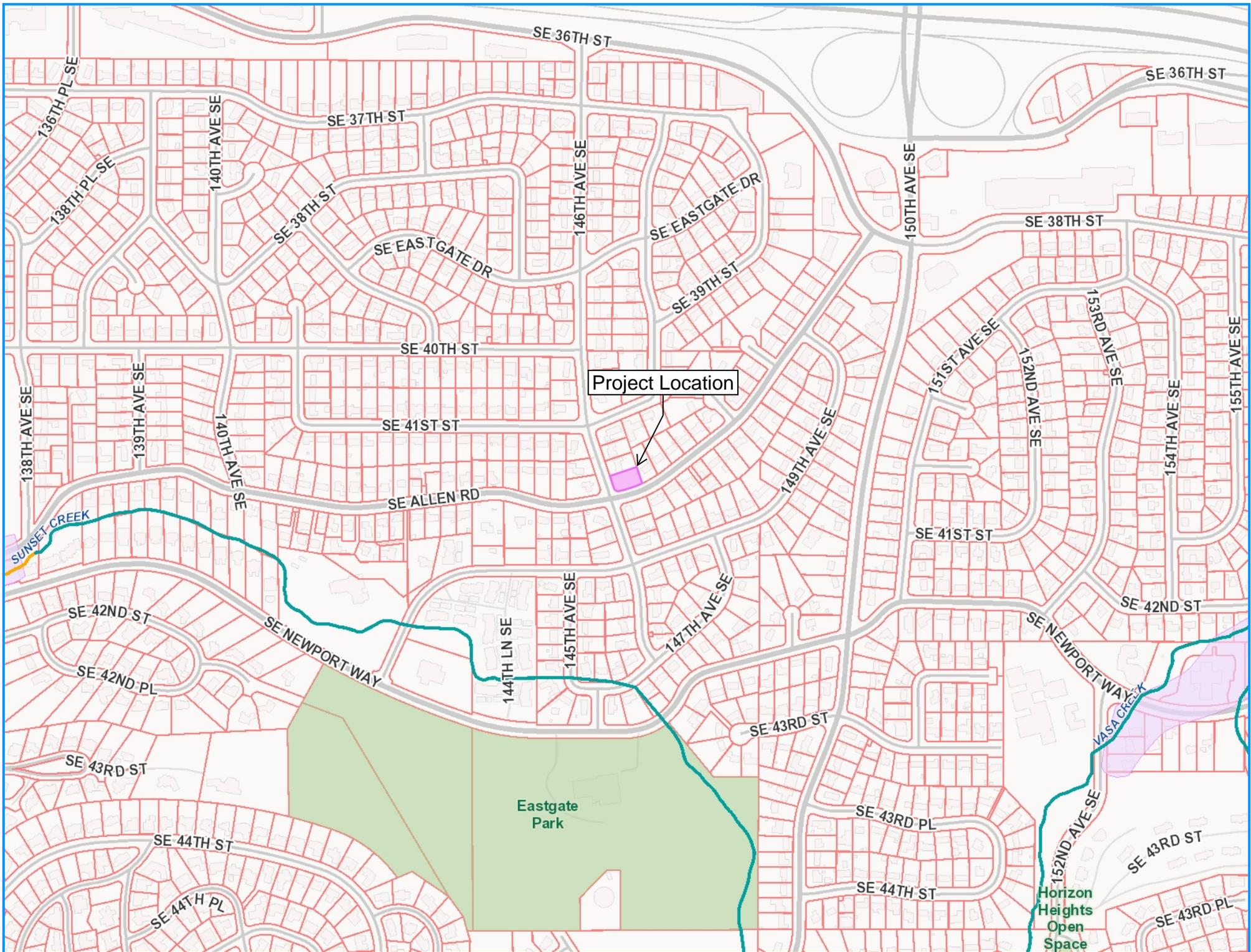
Minimum Comment Period: 4/28/2016

Materials included in this Notice:

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

OTHERS TO RECEIVE THIS DOCUMENT:

- State Department of Fish and Wildlife / Sterwart.Reinbold@dfw.gov; Christa.Heller@dfw.wa.gov;
- State Department of Ecology, Shoreline Planner N.W. Region / Jobu461@ecy.wa.gov; sepaunit@ecy.wa.gov
- Army Corps of Engineers Susan.M.Powell@nws02.usace.army.mil
- Attorney General ecyolyef@atg.wa.gov
- Muckleshoot Indian Tribe Karen.Walter@muckleshoot.nsn.us; Fisheries.fileroom@muckleshoot.nsn.us



BACKGROUND INFORMATION

Property Owner: **Lin Lin & Tao Wu**

Proponent: **Lin Lin**

Contact Person: **Fivi Spatacean**

(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: **3525 252nd PL SE, Sammamish, WA 98029**

Phone: **(425) 652 – 1558 / (425) 829-3594**

Proposal Title: **Lin's Residence**

Proposal Location: **14602 SE Allen Rd, Bellevue, WA 98029**

(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: **Building Single Family Residence on lot involving slope enhancement**
2. Acreage of site: **.24A**
3. Number of dwelling units/buildings to be demolished: **N/A**
4. Number of dwelling units/buildings to be constructed: **1**
5. Square footage of buildings to be demolished: **N/A**
6. Square footage of buildings to be constructed: **5428 SF**
7. Quantity of earth movement (in cubic yards): **approximately 300 ~ 350 CY**
8. Proposed land use: **Single Family Residential Home**
9. Design features, including building height, number of stories and proposed exterior materials:
Two Story Single Family House with basement, building height is 32 feet 2", wood/shingle siding with composition roof
10. Other

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

Completion spring 2017

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

No future plans

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

Boundary & Topographic Survey, Geotechnical Study, Critical area report, Habitat Assessment, Mitigation/Restoration and Enhancement Plan

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.

Utilities with City of Bellevue

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 Area Land Use 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 (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)? **+/- 40%**
- 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.

The soil is Vashon Till. Please see attached Geotechnical Engineering Study Proposed Single Family Residence 14602 SE Allen Rd, Bellevue, Washington By Earth Solution NW LLC, Feb 4th, 2016

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

No according to the Geo-technical study

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

Minimal excavation for the new single family house, balanced excavation, no import other than drainage materials and landscape materials, some excessive top soil will be exported as appropriate

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

Erosion is always a possibility with clearing and excavation in the Pacific Northwest but we're targeting to finish the work in dry season and all precautions will be applied to minimize the risk

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

Imperious Surface is less than 55% per COB LUC (currently at 39%)

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

All normal measures will be taken to protect against erosion, Temporary Erosion and Sediment Control measures will be in place when applicable and monitored.

Erosion Control regulated by BCC 23.76

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.

Normal emissions from construction equipment during the construction; emissions from completed project will be normal for Single Family Residence.

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

None that we are aware of.

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

None other than use of low-emission equipment where applicable and available.

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.

None.

- (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.

No.

- (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.

No septic tank. All City of Bellevue stormwater pollution prevention control will be followed.

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.

Use Bellevue standard for erosion control - SILT fence will be applied and catch basin will be protected downstream from pollution, the downstream drainage will be protected by erosion plan will be used to minimized the impact of nearby surrounding

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

Oil-water separator catch basins will be used where appropriate

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

SILT fence around the construction area and the oil-water separator catch basin will be used where appropriate.

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?

Non-native invasive plants will be removed from critical area. There are also currently 12 trees on the lot and we'll maintain 8 of them, 4 of them will be removed (maintaining rate is > 65%)

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

None noted.

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

Restoration of Critical Area per the attached Slope Enhancement Plan.

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

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

None noted.

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

Not known

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

Please refer to attached Critical Areas Report for restoration plan.

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 will be used to heat & light the structure.

- 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:

Natural daylighting is provided and maximized through south facing and east/west facing windows. Energy efficient appliances and controls will be used.

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.

Unlikely, only as might occur on any construction site.

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

Only normal fire & rescue service in the event of an incident.

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

Construction site safety programs in place and aggressively administered.

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.

Normal construction noises during construction. Contractors will abide by COB construction noise ordinances. No long term noise.

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

**Normal measures to control & limit noise during construction per city regulations
Noise regulated by BCC 9.18**

8. Land and Shoreline Use

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

Vacant lot zoned as R-5 for Single Family Residence

- b. Has the site been used for agriculture? If so, describe.

No

- c. Describe any structures on the site.

None.

- e. Will any structures be demolished? If so, what?

No.

- f. What is the current zoning classification of the site?

R-5

- g. What is the current comprehensive plan designation of the site?

Single Family, Medium Density SF-M

- h. If applicable, what is the current shoreline master program designation of the site?

N/A

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

Yes, Steep Slopes 1534 SF. See attached reports.

- j. Approximately how many people would reside or work in the completed project?

Three to Five.

- k. 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:

Normal land use permit processes.

9. Housing

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

One middle income residence

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:

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?

32 feet 2" high; wood/shingle siding with composition roof

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

No view will be obstructed.

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

Tastefully designed house by a respected local Architect.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
Some normal outdoor lighting will be in place on the new garage and driveway; used mainly during the early evening hours.
- 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 that we are aware of.
- d. Proposed measures to reduce or control light or glare impacts, if any:
Use of shielded fixtures where appropriate and applicable.

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.
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:
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.
146th Street and SE Allen Rd. The proposed access is from 146th street as shown on site plan.
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
Unknown.
- c. How many parking spaces would be completed project have? How many would the project eliminate?
3 to 5 parking spaces. There is no parking space currently available.

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.

2 new trips. Volumes at 2 to 5 daily trips.

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, it's a single family house in established residence area

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.

Sewer stub on the site

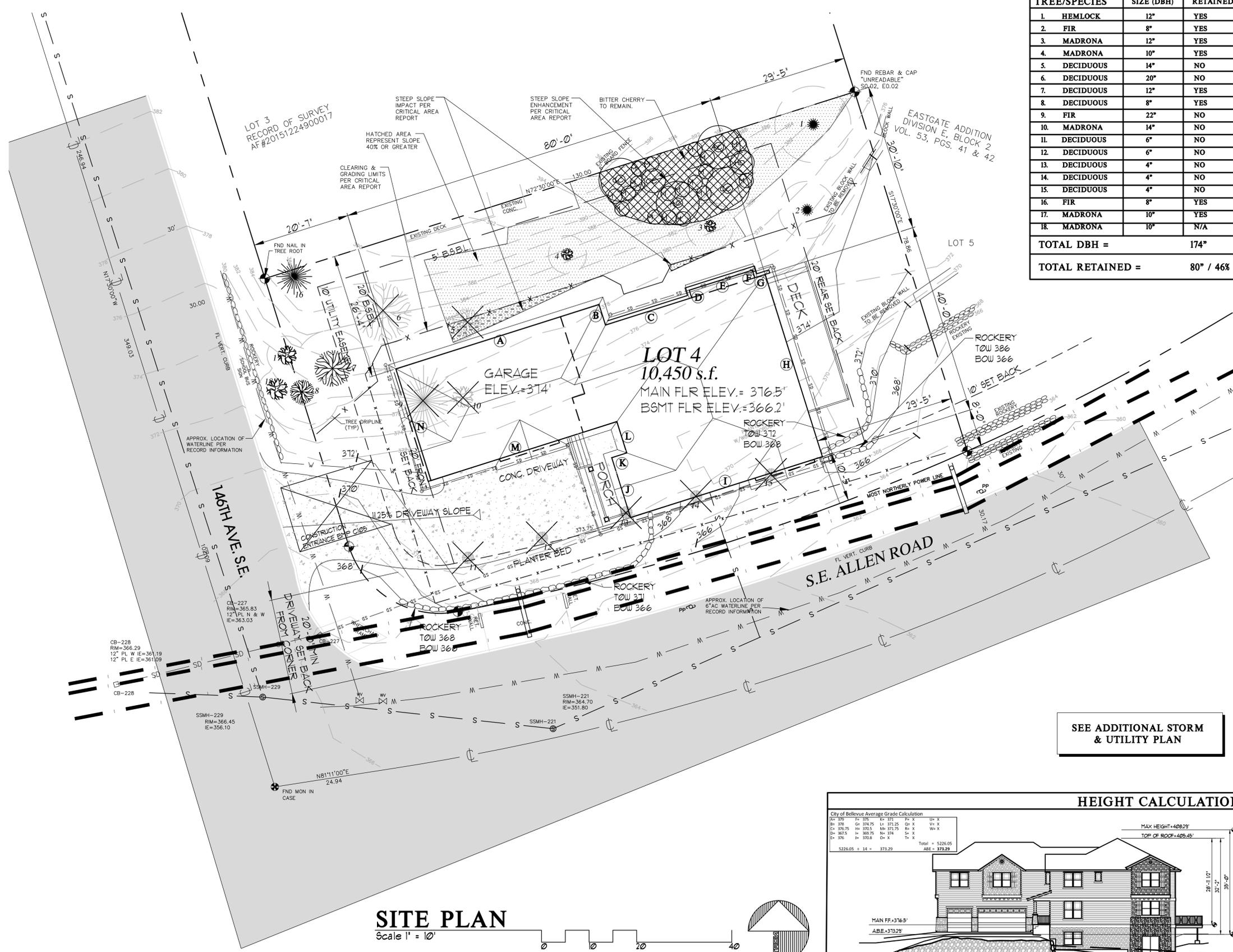
b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Electricity service and water serve will be applied during construction

Signature

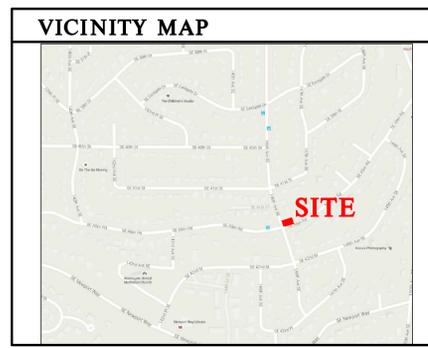
The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature..... [Handwritten Signature] Date Submitted..... 3/10/2016



SITE PLAN
Scale 1" = 10'

TREE IDENTIFICATION		
TREE/SPECIES	SIZE (DBH)	RETAINED
1. HEMLOCK	12"	YES
2. FIR	8"	YES
3. MADRONA	12"	YES
4. MADRONA	10"	YES
5. DECIDUOUS	14"	NO
6. DECIDUOUS	20"	NO
7. DECIDUOUS	12"	YES
8. DECIDUOUS	8"	YES
9. FIR	22"	NO
10. MADRONA	14"	NO
11. DECIDUOUS	6"	NO
12. DECIDUOUS	6"	NO
13. DECIDUOUS	4"	NO
14. DECIDUOUS	4"	NO
15. DECIDUOUS	4"	NO
16. FIR	8"	YES
17. MADRONA	10"	YES
18. MADRONA	10"	N/A
TOTAL DBH =	174"	
TOTAL RETAINED =	80" / 46%	



SITE INFO

STREET ADDRESSES:
14622 SE ALLEN
BELLEVUE WA 98006

PARCEL #:
220450-0045

LEGAL DESCRIPTION:
EASTGATE ADD DIV E
PLAT BLOCK : 2
PLAT LOT 4

BENCH MARK:
2" DIA CITY OF BELLEVUE BRASS
CAP STAMPED "H2514" LOCATED
AT THE SOUTHEAST QUADRANT
OF THE INTERSECTION OF SE
ALLEN RD & 146TH AVE S.E.
ELEV=36510

ZONING

ZONING: R-5
HEIGHT LIMIT: 35' ABOVE A.B.E.

SINGLE FAMILY RESIDENTIAL SETBACKS:
FRONT = 20'-0"
REAR = 20'-0"
SIDE = 5/15' MIN.

SITE CALCULATIONS

LOT AREA 10,450 SF	GROSS LOT AREA
F.A.R. CALCULATION 10,450 SF GROSS LOT AREA x .50%	ALLOWABLE F.A.R.
2,498 SF UPPER FLOOR	
1,774 SF MAIN FLOOR	
64 SF GREATER THAN 16' HT (48sf 2story+15sf stair)	
20 SF LOWER FLOOR (780sf-760sf subterranean)	
844 SF GARAGE	
5,200 SF/49.7%	TOTAL SQUARE F.A.R.
MINIMUM GREENSPACE 5% OF FRONT YARD	
1,320 SF FRONT YARD AREA (Lengthx20')	
x .50%	
660 SF	MINIMUM GREENSPACE
1,320 SF FRONT YARD AREA	
-347 SF DRIVEWAY	
1,033 SF/78%	TOTAL GREENSPACE
LOT COVERAGE STRUCTURE CALCULATION	
10,450 SF GROSS LOT AREA	
-1,534 SF CRITICAL AREA	
8,916 SF	NET
8,916 SF NET LOT AREA	
x 40%	
3,566 SF	ALLOWABLE LOT STRUCTURE COVERAGE
1,785 SF HOUSE (EXCLUDING EAVES)	
156 SF PORCH	
222 SF DECK	
902 SF GARAGE	
3,065 SF/34.7%	TOTAL LOT COVERAGE
IMPERVIOUS SURFACE CALCULATION	
10,450 SF GROSS LOT AREA	
x .55%	
5,747 SF	ALLOWABLE LOT STRUCTURE COVERAGE
3,187 SF HOUSE/ROOF FOOTPRINT	
908 SF DRIVEWAY (EXCLUDING PORTION U/ EAVES)	
4,095 SF/39%	TOTAL IMPERVIOUS SURFACE

SEE ADDITIONAL STORM & UTILITY PLAN



Licensed For One Time Use

Lin Residence
Bellevue, WA
14602 SE Allen Road

ARCHITECTURAL INNOVATIONS, P.S.
Forward Thinking Design Solutions For Your Environment
14311 SE 94th St.
Bellevue, WA 98007
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www.laplanthomeplans.com

TITLE

JOB NO.: 1510101
STARTING NO.: 1300901

SHEET

A1.1