



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. 16-139094-10

Project Name/Address: Carlson Residence/ 134 W. Lake Sammamish Pkwy SE

Planner: Heidi M. Bedwell

Phone Number: 425-452-4862

Minimum Comment Period: September 22, 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

ENVIRONMENTAL CHECKLIST

8/2/16

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: **Timothy & Elizabeth Carlson**

Proponent: **MacPherson Construction & Design**

Contact Person: **Robert Sorensen**

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

Address: **21626 S.E. 28th Street Sammamish, WA 98075**

Phone: **(425) 391-3333 - (206) 399-8265**

Proposal Title: **Carlson Residence new S.F.R.**

Proposal Location: **134 West Lake Sammamish Parkway S.E.**

(Street address and nearest cross street or intersection) Provide a legal description if available.

See attached

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: **New Single Family Residence**
2. Acreage of site: **.71A**
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: **1,978 S.F.**
6. Square footage of buildings to be constructed: **7,976 S.F.**
7. Quantity of earth movement (in cubic yards): **+/- 750 CY**
8. Proposed land use: **Single Family Residential**
9. Design features, including building height, number of stories and proposed exterior materials:
New 3-story Northwest contemporary style house stepping down the slope toward the waterfront. Exterior of wood, shingle, stone & glass.

10. Other

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

Completion: Fall/Winter 2017.

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

New Single Family residence

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

Critical Areas Report, Geotechnical Investigation Report; SEPA checklist

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.

SFR construction being submitted concurrently with this Land Use application.

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.

Building & Land Use permits

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

Critical Areas Land Use Permit

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.

See attached Geotechnical Investigation Report (GIR).

HMB 9/6/2016

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

NO, no visible indications.

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

Excavation for foundation & construction for new S.F.R. stepping down the steep slope. All attempts will be made for cut/fill materials will be balanced on-site. Any excess material will be removed to an approved site.

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

Erosion is always a possibility with clearing and excavating in the Pacific Northwest.

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

± 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; SWPPP program will be in place and monitored. **Erosion Control per 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 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.

Lake Sammamish to the east.

(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, new S.F.R. will be built within the 200-foot Shoreline zone.

- (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

Floodplain associated with Lake Sammamish-No development

- (6) Does the proposal involve any discharges of waste 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

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.

Storm water runoff will be collected into a tight-line system utilizing oil-water separator catch basins where appropriate; and discharged into the Lake.

- (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:

Existing on-site stormwater system will be maintained and used.

Shall comply with BCC Title 24 Utilities Code

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 affected Critical Areas, mitigation planting will be incorporated.

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 existing and mitigation plantings.

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 per the attached Habitat Assessment Report

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

Unknown

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

Critical Areas clean-up and restoration.

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 & Natural Gas will be used for heating, lighting & energy needs.

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

No

- b. 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:

Washington State Energy code compliance; use of low energy lighting, appliances & equipment where feasible.

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 services 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 BCC 9.18*

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.

Existing SFR

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

Yes, existing SFR

e. What is the current zoning classification of the site?

R2.5

f. What is the current comprehensive plan designation of the site?

Single Family, Low Density SF-L SF-M medium density

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

N/A residential

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

Yes, steep slopes. See attached Survey.

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

4 to 6+

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:

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 – high income home.

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:

HMB 9/6/2016

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?

40 feet high, wood, shingle, stone & glass.

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

Minor obstruction of views from some adjacent neighbors..

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

Tastefully designed by 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 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 (dark-sky) fixtures where appropriate and applicable.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

Neowna Beach Park (public park)

- 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 necessary

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.

Access via private lane off of 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?

Unknown

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

4 to 6 new, none 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.

N/A.

- g. Proposed measures to reduce or control transportation impacts, if any:

None

HMB 9/6/2016

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.

Cable 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.

N/A.

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.....07/29/2016.....

HMB 9/6/2016

CARLSON RESIDENCE

134 WEST LAKE SAMMAMISH PARKWAY S.E.
BELLEVUE, WASHINGTON 98008
PARCEL #: 362505-9030

LEGAL DESCRIPTION:

THAT PORTION OF GOVERNMENT LOT 3, SECTION 36, TOWNSHIP 25 NORTH,
RANGE 5 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 36;
THENCE SOUTH $00^{\circ}45'04''$ EAST 109.96 FEET, MORE OR LESS, TO THE SOUTH
LINE OF A TRACT OF LAND CONVEYED TO JOHN B. WRIGHT BY DEED
RECORDED UNDER RECORDING NUMBER 262278, RECORDS OF KING COUNTY;
THENCE EASTERLY ALONG SAID SOUTH LINE 92.00 FEET;
THENCE SOUTH $05^{\circ}02'23''$ WEST 241.137 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING SOUTH $05^{\circ}02'23''$ WEST 90.453 FEET;
THENCE SOUTH $88^{\circ}16'16''$ EAST 436.59 FEET, MORE OR LESS, TO THE SHORE OF
LAKE SAMMAMISH;
THENCE NORTHERLY ALONG SAID SHORE LINE TO A POINT WHICH BEARS SOUTH
 $85^{\circ}15'51''$ EAST FROM THE TRUE POINT OF BEGINNING;
THENCE NORTH $85^{\circ}15'51''$ WEST 443.57 FEET, MORE OR LESS, TO THE TRUE
POINT OF BEGINNING;

TOGETHER WITH SHORELANDS OF SECOND CLASS ABUTTING THEREON;

SITUATE IN THE CITY OF BELLEVUE, COUNTY OF KING, STATE OF WASHINGTON.