



DEVELOPMENT SERVICES DEPARTMENT  
 ENVIRONMENTAL COORDINATOR  
 450 110<sup>th</sup> 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. 16-129442-LO

Project Name/Address: Heberling Residence

Planner: Michael Paine

Phone Number: 425 452 2739

**Minimum Comment Period:** May 26, 2016

Materials included in this Notice:

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

**OTHERS TO RECEIVE THIS DOCUMENT:**

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

**ENVIRONMENTAL CHECKLIST**

10/9/2009

Thank you in advance for your cooperation and adherence to these procedures. If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call Development Services (425-452-6800) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

**INTRODUCTION****Purpose of the Checklist:**

The State Environmental Policy Act (SEPA), Chapter 43.21c RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the City of Bellevue identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the City decide whether an EIS is required.

**Instructions for Applicants:**

This environmental checklist asks you to describe some basic information about your proposal. Answer the questions briefly, with the most precise information known, or give the best description you can. You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer or if a question does not apply to your proposal, write "do not know" or "does not apply." Giving complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the Planner in the Permit Center can assist you.

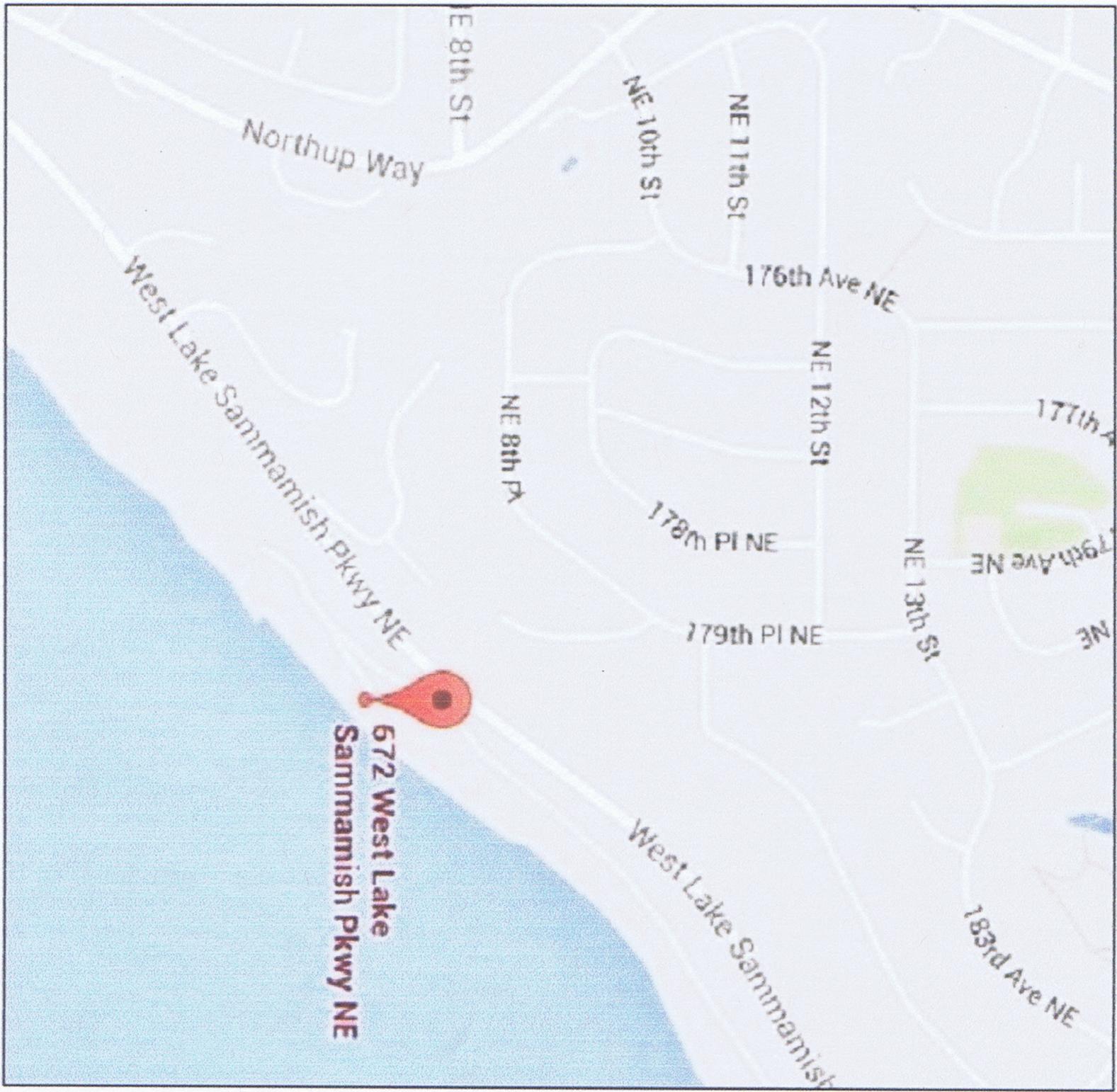
The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. Include reference to any reports on studies that you are aware of which are relevant to the answers you provide. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impacts.

**Use of a Checklist for Nonproject Proposals:** *A nonproject proposal includes plans, policies, and programs where actions are different or broader than a single site-specific proposal.*

For nonproject proposals, complete the Environmental Checklist even though you may answer "does not apply" to most questions. In addition, complete the Supplemental Sheet for Nonproject Actions available from Permit Processing.

For nonproject actions, the references in the checklist to the words *project*, *applicant*, and *property* or *site* should be read as *proposal*, *proposer*, and *affected geographic area*, respectively.

**Attach an 8 ½" x 11 vicinity map which accurately locates the proposed site.**



BACKGROUND INFORMATION

Property Owner: Lago Mar, LLC

Proponent:

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

Address: PO Box 7415, Bellevue, WA 98008

Phone: (425) 890-9186

Proposal Title: South Rosemont

Proposal Location: 672 W Lk Sammamish Pkwy NE, Bellevue, WA 98008  
(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: Construction of single family home
- 2. Acreage of site: .253 acres
- 3. Number of dwelling units/buildings to be demolished: One
- 4. Number of dwelling units/buildings to be constructed: One
- 5. Square footage of buildings to be demolished: 1,000
- 6. Square footage of buildings to be constructed:
- 7. Quantity of earth movement (in cubic yards):
- 8. Proposed land use: Single fam.
- 9. Design features, including building height, number of stories and proposed exterior materials:  
Height is 42'3", 4 stories covered with cedar and fiber cement panels
- 10. Other

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

End of 2017

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

Single family home per plans

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

Full geo report, arborist report and structural 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.

None

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.

None

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 N/A
- Preliminary Plat or Planned Unit Development Preliminary plat map N/A
- Clearing & Grading Permit Plan of existing and proposed grading Development plans During building permit phase N/A
- Building Permit (or Design Review) Site plan Clearing & grading plan During building permit phase N/A
- Shoreline Management Permit Site plan N/A

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.

Loose sand with gravel down approximately 10 to 20 ft to very dense gravel.

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.

Geofoam fill will be used behind the soldier wall support for the driveway and house structure,

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

Yes, however structural approach will carefully mitigate this.

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

< 30%

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

See geotech and structural engineer reports for complete details

## 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.

Unknown and minimal

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:

N/A

## 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

(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 & attached

- (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.

N/A

- (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.

Impervious surfaces stormwater from roof and road will be collected and mitigated with some flowing into Lake Sammamish

- (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:

N/A

#### 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?

3 trees removed with additional trees planted as well as substantial ground cover & shrubs

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:

See 4b

#### 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.

N/A

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

N/A

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

N/A

## 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 lighting and gas 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:

MBA/Built green 4 star minimum

## 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.

N/A

- (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)?

N/A

- (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.

General construction noise during accepted hours only,

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

Follow rules

8. Land and Shoreline Use

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

Single family homes

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

No

- c. Describe any structures on the site.

1,000 sq ft tear-down cottage

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

Yes (above)

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

Single family R 2.5

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

Build new single family home

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

Unknown - Lake Sammamish

- 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?

5

- j. Approximately how many people would the completed project displace?

0

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:

N/A

## 9. Housing

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

High income 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:

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?

42'3" Cedar and Fiber Cement panels

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

None

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

Good design

## 11. Light and Glare

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

None

- 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?

Sun

- d. Proposed measures to reduce or control light or glare impacts, if any:

Clouds

## 12. Recreation

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

Lake Sammamish

- 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.

N/A

- 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.

See Survey - Access on private road by easement off West Lake Sammamish Pkwy NE

- 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?

5 new 2 eliminated Net + 3

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:

N/A

**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.

Existing

**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.....4-14-16.....

## Project Narrative

### Project Site

672 W Lake Sammamish Pkwy NE, Bellevue, WA 98008

The project site is located on West Lake Sammamish in South Rosemont. The 11,037 square foot lot site, 4,960 of which is the protected area, is split by a private access road that has a steep slope up on one side and another slope down to Lake Sammamish on the other side of the road.

The property currently has a less than 1,000 square foot cottage teardown.

The upper slope has a currently unstable rockery that will be replaced by an anchored soil nail wall. The lower slope and proposed driveway will be supported by a soldier pile wall.

### Minimum Impact to Critical Area

In both cases our proposed solutions will actually greatly improve the stability of both slopes. As the owner of the house to the north constructed a much larger soil nail wall on the upper slope, that has performed very well. We believe ours will do the same with very little excavation.

### No Feasible Alternative

While there is admittedly a significant amount of excavation being done on the lower slope, the difficult nature of the site led the team of pile contractors (MacDowell and Kulchin), our soils engineer and our structural engineer to conclude there was no other solution other than soldier piles for the lower slope.

It was determined that attempting some sort of stepped foundation would actually INCREASE the amount of excavation primarily due to the significantly large footing that would be required for the lower retaining system.

The solution herein provides for a more stable support of the higher soils at the upper driveway from what is currently on the slope. Although we will stabilize the upper slope to the west of the driveway with the soil nail assembly, the earth pressures acting on the foundation walls at the lower area of the site are higher than normal due to the overall grade on the site.

This approach provides for the most stable support of the earth at the site while limiting the overall excavation required to install a traditional cantilevered retaining wall system.

### Preferred Selection

It was unanimously agreed between the consultants that these particular solutions would provide the safest approach to a very difficult site.

### Decision Criteria – Land Use Code Section 20.30P

#### Per the City of Bellevue Decision Criteria

The Director may approve or approve with modifications an application for a Critical Areas Land Use Permit if:

A. The proposal obtains all other permits required by the Land Use Code; and

Yes

B. The proposal utilizes to the maximum extent possible the best available construction, design and development techniques which result in the least impact on the critical area and critical area buffer; and

Clearly shown in our supporting documents

C. The proposal incorporates the performance standards of Part [20.25H](#) LUC to the maximum extent applicable; and

The proposed approach follows the hierarchy of alteration, the allowable use, and all standards relating to the expansion of the existing single-family primary structure into the critical area

D. The proposal will be served by adequate public facilities including streets, fire protection, and utilities; and

Currently is

E. The proposal includes a mitigation or restoration plan consistent with the requirements of LUC [20.25H.210](#); except that a proposal to modify or remove vegetation pursuant to an approved Vegetation Management Plan under LUC 20.25H.055.C.3.i shall not require a mitigation or restoration plan; and

Not required

F. The proposal complies with other applicable requirements of this code. (Ord. [5683](#), 6-26-06, § 27)

All requirements have been met to the best of our knowledge

#### Decision Criteria – Land Use Code Section 20.25H

The proposed approach follows the hierarchy of alteration, the allowable use, and all standards relating to the expansion of the existing single-family primary structure into the critical area

#### Decision Criteria – Land Use Code Section 20.25H.230

This application demonstrates that the requested modifications better protects the critical area than would result from the application of standard requirements.

#### Habitat Assessment

Information to be provided upon land use planner direction