



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. 10-109911-LO

Project Name/Address: Alpeza Grading and Retaining Wall
1805 132nd Pl. SE

Planner: Sally Nichols

Phone Number: (425) 452-2727

Minimum Comment Period: 14 days

Materials included in this Notice:

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

ENVIRONMENTAL CHECKLIST

2/12/10

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: **Ivan and Amy Alpeza**

Proponent: **Ivan Alpeza**

Contact Person: **Ivan Alpeza**

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

Address: **1805 132nd Place SE, Bellevue, WA 98005**

Phone: **(206) 601-5042**

Proposal Title: **Alpeza Residence**

Proposal Location: **1805 132nd Place SE, Bellevue, WA 98005**

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

See attached.

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: **Completion of some minor grading in the northern portion of the property. Permitting of landscape and/or retaining wall.**
2. Acreage of site: **Site area – 0.458 AC**
3. Number of dwelling units/buildings to be demolished: **1**
4. Number of dwelling units/buildings to be constructed: **0**
5. Square footage of buildings to be demolished: **NA**
6. Square footage of buildings to be constructed: **None**
7. Quantity of earth movement (in cubic yards): **Approx. 27 CY's**
8. Proposed land use: **Single Family Residential**
9. Design features, including building height, number of stories and proposed exterior materials: **N/A**
10. Other

Received

APR 19 2010

Permit Processing

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

Complete minor grading late spring of 2010

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

No other construction is planned.

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

None.

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.

**Approval of engineering plans by City of Bellevue
Right of Way Use Permit by City of Bellevue.**

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)?

65%+/-

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.

King County Soils Survey Classification- AgC, Alderwood (gravelly sandy loam). There is no prime farmland on the site.

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

None known.

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

The proposed grading includes minimal fill (clean sandy loam) located in the northern portion of the property.

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

Depending on the time of construction erosion could be minimal or non-existent. Some minor erosion may occur during "wet weather" construction but will be controlled using standard BMP's. The area located downstream of the exposed fill is heavily vegetated and provides a natural means of sediment control.

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

NA

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

The standard City of Bellevue erosion control BMP's will be utilized.

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.

Minor exhaust from construction equipment during construction. Domestic automobile exhaust after construction.

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

None known.

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

Construction equipment will meet current emission standards; dust control will be provided during construction if necessary (not anticipated); construction equipment will be turned off when not in use.

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.

No.

- (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.

NA

- (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.

Not applicable.

- (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.

Not applicable.

c. Water Runoff (Including storm water)

- (1) Describe the source of runoff (including storm water) and method of collection and disposal, any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

The drainage patterns of the site are generally from the southwest to the northeast towards the roadway corridor of Richards Road SE. The runoff from the proposed project will be allowed to naturally sheet flow off of the site and into the thick natural vegetation that surrounds the property.

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

Not expected or anticipated.

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

None proposed.

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?

No existing trees, shrubs, or grass will be removed. The fill will be placed and graded to provide a play area for young children.

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:

A enhancement plan has been prepared by Altman Oliver & Associates for the fill area.

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: **crows**
- 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 known.

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

None known.

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

None proposed.

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.

NA

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

NA

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:

NA

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.

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

NA

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

NA

b. Noise

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

NA

(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.

Noise from construction equipment will be present during the construction phase of the project. These noises would occur generally between 7:30 am – 5:00 pm, Monday through Saturday..

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

Standard construction hours will be observed during the construction phase which is expected to be short term (1 – 2 days). Construction equipment will have mufflers on the exhaust pipes and be turned off when not in use.

8. Land and Shoreline Use

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

Single family residential. The adjacent properties to the north and east are existing residential properties. The adjacent areas to the west and east are undeveloped.

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

Unknown.

c. Describe any structures on the site.

The structures on the site include a 2 story wood house.

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

No.

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

Suburban Residential

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

Unknown and not applicable.

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

Not Applicable.

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

Yes. Steep slopes are adjacent to the property and are located to the west and east.

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

NA

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

NA

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

Not Applicable.

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

Plans and/or reports in support of the project include: clearing and grading plan, critical area study and geotechnical report.

9. Housing

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

N/A

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:

Not Applicable.

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?

TNA

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

NA

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

Not Applicable.

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?

NA.

c. What existing off-site sources of light or glare may affect your proposal?

NA.

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?

Kelsey Creek 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 proposed.

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.

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

None proposed.

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.

The site is accessed via Richards Road SE

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

NA

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

NA

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).

NA

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

NA

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

NA

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

NA

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 proposed

16. Utilities

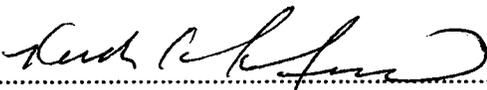
- a. Check utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other. **Cable**

- 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.

NA

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.....4/13/2010