



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. 11-104647-LM
Project Name/Address: Vaddadi Residence Tennis Court
Planner: Carol L. Orr
Phone Number: 425-452-2896

Minimum Comment Period:

Materials included in this Notice:

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

ENVIRONMENTAL CHECKLIST

2/23/11

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: Phani & Seeta Vaddadi

Proponent: MacPherson Construction & Design

Contact Person: Robert H. Sorensen, Architect
(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

Proposal Title: Vaddadi Residence Tennis Court

Proposal Location: 3026 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: Tennis Court for New Single Family Residence
2. Acreage of site: .78A
3. Number of dwelling units/buildings to be demolished: 1 (under separate permit)
4. Number of dwelling units/buildings to be constructed: 1 (under separate permit)
5. Square footage of buildings to be demolished: 4,280 SF
6. Square footage of buildings to be constructed: 8,825 SF
7. Quantity of earth movement (in cubic yards): +/-1,300 CY for this work
8. Proposed land use: Single Family Residential
9. Design features, including building height, number of stories and proposed exterior materials:
5,886 SF Tennis court cut into mild slope with associated retaining walls at hillside cut and at downhill side of Court. Court & walls to be natural concrete with painted court finish and chain link fencing to 10' above court surface.
10. Other Site is within a critical area overlay district. This is a shoreline property on Lake Sammamish, with a 100 year floodplain. Approximately 975 SF of the work proposed by this permit will occur within the shoreline overlay district.

Received

FEB 28 2011

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

Completion spring/summer 2012.

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. City of Bellevue permit # for the new SFR is: 10-130258-BS

New single Family Residence under separate permit to be constructed concurrently.

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

Geotechnical Recommendations and Review; 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 permit #10-130258-BS and ROW C&G permit 10-130259-TG

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 Permit, Preliminary SEPA review

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

Construction of the proposed tennis court will require a separate Clear/Grade permit, or a revision to the existing SFR 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)? +/-13%
- 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 Recommendations.

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

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NO.

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

Normal excavation cut & fill for new Tennis Court construction. ±1,300 CY of material moved (cut & fill), all on-site.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Temporary erosion and sedimentation controls will be required prior to and during all work per BCC 23.76

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)?

Approximately 48%. for entire project, including new SFR under separate permit.

- 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; TESC program will be in place and monitored.

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.

Yes, 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, see attached plans. *Approximately 975 square feet of the proposed tennis court will be located within the 200 foot shoreline overlay district*

- (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.

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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 A 100 year floodplain exists on site, but no work will occur within this area.

- (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.

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 Lake Sammamish.

- (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:**

Pervious paving materials and concepts will be used where appropriate and cost effective to minimize runoff.

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

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- 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?
 Removal of invasive species from critical areas, buffers and setbacks will require separate permitting
Non-native invasive plants may be removed from Critical Areas.

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:
 Disturbance within any critical areas, buffers and setbacks will require separate permitting
Landscape concept and plans T.B.D.

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: owls, woodpeckers, doves, jays
- Mammals: deer, bear, elk, beaver, other: coyote, raccoon, chipmunk, squirrel, rabbits, opossum, and other small mammals such as voles, shrews and bats
- Fish: bass, salmon, trout, herring, shellfish, other:
 salmon and trout in Lake Sammamish

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

None known Salmon and Bald Eagles are known to be near the site

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

Not known

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

As required by local jurisdiction.

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 home.

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- 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:

N/A

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.

Construction noise shall comply with the requirements of BCC 9.18

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

Normal measures to control & limit noise during construction.

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 House (to be demolished).

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

Yes, Existing House.

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

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

N/A

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

Lake Sammamish Shoreline.

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

Three to five (3 - 5)

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.

N/A One single family residence to be demolished, another to be constructed on site

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?

Max. 7 foot high concrete retaining walls with 3 foot high chain link fence on top.

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

No views will be obstructed.

- 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 in place on the new Tennis Court and driveway; used mainly during the early evening hours. Possibly some 24 hour security lighting.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

Possibly affect some views.

- 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.

The location and height of lighting fixtures will be reviewed under the associated Clear/Grade or Building permit.

12. Recreation

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

Vasa Park (public park), 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:

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

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- 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.

Paved driveway from West Lake Sammamish Parkway

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

Yes. Unknown distance.

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

5 to 6 new spaces, replaces the existing 5 to 6 spaces. associated SFR project

- 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.

Generally 2 to 5 daily trips. associated SFR project

- 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.

Cable TV

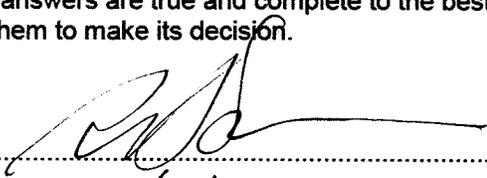
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Existing Utilities will be used for new SFR & Tennis Court.

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.

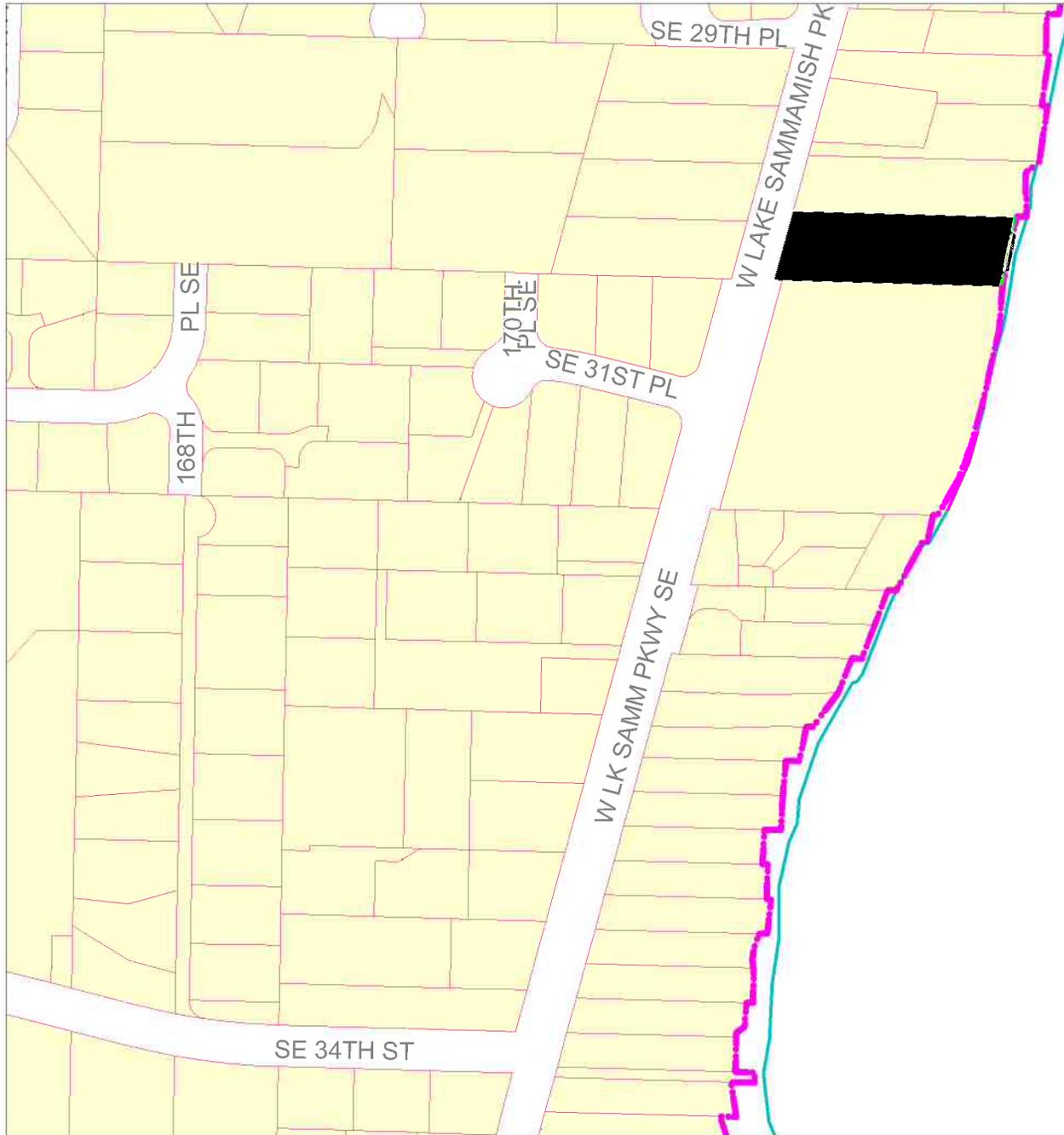
Signature.....



Date Submitted.....

3/7/11

Vicinity Map



Permit # 1-104647-LM
Vaddadi Residence Tennis Court
3026 West Lake Sammamish Parkway SE

Lake
Sammamish

