



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. 12-108556-LO
Project Name/Address: Severson CALUP – 1600 W Lk Sam NE
Planner: Leah Chulsky
Phone Number: 425-452-6834
Minimum Comment Period: May 31, 2012

Materials included in this Notice:

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

ENVIRONMENTAL CHECKLIST

4/18/02

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: Sammfront LLC

Proponent: Elliott Severson

Contact Person: Elliott Severson

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

Address: 5150 Village Park Drive SE Suite 107 Bellevue, WA 98006

Phone: 425-289-1640

Received
MAR 19 2012
Permit Processing

Proposal Title: 1600 Single Family Rebuild

Proposal Location: 1600 West Lake Sammamish Parkway NE Bellevue, WA 98008
(Street address and nearest cross street or intersection) Provide a legal description if available.
In North Rosemont

3 @ Case with an 8 1/2" x 11" yellow paper as a waiver for the SRSA.

Give an affidavit, brief description of SRSA and name:

1. General description: Substantially Demolish existing single family home and construct a new single family house
2. Acreage of site: 13,500 SF
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: 1,000
6. Square footage of buildings to be constructed: 4,734 house, 508 garage - 5,342
7. Quantity of earth movement (in cubic yards): Less than 100 cubic yard
8. Proposed land use: Owner occupied single family residence
9. Design features, including building height, number of stories and proposed exterior materials: Combination stone and stucco exterior undulating design with decks approximately 32 feet tall with 3 stories
10. Other

Estimated date of completion of the proposal or timing of phasing:
Nine months from permit issue and construction start

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
No

List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. Critical areas report, shoreline function evaluation, flood plain function evaluation prepared by Cedarock Consultants Inc dated February 25, 2012 Geo Technical Report Parking Strip prepared by Earth Solutions NW dated August 29, 2008

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.

No

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.

Single Family combination building permit
Critical Areas 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
in the area we will be working
- b. What is the steepest slope on the site (approximate percent slope)? 40+% however, this area will not be disturbed
- 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.
Sand, Gravel and localized silt deposits

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.

None required

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

Not likely as construction will be above existing bulk head

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? 24%

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

See construction storm water pollution prevention plan

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 associated with single family construction

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:

None

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, the site fronts 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, building is within 200 feet of the Lake

- (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.

Yes, see attached

- (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.

Roof and footing drains will tie into the existing pipe that empties 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:

None

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?

Existing lawn and shrub planting will likely be disturbed during construction. There are three existing trees on the site that we will try and save unless the roots interfere with the new foundation.

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

Certain Fish in Lake Sammamish

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: See attached planting plan proposed by the Watershed Company

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.
Certain fish in Lake Sammamish

c. Is the site part of a migration route? If so, explain.
No

d. Proposed measures to preserve or enhance wildlife, if any:
None

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 where it will be used for heating, paneling, etc.
Electric and Natural Gas

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:
Designed to meet 2009 energy code, energy star appliances

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.

No

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

None

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

None

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.

Typical single family construction noise would be limited to approved City of Bellevue work hours

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

None

8. Land and Shoreline Use

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

Single Family

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

No

- c. Describe any structures on the site.

House, Decks and Dock

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

Yes House

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

R 2.5

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

Medium density - R 2.5 and R 3.5

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

Lake Sammamish shoreline

- h. Has any portion 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?

4

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

3

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

None

- i. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: None

9. Housing

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

One High

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

One High

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

No housing impacts

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? 34 feet Sone and Stucco

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

None

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

None

11. Light and Glare

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

No more than existing house

- 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

- 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?

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

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

None

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. West Lake Sammamish Parkway to North Rosemont

- 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?

3 None

- 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