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. 12-116993-LO

Project Name/Address: LDS Temple Residence
2808 148th Avenue SE

Planner: Sally Nichols

Phone Number: (425) 452-2727

Minimum Comment Period: 14 days

Materials included in this Notice:

- [x] Blue Bulletin
- [x] Checklist
- [x] Vicinity Map
- [ ] Plans
- [ ] Other:

Received
DEC - 3 2012
Permit Processing

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: The Church of Jesus Christ of Latter-Day Saints

Proponent: The Church of Jesus Christ of Latter-Day Saints

Contact Person: Patrick Harron & Associates, LLC; Att: Brian G. Harron, PE
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 14900 Interurban Avenue South, Suite 279, Seattle, WA 98168-4635

Phone: (206) 674-4659

Proposal Title: LDS Temple Presidents Residence

Proposal Location: 2808 148th Avenue SE, Bellevue, WA 98007
(Street address and nearest cross street or intersection) Provide a legal description if available.

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: Construct a single-family 2,754 sf residence, and associated driveway/lawns/ gardens, within a critical slope area & within a Habitat Performance critical area.
2. Acreage of site: 17.98 acres
3. Number of dwelling units/buildings to be demolished: None
4. Number of dwelling units/buildings to be constructed: One
5. Square footage of buildings to be demolished: None
6. Square footage of buildings to be constructed: 2,754 square feet
7. Quantity of earth movement (in cubic yards): 840 cubic yards
8. Proposed land use: Single-family residence; accessory to existing Temple, to be constructed within a critical slope setback & within a Habitat Performance areas.
9. Design features, including building height, number of stories and proposed exterior materials:
   Single story residence with ridge line of less than 25-feet. Exterior to be "craftsman style" having brick and wood construction with composite roof. Colors have not been selected.
10. Other

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

Construction will begin as soon as permits are issued. Construction is anticipated to begin in late spring or early summer and last for approximately 90 days.

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

None proposed

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

A Geotechnical Report has been prepared by Gary Flowers, a Habitat Assessment & a Vegetation Management plan by Altmann Oliver Associates, LLC, comprehensive Landscape Plans by Core Design, and a Storm Drainage Report prepared by Patrick Harron & Associates, LLC

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 known.

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.

The following permits are anticipated from the City of Bellevue: Critical Areas Land Use Permit, Residential Clearing & Grading Permit; Side Sewer Application; Water Service Application; Building 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

b. What is the steepest slope on the site (approximate percent slope)?
There is an existing isolated 40% slope at the east and south edge of the proposed improvements. The site's average slope is approximately 5% where construction is proposed.

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.
The King County Soil Survey identifies on-site soils as Alderwood gravelly sandy loam (AgC)

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.

Approximately 840 cubic yards of fill and excavation, each, are anticipated for construction of the driveway and grading around the new residence. A majority of the cut/fill will occur in and around the berm crossing the existing storm management pond as that berm is strengthened to accept fire truck and construction loads. Structural fill will come from local suppliers.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Minimal erosion could occur where soils are disturbed for construction. BMP will be used to mitigate any erosion impacts.

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

Approximately 28.1% of the entire Temple campus will be impervious surfaces after this project is constructed of which this project represents less than 2% of that area.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
Temporary erosion control measures will be implemented in compliance with the City of Bellevue's standards. After construction is completed, sodding, landscaping, tree planting, and other landscaping measures will be implemented in order to permanently stabilize the site.

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.
Some emissions are expected during construction and those emissions will be typical for the construction of a single-family home. Emission when the project is completed will be insignificant in comparison to existing "background" emissions.

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:
None required and none proposed.

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.

There are no wetlands or streams on the property. An existing detention pond is located near the proposed location of the residence. Otherwise no surface water bodies are in the immediate vicinity of the site.

(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.

The driveway will be constructed on the existing storm management pond' s berm. The berm will be widened and strengthened to support construction and fire truck loads.

(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 proposed.

(4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

None expected.

(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.

None proposed.

b. Ground

(1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description.

No withdrawals or discharges proposed.

(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 proposed.

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.

Runoff is expected from the roof of the new residence and the new driveway. Runoff will be dispersed through dispersal trenches to the native vegetation and thence to the natural points of discharge from the site.

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

Not expected.

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

Dispersion of stormwater runoff will comply with City of Bellevue standards will be implemented to reduce impacts from runoff. Dispersal trenches will be the primary method of stormwater management.

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?

Approximately 30,200 square feet of the site will be disturbed, requiring the removal of trees and the native vegetation located around those trees on the east side of the site.

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

A habitat review has been completed and that report will be part of the Land Use permit application. None of the 23 species of local importance appear to have a primary association with habitat on or immediately adjacent to the project. Habitat Management Plan for Pileated Woodpecker has been prepared.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Lawn and other typical residential landscaping is proposed around the new residence meeting the City of Bellevue Zoning Code. Invasive plants in and around the residence will be removed in accordance with the Vegetation Management Plan prepared for this project.

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 known although a Habitat Management plan for the Pileated Woodpecker will be implemented.

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

Not known to be.

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

A Habitat Management Plan will be implemented for this property.

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 for heating and lighting in the new residence.

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:

The project will meet Washington State Energy Codes

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 expected.

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

None proposed.

b. Noise

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

Traffic from 148th Avenue SE and Interstate 90 may affect this project. The existing vehicle use on the Temple campus will be the major noise impact for this residence. (It is noted that the residence is an accessory use to the Temple.

(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.

Very little noise would be expected from this project and only of the types that are typical for single-family residences..

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

None required and none proposed.

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties?
The site is currently used for religious purposes. Surrounding land use includes commercial and retail developments to the south and east, 148th Ave. SE to the west and Robinswood Park to the north.

b. Has the site been used for agriculture? If so, describe.
Not to our knowledge within the last 50-years.

c. Describe any structures on the site.
An existing 110,000 square-foot, six-story, Temple is located on the western half of the site as well as accessory outbuildings (guardhouse and maintenance building) associated with Temple use.

d. Will any structures be demolished? If so, what?
No.

e. What is the current zoning classification of the site?
The southern portion of the site is zoned CB Commercial and the northern portion of the site is zoned R-5 Single-family residential.

f. What is the current comprehensive plan designation of the site?
Portions of the site are designated as commercial and residential.

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.
The project's topography mapping identified two small critical slope areas on the project site.

I. Approximately how many people would reside or work in the completed project?
Approximately 2 people would reside in the new residence.

j. Approximately how many people would the completed project displace?
None.

k. Proposed measures to avoid or reduce displacement impacts, if any:
None required and none proposed.

i. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
The project will comply with all of the City of Bellevue's zoning and municipal codes

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
One single-family residence is proposed.

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:
None proposed.

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?
The house is anticipated to be less than 25 feet in height. The residence will be a "craftsman style" having exterior brick and wood finishes and have a composite roof.

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 required and none proposed.

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
Standard residential lighting is proposed for this project. Down directed driveway lights (48" in height) are proposed.

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. The adjacent commercial lighting should be adequately screened from the new residence by the existing and new trees.

d. Proposed measures to reduce or control light or glare impacts, if any:
None proposed.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?
Lake Sammamish and and Robinswood Park are very close to the new residence.

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 required and 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 known.

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.
148th Avenue SE is directly west of the property and SE 28th Street is immediately north. Interstate 90 is within a mile of the site.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
Yes. There is a bus stop at the corner of 28th and 148th.

c. How many parking spaces would be completed project have? How many would the project eliminate?
Plans propose a two car garage and space for another two cars in front of the garage. Two parking stalls will be eliminated from the Temple parking lot to allow access to the new residence.

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.
The ITE indicates that a single-family residence would generate 9.57 average daily trips. The actual trips would be considerably less knowing the older age-group for Temple presidents.

g. Proposed measures to reduce or control transportation impacts, if any:
None required and none proposed.

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.
None expected beyond what a typical new residence would require.

b. Proposed measures to reduce or control direct impacts on public services, if any.
None proposed.

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.
Sanitary sewer service will be provided with a grinder pump that will connect to the existing public sewer system; water service will be connected to the existing on-site main; natural gas service will be connected to the existing on-site service to the Temple; refuse service will be by the local provider; telephone service will be provided by Comcast or CenturyLink; electricity will be connected to an on-site transformer.

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 Brian G. Harron BRIAN G. HARRON

Date Submitted NOV. 23/2012

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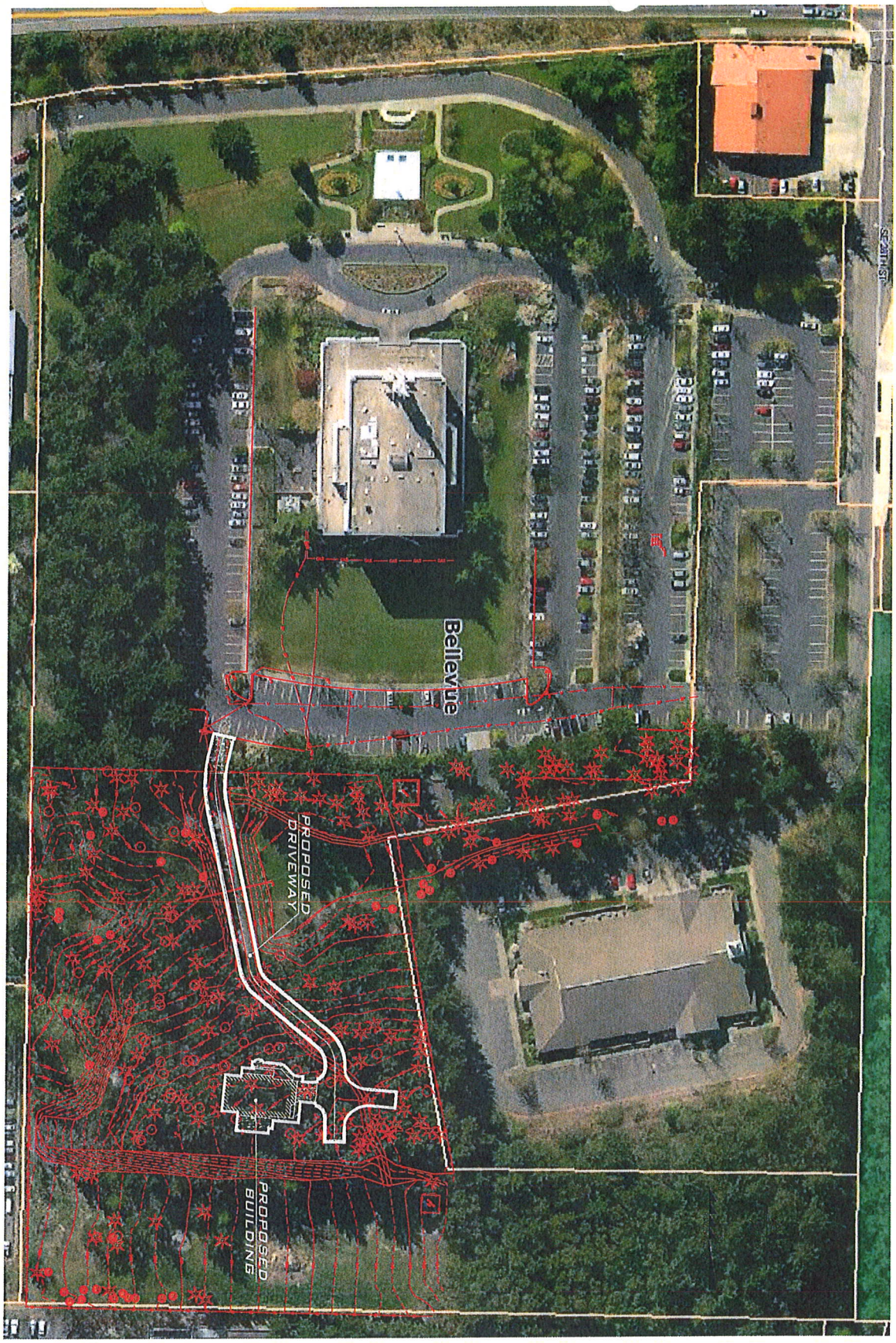

Sheet: 1 OF 1

EX

Sheet Title: GRADE & FILL PERMIT SITE PLAN WITH AERIAL

Project Number: 10110

Plan Series:

Property Number:

Mark	Date (D-M-Y)	Description

Project for:

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

LDS TEMPLE RESIDENCE

2808 148TH AVENUE SE
BELLEVUE, WA 98007

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