



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. 13-121875-LN

Project Name/Address: Sarest LLC Short Plat

Planner: Leah Chulsky

Phone Number: 425-452-6834

**Minimum Comment Period:** October 17, 2013

Materials included in this Notice:

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

**OTHERS TO RECEIVE THIS DOCUMENT:**

- State Department of Fish and Wildlife / [Sterwart.Reinbold@dfw.gov](mailto:Sterwart.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**

4/11/2013

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).

**BACKGROUND INFORMATION**

**Received**

Property Owner: Sarest, LLC

AUG - 1 2013

Proponent: JR Merritt Construction

Permit Processing  
City of Bellevue

Contact Person: Jim Merritt

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

Address: 520 99th Ave NE Bellevue, WA 98004

Phone: (206) 660-1400

Proposal Title: Sarest, LLC Short Plat

Proposal Location: 11825 NE 34th St. Bellevue, WA 98004

(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: Subdivide an existing 2-acre parcel with one existing residence into two individual single-family residential lots.
2. Acreage of site: 2 acres
3. Number of dwelling units/buildings to be demolished: 0
4. Number of dwelling units/buildings to be constructed: 1
5. Square footage of buildings to be demolished: 0
6. Square footage of buildings to be constructed: Max. per zoning - TBD during Building Permit
7. Quantity of earth movement (in cubic yards): 10 cy
8. Proposed land use: Single-family residential development
9. Design features, including building height, number of stories and proposed exterior materials:  
New building will meet zoning regulations
10. Other

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

Fall 2013 - Start Construction

Fall 2014 - End Construction

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

No future additions or expansions are planned other than Building Permit for new lot.

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

Additional environmental information being prepared for the project includes a site-specific geotechnical evaluation.

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.

There are no known applications pending for this project/site.

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 known.

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)?

The steepest slope on the site occurs at the north boundary and is about 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.

Alderwood gravelly sandy loam (AgC) per the Natural Resource Conservation Service (NCRS)

- 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.

Minimal grading will be required for new home construction. It is anticipated that on-site soils will be utilized and quantities are estimated to be 10 cubic yards.

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

Localized erosion could occur during construction activities during rain events.

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

Approximately 20% of the site will be covered with impervious surfaces with the completed project. These surfaces will consist primarily of asphalt and concrete pavements, and building roof areas.

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

Temporary erosion controls such as silt fence and soil stabilization will be installed to limit potential impacts.

## 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.

Typical vehicular emissions will result from local residential traffic under developed site conditions. Temporary exhaust emissions will occur along with some noise increase from equipment during construction.

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

There are no known offsite sources of emissions or odor that may effect this proposal.

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

Construction activities will be limited to established City of Bellevue standard work hours to reduce or control emissions, noise, and other impacts to air. Water trucks or similar methods will be used to limit arrant dust from the site during construction.

### 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.

None 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.

No

- (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.

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.

No waste material will be discharged into the ground from septic tanks or other sources as part of this project. The existing individual sewage system serving the existing home will be removed and connected to public sewer with this proposal.

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.

Stormwater will runoff from existing driveway and roof structures. Runoff from the existing driveway will sheet flow and disperse to native vegetation. The roof runoff will be directed to drywells to infiltrate.

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

No waste materials will enter ground or surface waters as a result of the proposed project.

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

Dispersion and infiltration will provide necessary reduction/controls of surface water.

#### 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?

Minimal existing vegetation will be removed on the new lot at the proposed location of the new home.

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

No known threatened or endangered plant species or critical habitat is on or near the site.

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

Landscaping will be proposed around the new home and will be determined during the Building Permit process.

## 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: Songbirds
  - Mammals: deer, bear, elk, beaver, other: Deer
  - Fish: bass, salmon, trout, herring, shellfish, other:
- b. List any threatened or endangered species known to be on or near the site.  
No threatened or endangered species are known to be on or near the site.
- c. Is the site part of a migration route? If so, explain.  
The site is not known to be part of a migration route.
- d. Proposed measures to preserve or enhance wildlife, if any:  
No special measures are proposed or believed to be necessary to preserve or enhance wildlife areas.

## 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.  
The project will extend existing electrical power, communication, and natural gas systems to serve the site.
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.  
The proposed project would not affect the potential use of solar energy by adjacent properties.
- 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:  
No energy conservation features are included in the plans for the proposal.

## 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.  
Local fuel spills are possible from equipment during construction activities for the project. No other environmental health hazards are known or expected to result from the planned development.
- (1) Describe special emergency services that might be required.  
No special emergency vehicles are required for the project proposal.
- (2) Proposed measures to reduce or control environmental health hazards, if any.  
No special measures are proposed.
- b. Noise
- (1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)?  
Road/vehicle noise from NE 34th St. may affect the built project.

- (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 sounds and sound levels associated with individual passenger cars will occur with the project. Temporary noise level increases will result from equipment during construction activities. Construction activities will be limited to established City of Bellevue standards.

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

Construction activities will be limited to established City of Bellevue standard work hours to reduce or control equipment emissions and noise.

## 8. Land and Shoreline Use

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

The site is currently a large single family residential lot. Adjacent properties consist of residential buildings.

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

The site has not been used for agriculture in recent years and it is unknown if it was historically.

- c. Describe any structures on the site.

The site currently consists of one single family residence.

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

No permanent structures will be demolished with the project.

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

The current site is zoned R1.

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

The current comprehensive plan designation is R1

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

Unknown

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

There are isolated steep slope areas on-site.

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

An additional 2-5 persons are anticipated to live in the new home in addition to the existing home.

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

None

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

None required

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

The project complies with existing and projected land uses and plans as described by the Comprehensive Land Use Plan for the City of Bellevue.

## 9. Housing

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

The project will include 2 single-family residential lots. This would likely be considered middle or high income housing.

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

No existing residential units would be eliminated with the project.

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

No special measures are proposed or expected to be necessary to control 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?

The maximum height of the new home will not exceed the allowable per zoning.

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

The views may be altered slightly with the new home. This would be minimal given steep slopes.

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

No measures are proposed

## 11. Light and Glare

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

Minimal lighting from the home and traffic along the driveway would occur at night.

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

Light or glare from the finished project will not be a safety hazard or interfere with views.

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

No existing offsite sources of light or glare will affect the current project proposal.

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

No proposed measures to reduce or control light or glare impacts.

## 12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?  
No designated and informal recreational opportunities are in the immediate vicinity.
- b. Would the proposed project displace any existing recreational uses? If so, describe.  
No existing recreational uses will be displaced by the project.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:  
No specific measures to reduce or control impacts on recreation are necessary.

## 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.  
There are no known places or objects on or next to the site that are proposed for preservation registers.
- b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.  
There are no known landmarks or evidence of historic importance on or next to the site.
- c. Proposed measures to reduce or control impacts, if any:  
No special measures are proposed or expected to be required to reduce impacts to historic or cultural resources.

## 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 entrance to the property is served by NE 34th St. Access will be provided through an existing driveway
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?  
The nearest King County Metro bus stop is approx. 0.16 miles at 116th Ave NE and NE 34th St.
- c. How many parking spaces would be completed project have? How many would the project eliminate?  
No parking spaces will be constructed or eliminated other than parking within driveways or garages.
- 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 new roads or streets are required. An existing driveway is proposed to serve as shared.
- 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.  
Approx. 20 trips per day would be generated by the project. Peak volumes would be in morning or evening.
- g. Proposed measures to reduce or control transportation impacts, if any:  
No additional measures to reduce or control transportation impacts are proposed or expected to be necessary for the project.

**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.

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.

Natural Gas - Puget Sound Energy  
Electricity - Puget Sound Energy  
Water and Wastewater - City of Bellevue  
Communication/TV - Comcast

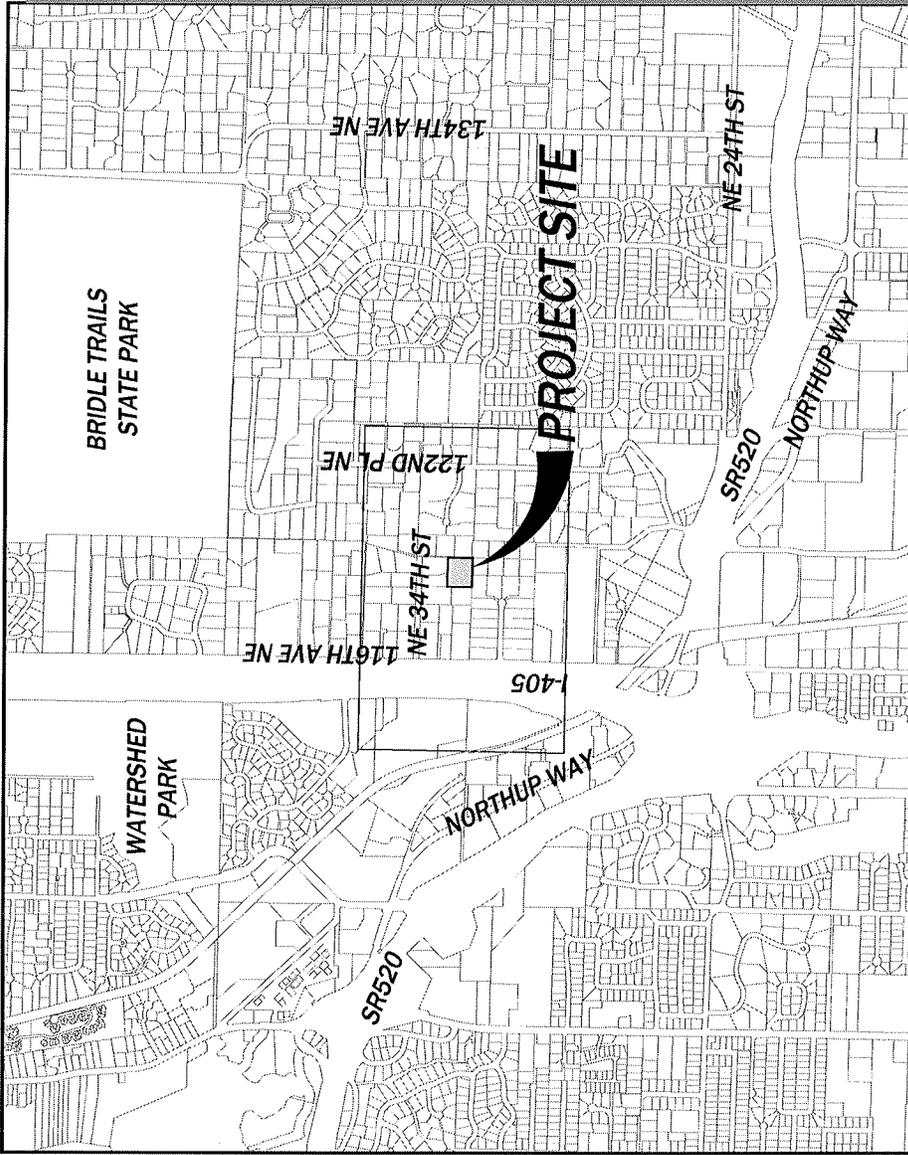
Refuse Service - Republic Services

**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..... *Jamie Shue* .....

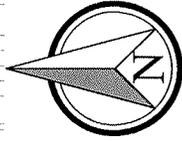
Date Submitted, *7/29/2013* .....



BRIDLE TRAILS  
STATE PARK

WATERSHED  
PARK

**PROJECT SITE**



SCALE: 1" = 2000'

**VICINITY MAP**

