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. 16-132374-LO

Project Name/Address: Worzel Accessory Structure/2399 Killarney Way

Planner: Nick Whipple

Phone Number: 425-452-4578

Minimum Comment Period: July 7, 2016

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; Christa.Heller@dfw.wa.gov;
☒ State Department of Ecology, Shoreline Planner N.W. Region / Jobu461@ecy.wa.gov; sepaunit@ecy.wa.gov
☒ Army Corps of Engineers Susan.M.Powell@nws02.usace.army.mil
☐ Attorney General ecyolyef@atg.wa.gov
☒ Muckleshoot Indian Tribe Karen.Walter@muckleshoot.nsn.us; Fisheries.fileroom@muckleshoot.nsn.us

ENVIRONMENTAL CHECKLIST

10/9/2009

Thank you in advance for your cooperation and adherence to these procedures. 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).

INTRODUCTION

Purpose of the Checklist:

The State Environmental Policy Act (SEPA), Chapter 43.21c RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the City of Bellevue identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the City decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Answer the questions briefly, with the most precise information known, or give the best description you can. You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer or if a question does not apply to your proposal, write "do not know" or "does not apply." Giving complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the Planner in the Permit Center can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. Include reference to any reports on studies that you are aware of which are relevant to the answers you provide. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impacts.

Use of a Checklist for Nonproject Proposals: *A nonproject proposal includes plans, policies, and programs where actions are different or broader than a single site-specific proposal.*

For nonproject proposals, complete the Environmental Checklist even though you may answer "does not apply" to most questions. In addition, complete the Supplemental Sheet for Nonproject Actions available from Permit Processing.

For nonproject actions, the references in the checklist to the words *project*, *applicant*, and *property* or *site* should be read as *proposal*, *proposer*, and *affected geographic area*, respectively.

Attach an 8 ½" x 11 vicinity map which accurately locates the proposed site.

Received
MAY 18 2016
Permit Processing

Worzel Lake Shack

2399 Killarney Way

BACKGROUND INFORMATION

Property Owner: Mimi and Ken Worzel

Proponent:

Contact Person: David Bennett
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 3616 E Denny Way
Seattle, WA 98122

Phone: (206) 328-4389

Proposal Title: Worzel Lake Shack

Proposal Location: 2399 Killarney Way (cross street is SE 25th Street)
(Street address and nearest cross street or intersection) Provide a legal description if available.
Assessor's parcel #052405-9076
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 detached one-story lake shack on an existing developed site. Includes mitigation plan to allow minor encroachment into critical areas.
2. Acreage of site: 0.61
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: 545
7. Quantity of earth movement (in cubic yards): 69
8. Proposed land use: Single Family - no change
9. Design features, including building height, number of stories and proposed exterior materials:
   One story, 12'-10" tall structure with disappearing doors. Exterior of concrete and cedar. Green roof.
10. Other

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

Proposal complete and submitted to City of Bellevue on May 13, 2016.

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

Not specifically to this proposal, but there is a plan to remodel the existing single family residence on the site.

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

Critical Areas Evaluation and Geotechnical Engineering Report by The Riley Group, dated March 18, 2016.
Critical Areas Report and Mitigation Plan by Wetland Resources, Inc., dated May 4, 2016.

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.

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)? 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.

Fill consisting of loose to medium dense silty sand with gravel. Native soil is medium dense to very dense silty sand with varying amounts of gravel and sand with varying amounts of silt and gravel.

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.

Excavation of 69 cubic yards for foundation and retaining wall at lake shack.
Fill of 34 yards of structural fill.

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

If BMPs are not followed, erosion could occur. With BMPs in place and monitored, erosion will be negligible.

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

33%

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

Silt fence, straw wattles, preserving natural vegetation, careful concrete handling.

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.

During construction: dust, truck and machine odors and exhaust.
After project is completed: smoke from barbecue and pizza oven.

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.

Site contains shoreline of Lake Washington

(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 work over or in Lake Washington. All work is adjacent to Lake Washington as shown on accompanying drawings.

(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.

There is the possibility that ground water will need to be withdrawn, depending on the specific timing of the excavation and foundation work.

(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.

During construction: storm water is filtered by a silt fence and then sheet flows into Lake Washington. After project completion: the green roof absorbs most of the storm water, the remainder is piped into the existing storm drain which discharges to Lake Washington.

(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:

During construction: silt fence and straw wattles.
After project completion: green roof.

4. Plants

a. Check or circle types of vegetation found on the site:

- [x] deciduous tree: alder, maple, aspen, other
- [x] evergreen tree: fir, cedar, pine, other
- [x] shrubs
- [x] 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?

Grass and ivy will be removed.

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:

Mitigation plan includes native plantings such as Pacific Rhododendron, Mock Orange, Western Flowering Dogwood, Red-flowering current, Nootka Rose, Snowberry, Sword Fern, Salal, Dwarf Oregon Grape and Coastal Strawberry.

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:
- [x] Fish: bass, salmon, trout, herring, shellfish, other:

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

No

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

No

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

No change to the existing bulkhead. New bird box to provide additional habitat structure.

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 for lights and small appliances. Gas for hot water.

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

No, the one-story building will not affect adjacent properties solar capabilities.

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:

Green roof as extra insulation.

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.

Short term: low levels of noise from general construction activity, Monday-Friday, 7:00am-6:00pm and Saturdays 9:00am-6:00pm, except none on Federal holidays.
Long term: none.

(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 residences

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

No

c. Describe any structures on the site.

Single family residence with attached garage and existing pier.

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

No

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

Single Family R-1.8

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

SF-L

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

Recreational Boating

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

Yes. Lake Washington

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

A family of 5 resides on the site.

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

Zero

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:

Mitigation Plan

9. Housing

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

One existing single family residence - no new units.

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

One existing single family residence to remain - no units are being eliminated.

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

None

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?

12'-10" from average existing grade. Exterior of concrete and cedar.

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

The one story structure will not affect views.

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

Green roof.

11. Light and Glare

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

Possible reflection off of glass doors just prior to sunset each day.

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:

Sun shades on one side, deep roof overhang on another side.

12. Recreation

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

Boating.

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.

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

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.

Killarney Way

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

No

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

No change to parking. 2 spaces in existing garage + 2 on existing asphalt pad. None eliminated.

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.

Yes, adjacent to Lake Washington.

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

Approximately 7 per day.

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.

Electricity, natural gas, refuse service, telephone and sanitary sewer.

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.

No new utilities.

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 05/17/2016

City Parks
Parcels
Streams
2ft Contours
Index Contours
Interval Contours

Subject Site

Killarney Way

2233 102ND PL SE
BLARNEY PL SE
2229 102ND PL SE
BLARNEY PL SE
10201 SE 23RD ST
2304 BLARNEY PL SE
2325 104TH AVE SE
2402 KILLARNEY WAY
2408 100TH AVE SE
2412 KILLARNEY WAY

Locator Map

Worzel Accessory Structure
2399 Killarney Way

0 50 100
Scale 1: 600 Feet

Map Generated on: 06/16/2016

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