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. 16-102771-LN

Project Name/Address: Chen Three Lot Short Plat 16709 SE Newport Way
Bellevue, WA. 98027

Planner: Mark Brennan

Phone Number: 425-452-2973

**Minimum Comment Period:** October 13, 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.**

REVIEWED BY:
MARK BRENNAN (MB)
AUGUST 30, 2016

## BACKGROUND INFORMATION

16-102771-LN

Property Owner: Yu Dong and Yurong Chen

Proponent:

Contact Person: AP Consulting Engineers PLLC; Adam E. Paul, P.E.
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: PO Box 162
Auburn, Wa 98071

Phone: (253) 347-0887

Proposal Title: Amy Chen Short Plat

Proposal Location: 16709 SE Newport Way Bellevue, Wa 98027 R-3.5 NEWCASTLE SUB-AREA
(Street address and nearest cross street or intersection) Provide a legal description if available. EASTGATE NEIGHBORHOOD AREA
Attached at the end
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: An existing house is getting a garage addition and two new houses will be built
   GARAGE ADDITION MUST ADHERE TO LOT SETBACK & IMPERVIOUS SURFACE & STRUCTURE AREA MAX. CALCULATIONS.
2. Acreage of site: 0.7 acres
3. Number of dwelling units/buildings to be demolished: 0
4. Number of dwelling units/buildings to be constructed: 2
5. Square footage of buildings to be demolished: 0
6. Square footage of buildings to be constructed: approximately 6,143 SF NEW CONSTRUCTION MUST ADHERE TO LOT SETBACKS; THESE MAY DECREASE AREAS
7. Quantity of earth movement (in cubic yards): 5,660 CY cut, 31 CY fill SEE NOTE ON PAGE 4
8. Proposed land use: Single Family
9. Design features, including building height, number of stories and proposed exterior materials:
   Max Building height is 30 feet, two story buildings, Hardie siding and stone veneer exterior
10. Other

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

Estimated date of completion is fall of 2017

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

No

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

A Preliminary Stormwater Site Plan has been prepared by AP Consulting Engineers PLLC. A discussion of the feasibility of infiltration has been prepared by Geotech Consultants Inc. PROBABLE TREE INVENTORY & ARBORIST REPORT

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.

Preliminary Approval, Final Engineering Approval, Final Plat Approval CLEAR & GRADE
PRELIMINARY SHORT PLAT: FILE# 16-102771-LN; MAY 11, 2016

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
- [x] Preliminary Plat or Planned Unit Development
  Preliminary plat map
- [x] 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 [x] Hilly [ ] Steep slopes [ ] Mountains [ ] Other

b. What is the steepest slope on the site (approximate percent slope)? Developed site has been designed so that on-site slopes do not exceed 50%
SMALL AREA OF 37% +/- SLOPE @ SE CORNER OF SITE. GENERALLY SLOPE IS 19% +/-

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.

Based on Geotech Consultants: silty sand with gravel; USDA soil survey: Everett-Alderwood gravelly sandy loam (EwC)

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

None known



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

Cut: 5660 CY; Fill: 30 CY, grading quantities necessary to provide access, building pads, and infiltration facilities. PER LUC 20.20.460.E, TOPOGRAPHIC MODIFICATIONS MUST BE MINIMIZED, GARAGES SHALL BE LOCATED PER STANDARDS SET THEREIN & LIMITS OF EXCAVATION MUST BE ADHERED TO.

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

Erosion is possible due to the hilly nature of the site.

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

Approximately 47% will be covered by impervious surfaces MAXIMUM 50% PER LUC 20.10.010

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

Erosion and sedimentation control measures that comply with the City of Bellevue's standards and other applicable standards will be applied such as construction entrances, silt fence, and dust control measures, where necessary. SEDIMENTATION & EROSION CONTROL WILL BE REVIEWED UNDER BCC 23.76

## 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.

Standard construction equipment emissions are anticipated during construction. Air emissions will be minimal when the project is completed and will only be what is typically associated with residential uses.

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 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.

None known

(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



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(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.

Not applicable

(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.

None proposed

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 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.

Stormwater runoff will come from the landscaping and new impervious areas proposed and most will be infiltrated on-site

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

This is unlikely and would only include small quantities of oils or sediments from residential uses.



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

Rain gardens for the purpose of infiltration will be constructed on each site in acordance with the City of Bellevue's adopted stormwater manual and all applicable regulations in order to control the quantity and quality of the runoff from the site.

**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?

All vegetation within the project boundaries will be removed
EXISTING TREES TO BE RETAINED PER "TREE RETENTION & REPLACEMENT" IN LUC 20.20.900.

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:

Sodding or hydroseeding and other landscaping will be done in order to restore vegetation once the project is complete.

**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:



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

None known

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:

None known

**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

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:

All new buildings will comply with the WSEC

**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.

None known

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

Oils from vehicles or fertilizers may pose a contamination risk, but these will be used in small residential quantities.

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

Some water quality treatment will be provided as runoff is infiltrated into on-site soils.



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b. Noise

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

Vehicular traffic noises may affect the 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.

Short-term construction noises will occur from standard construction equipment. Only noises from standard residential uses will occur over the long-term.

CONSTRUCTION NOISE SHALL COMPLY WITH THE REQUIREMENTS OF B.C.C. 9.18

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

All of the City of Bellevue's requirements for construction hours will be followed. No other measures are proposed.

CONSTRUCTION NOISE SHALL COMPLY WITH THE REQUIREMENTS OF B.C.C. 9.18

**8. Land and Shoreline Use**

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

The site currently has a single-family home and all of the surrounding properties contain single-family residences.

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

No

c. Describe any structures on the site.

There is an existing single-family residence.

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

No

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

R-3.5

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

R-3.5

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.

No

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

Approximately 9 people

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

The project would not displace anyone.



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

The project will comply with all of the City's zoning code requirements.

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

None proposed CLARIFICATION: THE PROPOSAL MUST BE COMPATIBLE WITH EXISTING + PROJECTED LAND USES + PLANS IN ORDER TO BE APPROVED.

**9. Housing**

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

3 middle-income units are proposed. CLARIFICATION: ONE EXISTING TO REMAIN AND TWO NEW UNITS.

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

None proposed

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?

Maximum building height will not exceed 30 feet; Hardie siding and stone veneer for the exterior.

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

None known N/A

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

None proposed



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## 11. Light and Glare

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

Exterior residential-grade lights are anticipated and lights from vehicles. These may be in use in the evening.

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

Not anticipated

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

Only lighting from the surrounding residences and any normal vehicular traffic in the residential neighborhoods.

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?

Timberlake Park is located to the east of the property

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 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.

The site has frontage on SE Newport Way. I-90 is in the near vicinity. The lots will be sharing a driveway

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

The site is served by Metro Transit along SE Newport Way. The nearest transit stop is about 0.1 miles from the property.

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

No parking space will be created or eliminated. CLARIFICATION: PARKING SPACE (ON-SITE) FOR EACH OF THE PROPOSED 10 RESIDENCES WOULD BE ADDED, EVEN IF WITHIN A GARAGE.

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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).

None proposed

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.

Approximately 28.7 trips are anticipated by the ITE manual projections. Peaks are expected to occur from 7-9 am and 4-6 pm. No commercial vehicles are expected.

g. Proposed measures to reduce or control transportation impacts, if any:

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.

Only the standard increases that are expected with new residents.

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.

Water: construction of new water service lines and meters, provided by City of Bellevue; Sewer: construction of new side sewers, provided by City of Bellevue; Electricity: construction of new electrical service connections, provided by PSE; Natural Gas: construction of new gas service connections, provided by PSE; Refuse Service: no construction, provided by 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 Adam E Paul, PE Date Submitted 8/9/2016



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**Legal Description:**

WILLOW RIDGE TRS
**Plat Lot:** 38
NW 1/4 OF THE SW 1/4 SEC13, TWP 24, RGE. 5 E W.M., KING COUNTY, WASHINGTON

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