DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
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. 16-137788-LA

Project Name/Address: SE03414E Newport Shores/PSE
WSDOT R.O.W. between 120th Ave. SE and Lake Washington Blvd. SE.

Planner: Mark C. Brennan

Phone Number: (425) 452-2973

Minimum Comment Period: 14 days

Materials included in this Notice:

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

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) 8-12-10

BACKGROUND INFORMATION

Property Owner: WSDOT ROW

Proponent: T-Mobile

Contact Person: Jeremy Boone
(If different from the owner. All questions and correspondence will be directed to the individual listed.)
Address: 540 W. Madison Street, Suite 1700, Chicago, IL 60661

Phone: 708-473-2453

Proposal Title: SE03414E Newport Shores

Proposal Location: ROW between 120th Avenue SE & Lake Washington Blvd.
(Street address and nearest cross street or intersection) Provide a legal description if available.
I.H. 405 Right Of Way
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: Replace existing PSE utility pole for new glue laminated pole with new T-Mobile antennas within WSDOT ROW. Radio and cabinet equipment proposed in new 12'x10'
2. Acreage of site: ROW
3. Number of dwelling units/buildings to be demolished: 0
4. Number of dwelling units/buildings to be constructed: 0
5. Square footage of buildings to be demolished: 0
6. Square footage of buildings to be constructed: 0
7. Quantity of earth movement (in cubic yards): Approx. 5 yd^3
8. Proposed land use: Utility/WCF
9. Design features, including building height, number of stories and proposed exterior materials:
   79' glue laminated replacement pole with 12'x10' chain-link-fenced compound with 10'x8' concrete pad. New access drive. Fence height 6'
10. Other

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

July 2017

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

No

MB

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

GeoTechnical Report, NEPA, and noise report are being created for project.

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.

WCF in ROW app filed - 16 132769 CA submitted 5/25/16

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.

ACUP to be filed
WCF in ROW app filed - 16 132769 CA submitted 5/25/16
Clearing and Grading Permit and ROW Permit to be filed

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)? approx 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.

Unknown

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

Erosion and landslide hazards, as determined by the standards in 1990 SAO.

MB

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

PSE will manage construction to remove the existing utility pole and replace it with a new utility pole. There will likely be some filling or grading associated with that construction.

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

Given the environmental hazards present, yes since foliage will be cleared for an access drive.

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

Less than 10%

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

Please see preliminary grading plans with ACUP application.

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.

Small quantities of dust and exhaust will be released from construction vehicles and construction activities during the approximate one-month construction phase. Any RF emissions from the completed facility will meet FCC requirements, per the RF report in the ACUP application.

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 necessary

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.

No

(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

MB

(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.

The proposed is an unmanned wireless communication facility and will not require such systems.

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.

Any runoff would be storm water and would follow natural, existing runoff paths.

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

No

UB

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

N/A

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?

Removing shrubs and grass for proposed gravel access drive and concrete equipment pad. Approximate clearing area amounts to less than 600 sq. ft.

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

Unknown

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

None proposed

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:

- [x] Birds: hawk, heron, eagle, songbirds, other:
- [x] Mammals: deer, bear, elk, beaver, other:
- [ ] Fish: bass, salmon, trout, herring, shellfish, other:

MB

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

Unknown

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

Unknown

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

None proposed

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.

Electrical to power proposed equipment

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:

Not applicable

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.

Radio Frequency emissions from proposed antennas

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

None

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

The proposed site will be in compliance with the emission regulations set forth by the FCC and will pose little hazard to public and environment. Please refer to the RF Study submitted with the ACUP application for details.

MB

b. Noise

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

Traffic noise exists from the surrounding roads and highway. Rail noise is generated from adjacent railway.

(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.

Construction noise will occur for a limited time during the prescribed hours set forth in Bellevue's municipal code. Little to no noise will be generated from the site on a long-term basis. The radio cabinets will be contained within the fenced area and will comply with all City of Bellevue noise regulations.

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

Minor construction noise will be controlled per BCC 9.18(C).

8. Land and Shoreline Use

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

Current use is utility within single family residential property (R-5 and R-2.5).

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

No

c. Describe any structures on the site.

Existing PSE utility pole

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

Replacing existing utility pole with upgraded glue laminated pole.

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

R-5

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

Single family SF-H

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.

Erosion and Landslide hazards, per 1990 SAO

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

Unmanned facility with once-a-month maintenance work by technician(s).

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

None

MB

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

Not applicable

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

Per Criteria Compliance Narrative submitted for the ACUP, the proposed facility will follow Bellevue's design standards for WFC in ROW in residential districts. The proposed site was chosen based off of BCC's established hierarchy and designed to be compatible with the surrounding area.

9. Housing

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

Not applicable

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

Not applicable

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

Not applicable.

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?

79' glue laminated pole

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

The height increase of the pole will not obstruct views from nearby parcels. Please see application photo sims.

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

Per Criteria Compliance Narrative submitted for the ACUP, the proposed facility will follow Bellevue's design standards for WFC in ROW in residential districts. Antennas will be painted to match the new glue laminated pole and cables will be enclosed in conduit painted to match the pole. The compound will be enclosed with a chain link fence with privacy slats for security and to negate any aesthetic impacts. The site is also surrounded by existing vegetation, preventing views of the site.

MB

11. Light and Glare

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

Maintenance will occur in daytime. Low level work light at equipment compound provide for light in case of emergency maintenance at night.

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?

Possible biking or walking along 120th Avenue SE and Lake Washington Blvd.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No; the proposed WCF will not be in the path of any bikers or walkers and the ground equipment will be screened from view by existing vegetation.

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 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.

120th Avenue will provide access to site with new gravel access road.

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

Yes, Coal Creek Fwy STA (500 feet from site)

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

None, technicians would use the proposed access drive to temporarily park for maintenance.

MB

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.

The project will occur uphill from the railroad tracks near Lake Washington Blvd., but will not interfere or use them in any way.

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

Once a month for routine maintenance during regular business hours.

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

Creation of access drive for technicians, so the immediate ROW of 120th Avenue SE will not be used for parking.

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.

Fiber

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.

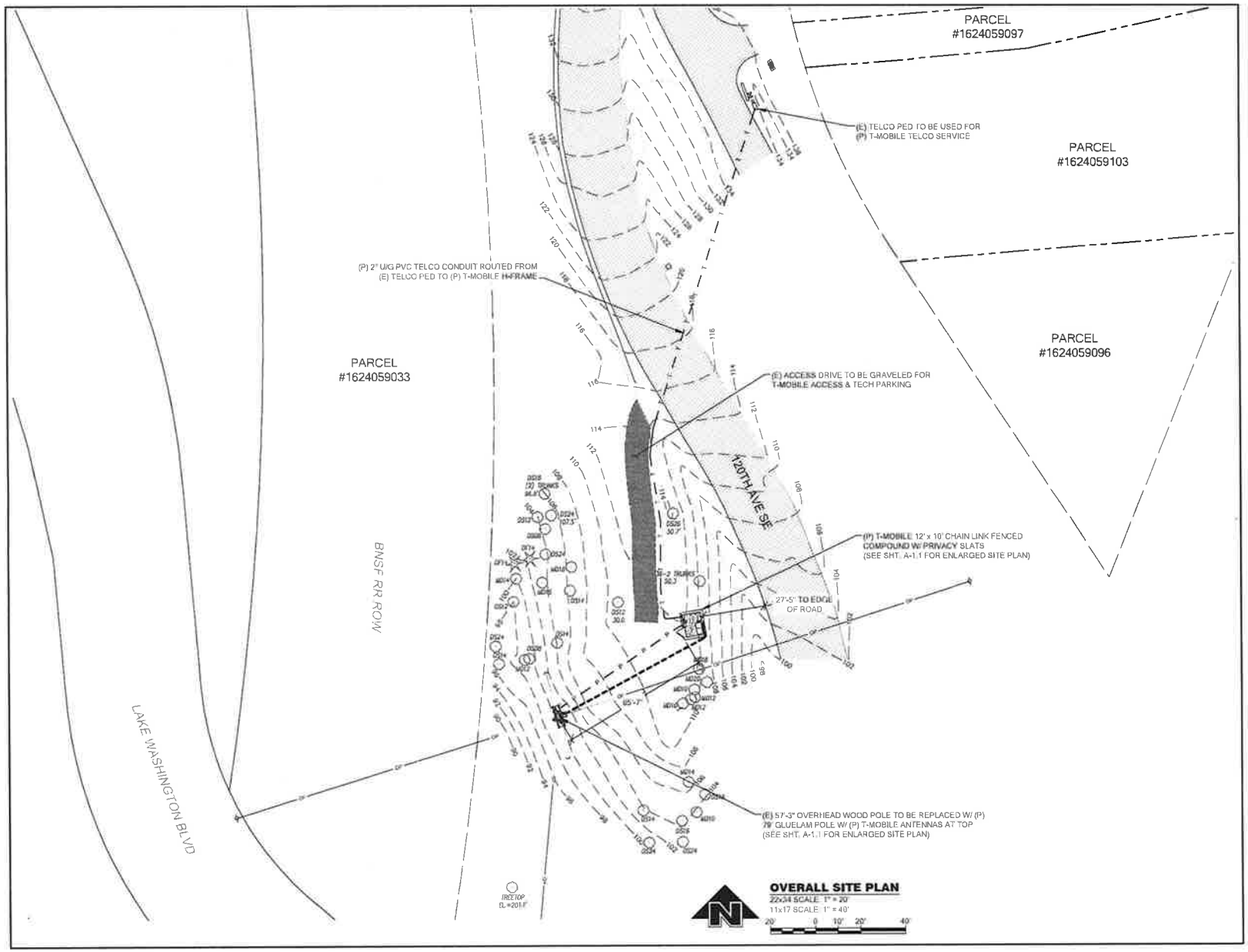
Electricity provided by PSE from the utility pole and fiber will be provided by microwave backhaul antenna.

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 07/25/2016

MB



T-Mobile

PROJECT INFORMATION:

NEWPORT YACHT CLUB/PSE/WSDOT
SE03414E
PUBLIC ROW
BELLEVUE, WA 98007

ISSUED FOR:

BUILDING PERMIT

REVISION HISTORY:

NO.	DATE:	DESCRIPTION:	CHK. BY:
6	[illegible]	MW DISH ADDED	BJT
5	[illegible]	REV PER REDLINE, UPDATE STYLE SHEET	BJT
4	[illegible]	REVISED POLE HEIGHT	BJT
3	[illegible]	REVISED PER REDLINES	BJT
2	[illegible]	ISSUED DESIGN REVIEW	BJT

PLANS PREPARED BY:

B. J. THOMAS, P.E.
7607 80TH AVE NE
MARYSVILLE, WA 98270
206-851-1106

DRAWN BY:	CHK. BY:
JL	BJ

LICENSURE:

DRAWING INFORMATION:

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE CONSULTANTS OF ANY ERRORS AND OMISSIONS. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN WHICH IS RELATED TO NAMED CLIENT IS STRICTLY PROHIBITED.

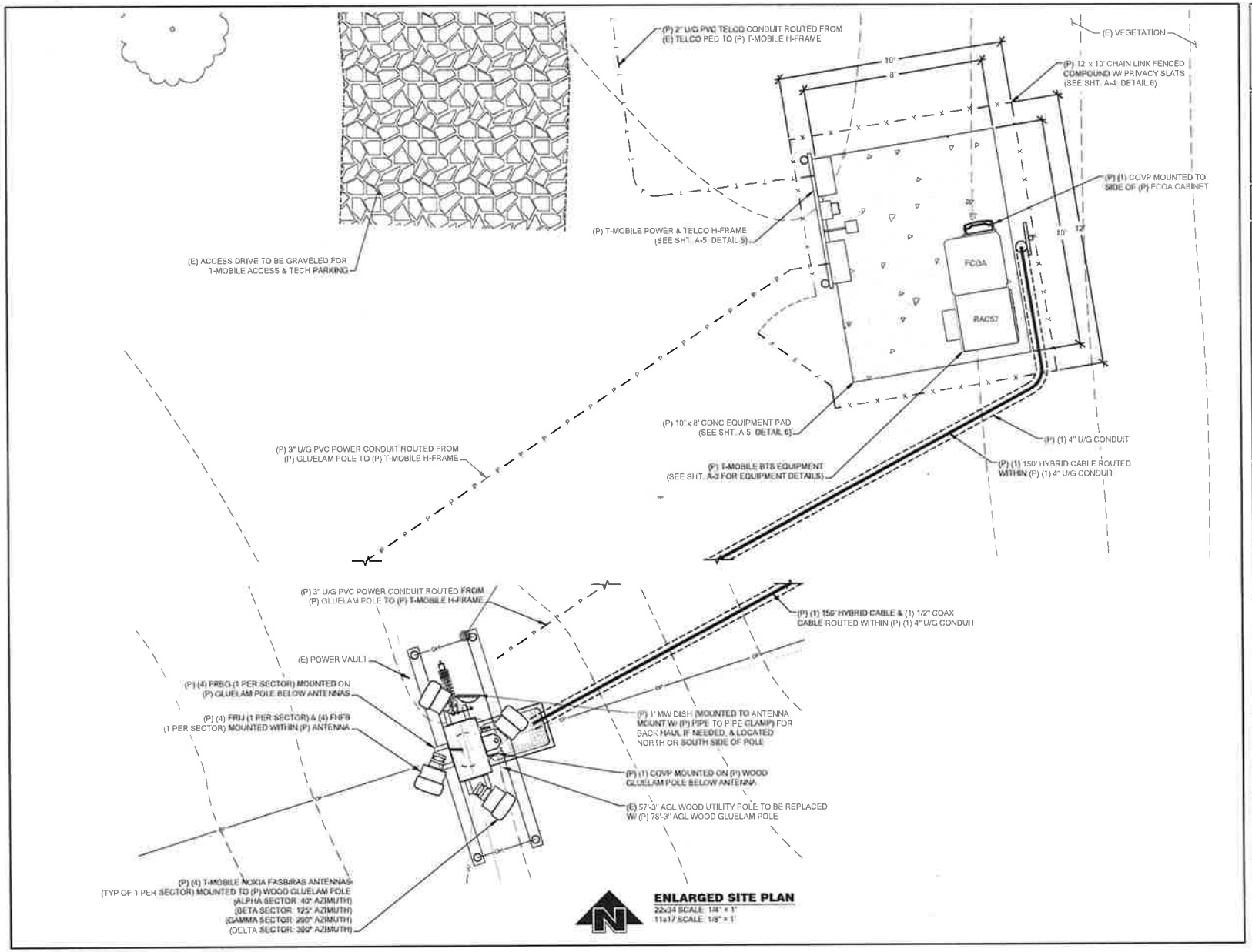
DRAWING TITLE:

OVERALL SITE PLAN

DRAWING NUMBER:

A-1

MB



ENLARGED SITE PLAN
22x34 SCALE: 1/4" = 1'
11x17 SCALE: 1/8" = 1'

T-Mobile

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SE03414E
PUBLIC ROW
BELLEVUE, WA 98007

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2	[illegible]	REVISED PER REDLINES	BJT
1	[illegible]	ISSUED DESIGN REVIEW	BJT

PLANS PREPARED BY:

B. J. THOMAS, P.E.
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206-851-1106

DRAWN BY:	CHK. BY:
JL	BJ

LICENSURE:

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DRAWING TITLE:

ENLARGED SITE PLAN

DRAWING NUMBER:

A-1.1

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