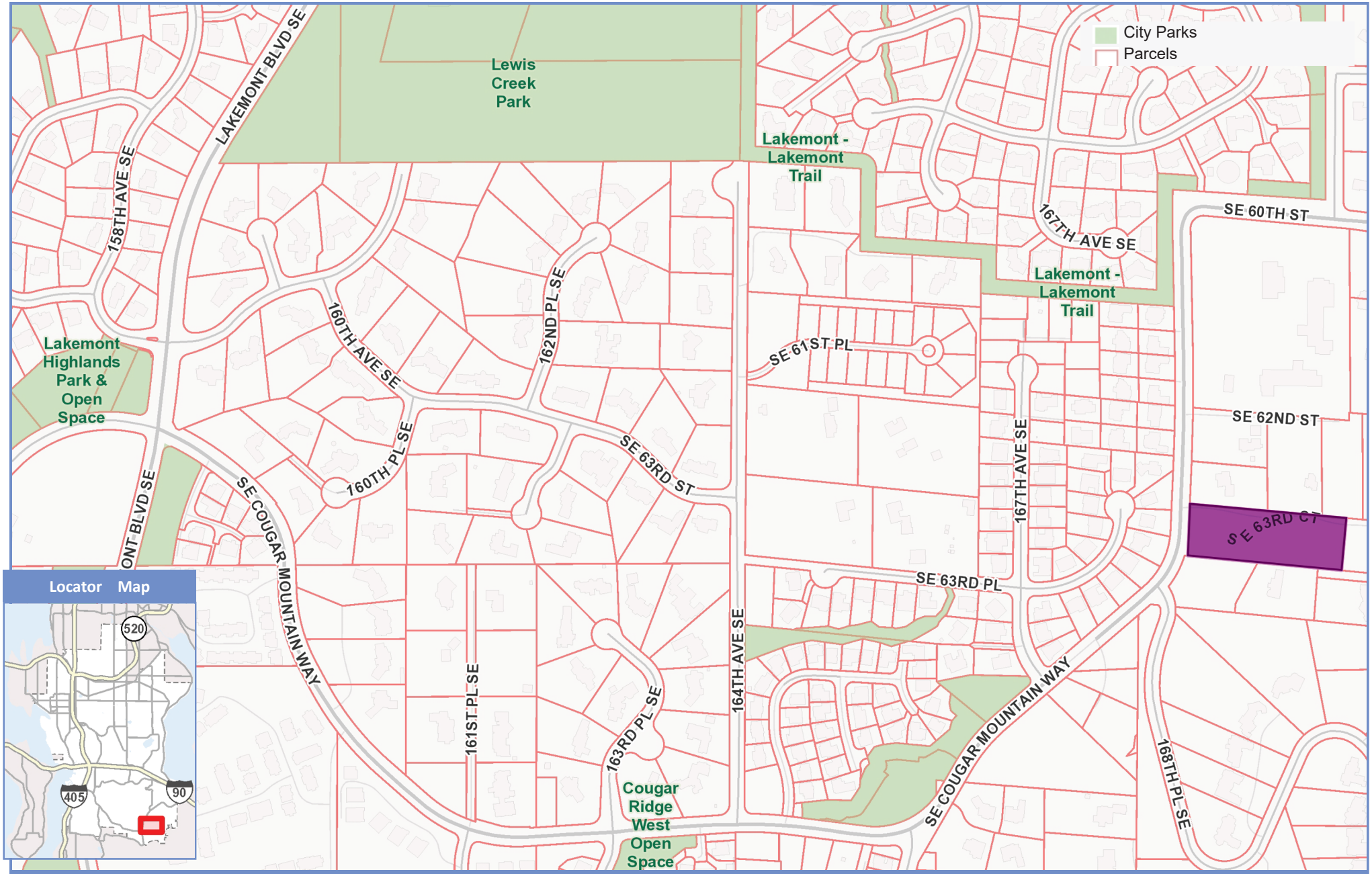



# 17-125796-LN

## Buttar Conservation Short Plat

## 16811 SE 63rd Crt

0 426 852

Scale 1: 5,109 Feet

Map Generated on: 11/09/2017

The City of Bellevue does not guarantee that the information on this map is accurate or complete. This data is provided on an "as is" basis and disclaims all warranties.

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. | 17-125796-LN |
| Project Name/Address: | Buttar Conservation Short Plat |
| | 16811 SE 63rd Crt |
| Planner: | Carol Orr |
| Phone Number: | 425-452-2896 |

**Minimum Comment Period: 14 Days**

Materials included in this Notice:

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

**WAC 197-11-960 Environmental checklist.**

ENVIRONMENTAL CHECKLIST

*Purpose of 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 agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

*Instructions for applicants:*

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. 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." 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 governmental agencies 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. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

*Use of checklist for nonproject proposals:*

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

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.

A. BACKGROUND

1. Name of proposed project, if applicable:

**Buttar Short Plat**

2. Name of applicant: **Rashpal Buttar**

3. Address and phone number of applicant and contact person:

| **Applicant:** | **Contact Person:** |
|---|---|
| **Rasphal Buttar** | **Greg Diener, P.E.** |
| **6529 161st PL SE** | **Pacific Engineering Design LLC** |
| **Bellevue, WA 98006** | **15445 53rd Ave. S, Suite 100** |
| **(425) 749-1377** | **Seattle, WA 98188** |
| | **(206) 431-7970** |

4. Date checklist prepared: **October 17, 2017**

5. Agency requesting checklist: **City of Bellevue**

6. Proposed timing or schedule (including phasing, if applicable):

**Proposed project to begin Summer 2018**

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

**No.**

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

**The site contains areas of steep slope critical area as defined by the City of Bellevue land use code.**

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

**No.**

10. List any government approvals or permits that will be needed for your proposal, if known.

**Preliminary and Final Short Plat approval, Developer Extension Agreements, Engineering Plan Approval and Building Permits.**

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

**The proposed development consists of 2 single-family lots with access driveways and utilities. The existing parcel is 2.47 acres.**

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

**The project site is located along SE Cougar Mountain Way, north of 168th Place SE (tax lot no. 242405-9084). The project is located in King County: Section 25, Township 24 North, Range 05 East (see attached Vicinity Map).**

B. ENVIRONMENTAL ELEMENTS

1. **Earth**

a. General description of the site (circle one): Flat, rolling, hilly, **steep slopes**, mountainous, other . . . . . .

b. What is the steepest slope on the site (approximate percent slope)?

**The site has 20% to 40% slopes.**

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

**Soils on the west 60% portion of the site are classified as Alderwood gravelly sandy loam, AgC, 6 to 15 percent slopes. Soils on the east 40% portion of the site are classified as Beausite gravelly sandy loam, BeD, 15 to 30 percent slopes.**

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

**None Known.**

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

**Grading will occur to install the infrastructure and to prepare building pads for the lots. The amount of material for these grading and filling activities has not been determined at this time.**

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

**Erosion could occur on the site when vegetation is removed. Water and wind could erode exposed soils on the site.**

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

**Impervious areas and houses are anticipated to not exceed 15% of the area of respective lots.**

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

**During construction, the contractor will follow an approved erosion control plan that will likely include silt fences, straw bales and temporary storm drainage features. Minimizing soil disturbances during rainy months will also reduce the potential for erosion.**

2. **Air**

a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

**During project construction, heavy equipment operation and worker's vehicles would generate exhaust emissions into the local air. Construction activity on the site could also generate dust and particulate matter into the local air. The completed project would result in a minor increase in the amount of exhaust related pollutants in the air from traffic**

**related to the new homes (increase of 2 homes). Typical residential use of lawn mowers, fireplaces and barbecues is also anticipated.**

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 air, if any:

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.

**Not applicable.**

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, the site is not within a floodplain mapped by FEMA.**

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, purpose, and approximate quantities if known.

**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.**

c. Water runoff (including stormwater):

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.

**It is anticipated that on-site stormwater generated as a result of this proposed lot development will be collected in catch basins and pipes and conveyed to a new detention system. Flow from the detention system will be conveyed to the public storm drainage system in SE Cougar Mountain Way.**

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

**Urban pollutants from automobiles and landscaping activities could enter the proposed stormwater drainage facilities. Stormwater quality treatment, using a Stormfilter structure, is proposed prior to discharge to the public storm drainage system.**

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

**The proposed stormwater system for the site would detain the site's water and release the flows at a rate matching or less than the pre-development rate.**

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, bullrush, 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?

**The proposal would require removal of a portion of the site's existing vegetation for the construction of access driveways and to prepare building pads.**

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

**Not known.**

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

**Homes will be landscaped to enhance site vegetation. As much native vegetation as possible will be undisturbed during construction.**

5. **Animals**

a. 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:
_____mammals: deer, bear, elk, beaver, other:
_____fish: bass, salmon, trout, herring, shellfish, other:

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

**Not known.**

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

**Not known.**

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

**As many trees and native vegetation as possible will be retained on the site.**

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 needs? Describe whether it will be used for heating, manufacturing, etc.

**Electricity and/or natural gas will provide power and heating for the home to be built on the site.**

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 this proposal? List other proposed measures to reduce or control energy impacts, if any:

**The homes built on the proposed lots will comply with the applicable energy code requirements in the City of Bellevue Building Code.**

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.

**The new homes will utilize existing emergency services.**

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

**Not Applicable.**

b. **Noise**

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

**The dominant source of noise in the vicinity is generated by traffic on SE Cougar Mountain Way.**

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

**Construction activities on the site would temporarily elevate the peak on-site noise levels. All construction will occur during the City of Bellevue's approved hours of operation. The completed project would result in noise levels typical for a single-family neighborhood.**

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

**Construction activities will be limited to those hours of operation permitted by the City of Bellevue, and construction equipment will not be allowed to idle for continuous periods of time, which will help to mitigate the impacts of potential construction noise.**

8. **Land and shoreline use**

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

**The site is currently vacant. The designated use of the site is residential. SE Cougar Mountain Way borders the property on the west. Single family residences exist to the north, the east, and the south.**

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

**Not Known.**

c. Describe any structures on the site.

**A garage exists on the site.**

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

**The existing garage structure is anticipated to be demolished.**

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

**R-1.**

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

**The project is located in the City of Bellevue's Newcastle comprehensive plan sub area.**

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

**Not Applicable.**

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

**The site contains areas of steep slope critical area as defined by the City of Bellevue land use code.**

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

**Assuming 2.5 people per household, approximately 5 people would reside in the completed project.**

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

**None.**

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

**Not Applicable.**

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

**The proposed use and density is compatible with the existing, surrounding single-family residential neighborhoods.**

9. **Housing**

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

**The proposal is for two new single family residences in the upper income range.**

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

**None.**

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

**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?

**Maximum building height will be dictated by the City of Bellevue Code. The height of proposed structures is not known at this time.**

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

**It is not anticipated that views in the immediate vicinity would be altered or obstructed.**

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

**None.**

11. **Light and glare**

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

**It is not anticipated that the proposal would produce any glare. Household lights and automobile headlights may be noticeable at night.**

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

**Not under normal circumstances.**

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

**Not Known.**

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

**Retaining vegetation on the site will reduce light impacts both on and off the site.**

12. **Recreation**

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

**Cougar Mountain Community Park and Cougar Mountain Regional Wildland Park.**

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:

**Not applicable.**

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, archaeological, 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:

**Not Applicable.**

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 will be accessed from SE Cougar Mountain Way.**

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

**The site is not served by public transit. The closest transit stop, Route 219, is approximately 3/4 mile from the proposed project site on Lakemont Boulevard SE.**

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

**The completed project will have a minimum of 8 off-street parking spaces, provided in the form of a two or three car garage and driveway aprons. No existing parking spaces will be 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).

**New, private internal driveways are proposed to provide access to the individual lots.**

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.

**Typical residential traffic is estimated to be ten vehicle trips per day per lot, with peak volumes occurring between the hours of 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.**

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

**The proponent will pay any necessary transportation mitigation fees required by the City of Bellevue.**

15. **Public services**

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

**The completed project would result in a slight increase in the need for police and fire protection, as well as emergency medical service. There would also likely be a slight increase in school enrollment as well as demand for area recreational facilities.**

b. Proposed measures to reduce or control direct impacts on public services, if any.

**Mitigation fees required by the City for schools, parks, and transportation will be paid by the applicant or builder.**

16. **Utilities**

a. Circle utilities currently available at the site: **ELECTRICITY, NATURAL GAS, WATER, REFUSE SERVICE, TELEPHONE, SANITARY SEWER,** septic system

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.

**Puget Sound Energy to provide electricity and natural gas.**
**City of Bellevue to provide Storm Sewer**
**City of Bellevue to provide Water and Sanitary Sewer Service**

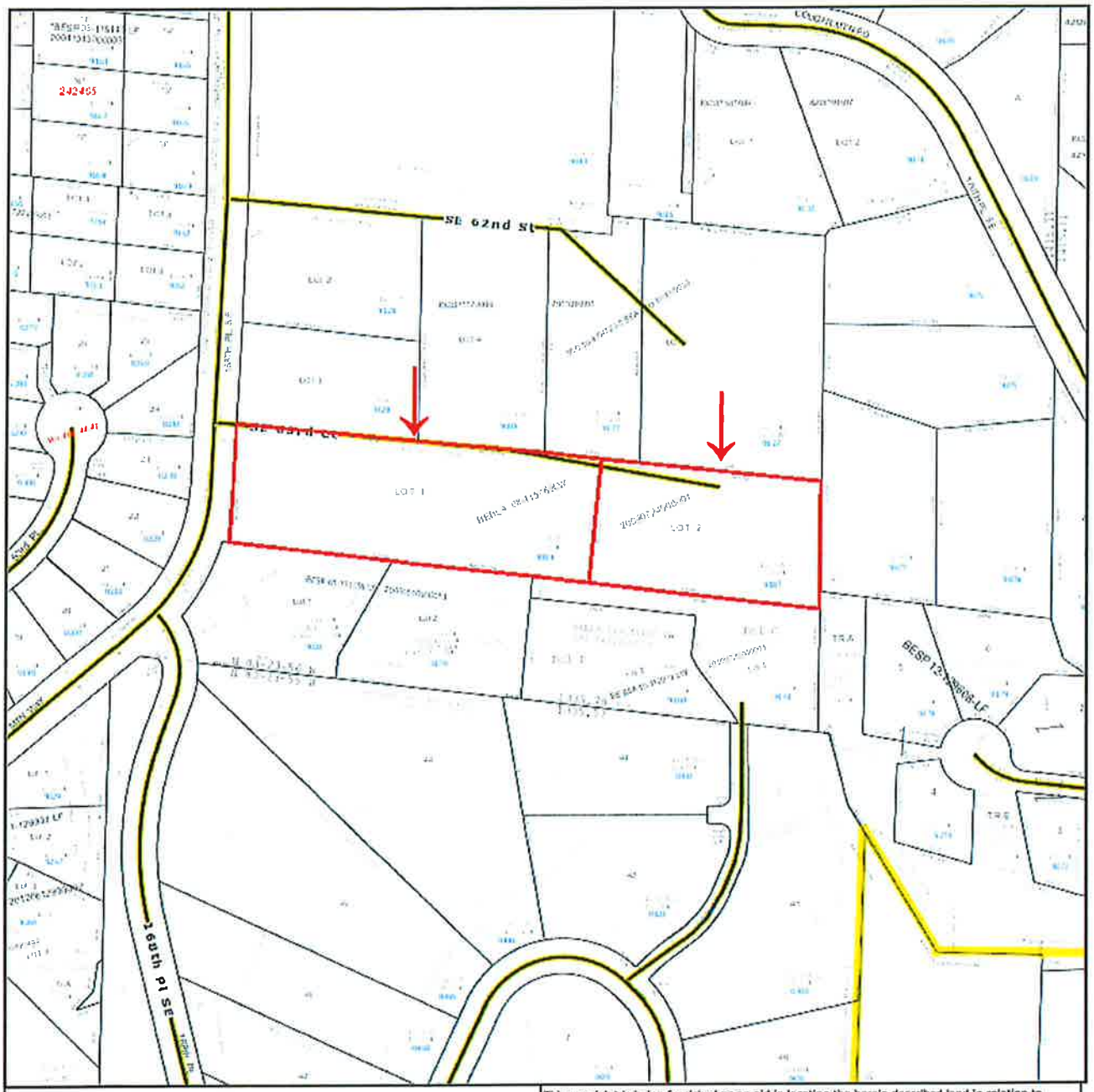
C. **SIGNATURE**

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: 10/18/17

Attachment: Vicinity Map

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