DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
ENVIRONMENTAL COORDINATOR
11511 MAIN ST., 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.	06-13366-LO ~~06-13366 LO~~
Project Name/Address:	Hanssen Critical Area Land Use Permit
Planner:	Michael Paine
Phone Number:	425-452-2739

Minimum Comment Period Ends:

Materials included in this Notice:

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

ENVIRONMENTAL CHECKLIST

M. Gill 12-27-06

5/24/04

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 the Permit Center (425 452 6864) 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).

RECEIVED

NOV 20 2006

PERMIT PROCESSING

BACKGROUND INFORMATION

Property Owner: Dr. Otto Hanssen

Proponent: Same

Contact Person: Bruce Johnson - Concept Engineering, Inc.
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 455 Rainier Boulevard N, Issaquah, WA 98027

Phone: 425-392-8055

Proposal Title: Clearing - Hanssen Cougar Mountain Properties

Proposal Location: SE Cougar Mountain Drive/SE 63rd Street
(Street address and nearest cross street or intersection) Provide a legal description if available.

Please attach an 8 ½" x 11" vicinity map that accurately locates the proposal site.

Give an accurate, brief description of the proposal's scope and nature:

1. General description: Critical Area Land Use Permit to remove isolated slopes ~~Clear approximately 8.2-acres; future 4-lot boundary line adjustment.~~ on four separate parcels. As proposed, action will eliminate 1.37 acres of lower-valued habitat on slopes & buffers while preserving 0.79 acres of higher valued forest habitat. Additional mitigation included.
2. Acreage of site: 9.7-Acres
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): 0
8. Proposed land use: No change
9. Design features, including building height, number of stories and proposed exterior materials: N/A
10. Other

Estimated date of completion of ' proposal or timing of phasing: Summ ?007

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
4-lot boundary line adjustment with subsequent single family residential construction

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

Boundary line adjustment - 06 123825 LW
Utility DE - 065 121983UE
King County Clear and Grade Permit - L06CG351

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. See above

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

X Critical Areas Permit - Site Plan B

A. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site: ☐ Flat ☐ Rolling ☐ Hilly **X** Steep slopes ☐ Mountains ☐ Other

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

d. Are there surfac lications or history of unstable soils i. , immediate vicinity? If so, describe.

No

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

None proposed at this time

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

No

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

None at this time

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

TESC measures for clearing only

2. AIR

a. What types of emissions to the air would result from the proposal (Le. 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.

None

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.

Unregulated Category 4 Wetland

MC

(2) Will the pr ~t require any work over, in, or adjac~ to (within 200 feet) the described waters? If , please describe and attach availabl. ns.

wetland apparent source of Type N stream. Clearing and filling likely not an option.

Yes - the wetland will be cleared

(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.

None

c. Water Runoff (i. .ding 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.

No significant changes in runoff due to the clearing as proposed

(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:

None

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

X 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?

Approximately 8.2 acres will be cleared of trees. Stumps, undergrowth and topsoil will remain

This approval for critical area modifications only.

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

Red tailed hawk (species of local importance)

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
Set aside 1.45 acres of high quality habitat in a tree preservation/wildlife corridor

Additional habitat mitigation recommended.

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:

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.
No

d. Proposed measures to preserve or enhance wildlife, if any:
Tree preservation/wildlife corridor

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.
None

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

c. What kinds of energy conservation features are included in the plans of the proposal? List other proposed measures to reduce or control energy impacts, if any:
None

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 - clearing equipment

(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?
Site is undeveloped - adjacent properties are SFR

b. Has the site been used for agriculture? If so, describe.
No

c. Describe any structures on the site.
None

d. Will any structures be demolished? If so, what?
No

e. What is the current zoning classification of the site?
~~RA-1~~ R-1 R 1.8

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

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

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.
Geologic hazard area Habitat Associated with Species of Local Importance

i. Approximately how many people would reside or work in the completed project?
None

j. Approximately how many people would the completed project displace?
None

k. Proposed measures to avoid or reduce displacement impacts. if any:
None

l. Proposed mea[illegible] to ensure the proposal is compat[illegible] with existing and projected land uses and plans, [illegible]ny:
None

9. Housing

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

None

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:

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?

N/A

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

None

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?

None

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?

King County Cougar Mountain 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:
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.

N/A

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.
Cougar Mountain Way SE

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?
None

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.
No

f. How many vel. ar trips per day would be generatec the completed project? If known, indicate when peak volumes would occur.

None

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.

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.

None

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 ....11-20-06....

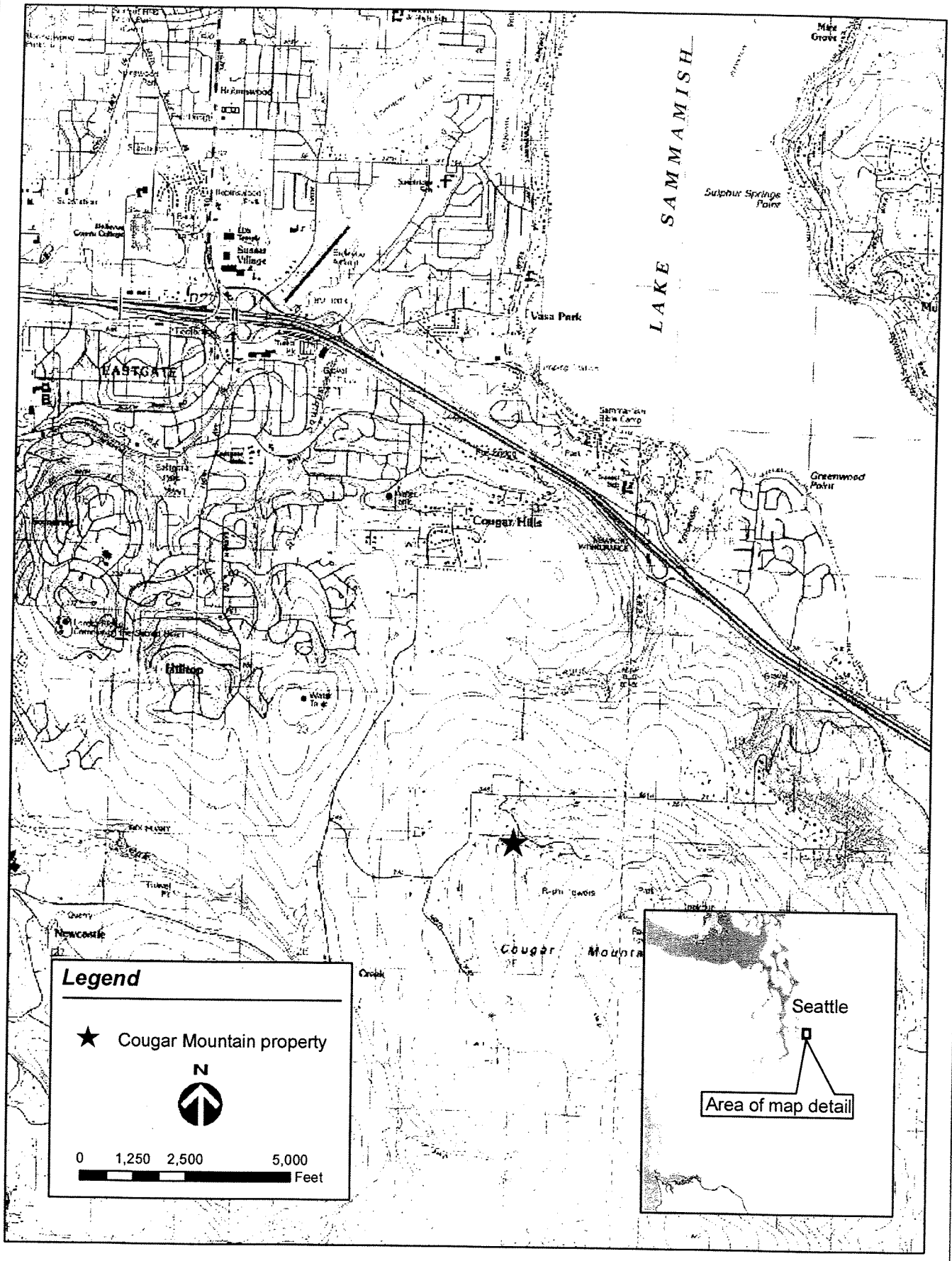

Figure 1. Vicinity map of the Cougar Mountain property in Bellevue, Washington.

LAKEMONT BLVD
NELS BERGLUND RD
SE COUGAR MT WY
166TH WAY SE
166TH WY SE
164TH AVE SE
164TH AVE SE
163RD PL SE
163RD PL SE
162ND PL SE
160TH AVE SE
160TH PL SE
159TH PL SE
SE 62ND ST
SE 64TH PL
SE 63RD PL
SE 63RD PL
167TH AVE SE
168TH PL SE
168TH PL SE
169TH PL SE
170TH PL SE
SE 65TH PL
SE COUGAR MT DR
SE 60TH ST
SE 59TH ST
SE 59TH PL
SE 58TH PL
SE 58TH PL
SE 58TH ST
SE 57TH PL
SE 57TH ST
SE 57TH PL
SE 58TH PL
SE 57TH PL
179TH AVE SE
166TH AVE SE
167TH AVE SE
168TH PL SE
169TH AVE SE
170TH AVE SE