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. 06-136776-LN

Project Name/Address: 45th Court Short Plat
13044 SE 45th Court

Planner: Carol L. Orr

Phone Number: 425-452-2896

Minimum Comment Period: February 1, 2007

Materials included in this Notice:

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

ENVIRONMENTAL CHECKLIST

12/19/06

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). Our TTY number is 425-452-4636.

BACKGROUND INFORMATION

Property Owner: **Johnson Chen**

Proponent: **Johnson Chen**

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

Address: **1375 NW Mall Street Suite 3, Issaquah, WA 98027**

Phone: **(425) 313-1078**

Proposal Title: **45th Court Short Plat**

Proposal Location: **13044 SE 45th COURT**
(Street address and nearest cross street or intersection) Provide a legal description if available.

162405 59 N 3/4 OF E 1/2 OF NE 1/4 OF SE 1/4 LESS N 779.66 FT LESS CO RD & LESS POR LY WLY & NLY OF LN RNG S 00-36-30 W 120.44 FT FR PT ON N LN THOF 180.44 FT W OF NE COR TH S 19-13-22 W 62.62 FT TH N 87-37-07 W 405 FT M/L TO W LN THOF

Please attach an 8 ½" x 11" vicinity map that accurately locates the proposal site. **See Figure 1:Vicinity Map**

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

1. General description: **The proposed project will be a 4 lot single family residential short plat. Access will be provided via a private access from 130th Avenue SE. All proposed driveways will connect to the private access.**

2. Acreage of site: **1.35 Acres**

3. Number of dwelling units/buildings to be demolished: **1 single family residence**

4. Number of dwelling units/buildings to be constructed: **4 single family residences**

5. Square footage of buildings to be demolished: **2,480**

6. Square footage of buildings to be constructed: **20,000 +/-**

7. Quantity of earth movement (in cubic yards): **Cut = 1,890 +/- CY, Fill = 60 +/- CY**

8. Proposed land use: **single family residential (R-5)**

9. Design features, including building height, number of stories and proposed exterior materials:
The proposed homes will be 2 stories with a daylight basement.

10. Other

RECEIVED
DEC 2 2 2006
Permit Processing

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

Summer 2007

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

No

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

Level 1 Downstream analysis

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 Short Plat
Final Short Plat
Construction Permits
NPDES

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)? ***35 %***

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.

Alderwood Gravelly Sandy Loam (AgC) per King Coutny SCS mapping. There is no prime farmland on the site.

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.

Trenching and excavation associated with utilities installation, road improvements, detention, etc. Estimated earthwork quantities: 1,890 CY cut, 60 CY fill.

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

Yes, some erosion will occur during construction, erosion will be controlled.

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

50 %

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

Re-vegetate exposed soils or cover with impervious surfaces. During construction - construction exit, plastic cover, catch basin inserts.

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.

Dust, auto emissions

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 at this time.

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.

N/A

(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.

N/A

(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, according to King County iMap, this site does not lie within a 100 year floodplain.

(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.

Not applicable.

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 generated by the developed site will be collected and tightlined to a detention tank and stormfilter system. The on-site system will discharge to the existing conveyance system within 130th Avenue SE. The site is tributary to Lake Washington.

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

Unknown

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

Stormwater runoff from the site will be collected into a new stormwater system consisting of a spill control separator, detention tank and a Stormwater Filter Catch Basin. This system will be reviewed for compliance with BCC 24.06.130, Surface Water Engineering Standards.

4. Plants

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

☒ deciduous tree: alder, maple, aspen, other

☒ evergreen tree: fir, cedar, pine, other

☒ shrubs

☒ 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, trees and dense brush

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:

Grass and landscaping with trees and shrubs.

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.

Not that is known.

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

None at this time.

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

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

Not that is known.

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:

Standard energy conservation measures that are required by the Uniform Building Code for the construction of the houses.

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 environmental hazards are expected.

(1) Describe special emergency services that might be required

None beyond standard life safety services.

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

None at this time.

b. Noise

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

No significant noise impacts.

(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 per City of Bellevue noise ordinance.

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

Observe City of Bellevue noise ordinance hours.

8. Land and Shoreline Use

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

Single family residential. The adjacent properties are all existing residential properties. Except for the panhandle portion of the existing parcel; the 130th Avenue SE ROW is on the west side.

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

No

c. Describe any structures on the site.

One single family residence and garage.

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

Yes, the single family home and garage will be demolished.

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

R.5, 7200 sq ft per lot

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

Single-Family High (SF-H), Factoria

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.

Not that is known.

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

4+ residences/families

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

Existing renters

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

Proper notice will be given to current tenants.

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

Meets land use code and comprehensive plan designation.

9. Housing

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

4 high income homes

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

1 middle income home

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?

Buildings will not exceed the allowable maximum building height as defined by the land use code.

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

None known.

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

Houses will be constructed to meet City of Bellevue codes, Zoning and Comprehensive Plan.

11. Light and Glare

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

Porch lights at night

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

No significant impact expected.

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

None known.

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

None at this time.

12. Recreation

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

Coal Creek Park, Somerset 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 at this time.

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.

Not that is known.

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.

130th Ave SE connects to private road SE 45th Court. Properties will be accessed via (4) driveways off of the existing access, SE 45th Court.

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

Public transit is currently located along SE Newport Way with a bus stop located approximately 0.30 mile from the projects site at 129 Place SE.

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

Completed project will provide 8-10 parking spaces. 3-4 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).

Yes, will construct extension of existing paved private road and fire turnaround.

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

Not that is known.

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

7-8 during peak morning and afternoon/evening hours

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.

General public services to accommodate (4) single family residences.

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

Payment of property taxes and other support fees.

16. Utilities

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

Existing well.

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.

Storm water (connect to City of Bellevue drainage system) in addition to those listed above

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.....12/20/06.....

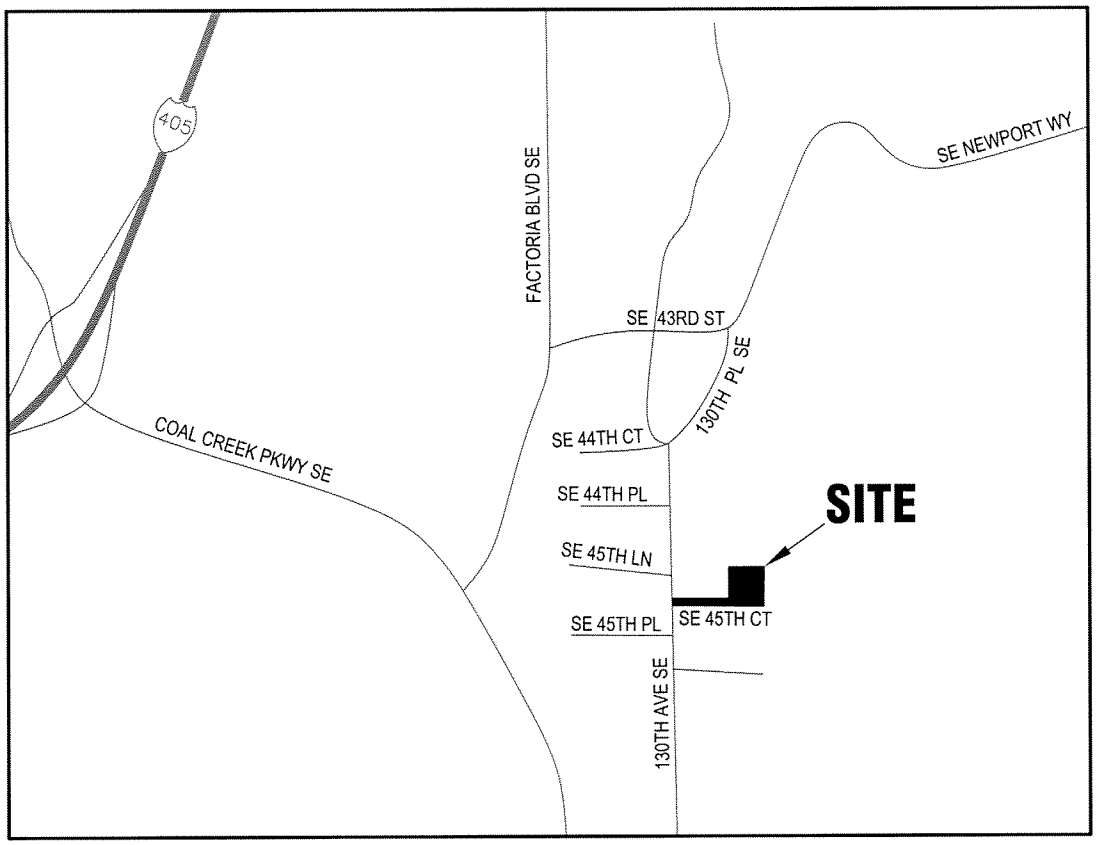

FIGURE 1: VICINITY MAP
45TH COURT SHORT PLAT

MECUM ENGINEERING
Civil Engineering Consultants -
Erosion Control Designers & Monitors

1375 NW Mall Street, Suite 3
Issaquah, Washington 98027
Phone: (425) 313-1078
Fax: (425) 313-1077

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CHKD. BY	SCALE	SHEET
EDM	NTS	1 OF 1