



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.

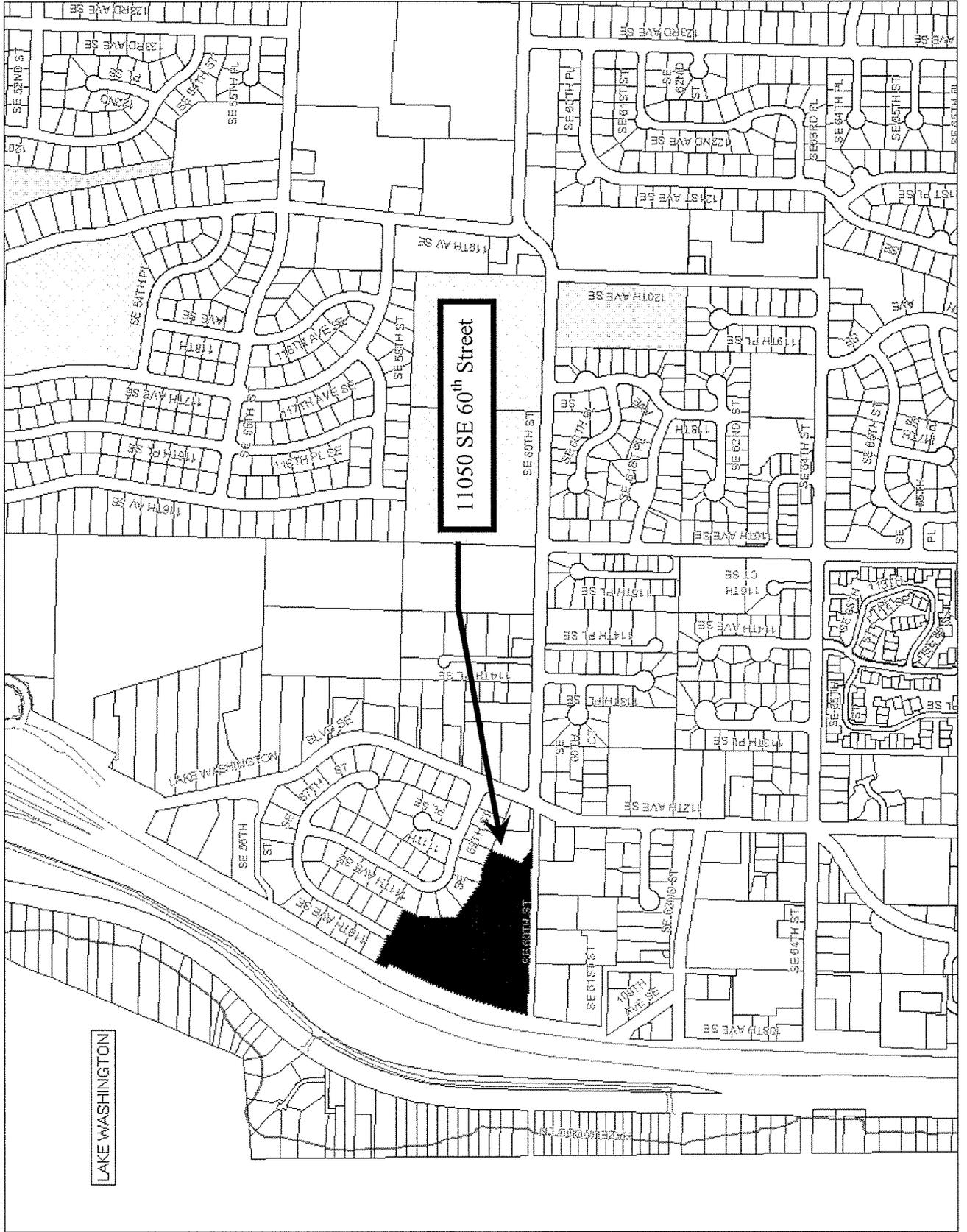
File No. 07-111118-LL
Project Name/Address: Kimberlee Park III Conservation Plat / 11050 SE 60th Street
Planner: David Pyle
Phone Number: 425-452-2973

Minimum Comment Period: April 26, 2007

Materials included in this Notice:

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

Kimberlee Park III Conservation Plat – Vicinity Map
City of Bellevue File No. 07-111118-LL
11050 SE 60th Street



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| <p>City of Bellevue File No. 07-111118-LL</p> <p>Kimberlee Park III Conservation Plat 11050 SE 60th Street</p> <p>SEPA Checklist Reviewed By: David Pyle, Associate Planner 425-452-2973 - dpyle@bellevuewa.gov</p> |
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Purpose of Checklist:

The State Environmental Policy Act (SEPA), Chapter 43.21 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 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 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 the 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 to provide additional information reasonably related to determining if there may be significant adverse impact.

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PERMIT PROCESSING

Reviewer Initials:

D.P.

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WAC (04/01/2005)

A. BACKGROUND

1. Name of proposed project, if applicable: **Kimberlee Park III Conservation Plat**

2. Name of Applicant: **David Shih**

3. Mailing address, phone number of applicant and contact person:

Owner :
Shih Family Limited Partnership
4160 Crestwood Place
Mercer Island, WA 98040
Attn: David Shih

4. Date checklist prepared: **March 6, 2007**

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

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

Summer of 2007.

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.

Shih-Kimberlee Park III Wetland & Stream Analysis Report

Site Topographic Survey and Geotechnical Report was also prepared and submitted as part of the application. These items may be viewed in the project file.

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 governmental approvals or permits that will be needed for your proposal, if known.

None.

11. Give brief, complete description of your proposal, including 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 or project description).

The proposed Kimberlee Park III Conservation Plat is located on 325,179 SF (7.47 Acres ±). The western portion of the project site will be divided into 15 new lots, two drainage tracts and an environmental protection tract.

12. Location of proposal. Give sufficient information for a person to understand the precise location of your proposed project, including street address, if any, and section, township, and range, if known. If the proposal would occur over a range of area, provide the range of 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 proposed project is located in the NW Quarter of the NE Quarter of Section 20, Township 24N, Range 5E, WM, Bellevue, Washington. The site address is 11050 SE 60th St.

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

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

The steepest slope is greater than 40%, but does not lie in the proposed developable area.

- 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.

Silt, Sand, & Gravel. Refer to geotechnical report.

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

Only the western portion of the site, where all development will occur, was tested. No surface indications or history of unstable soils were discovered. Refer to geotechnical report.

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

Site grading for road construction and utility installation will be required.

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

Minor.

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

40% of the developable area (62,750 SF or 1.44 Acres) will be covered with impervious surface. The environmental protection tract will not have any impervious surface.

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

Temporary sediment control devices as outlined by the city will be utilized.

Clearing and Grading and Construction BMP's for erosion control must be incorporated into the project design. Site inspections by the Clearing and Grading Inspectors will help eliminate 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.

Automobile emissions and typical construction dust and emissions.

- 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 air, if any.

No specific measures are proposed.

Dust will be controlled as part of Construction BMP's. Emissions from autos and equipment is regulated by State and Federal Agencies.

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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 and river it flows into.

Yes, there is a stream that runs east-west through the middle of the site. The stream discharges to Lake Washington, 0.11 miles away from the site.

- 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.

Yes, but all proposed development lies outside of the stream's 50-foot buffer. Refer to Preliminary Plat plans.

- 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.

One stream crossing is proposed as part of the project plans. The applicant has proposed using a bridge for this crossing. The footings of the bridge will be located outside of the required 50 foot buffer. At this time no modification of the stream channel is proposed.

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 stormwater) the method of collection and disposal, if any (including quantities, if known). Where will this water flow? Will this flow into other waters? If so, describe.

Surface water runoff will flow to one of two detention facilities located on-site. The detention facilities will both discharge to the stream located on the site that will then convey runoff to Lake Washington.

- 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.

King County BMP's will be used to mitigate runoff.

Surface water runoff during construction will be controlled by Clearing and Grading and Construction BMP's. Inspection by City Clearing and Grading Department will help reduce potential for erosion and sedimentation of streams.

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4. Plants

- a. Check or circle types of vegetation found on the site:
 - deciduous trees: alder, maple, aspen, other
 - evergreen trees: fir, cedar, pine, other
 - shrubs
 - grass
 - pasture
 - crop or grain
 - wet solid 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?
All of the trees in the western portion of the project site will be removed. The trees located on the environmental protection tract will remain.
- c. List threatened or endangered species known to be on or near the site.
None to our knowledge.
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.
The developed area will be landscaped.

The City of Bellevue Land Use Code requires that 15% of the trees on site be retained (regulate through retention of diameter inches measured as DBH).

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:
 - 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 that we are aware of.
- c. Is the site part of a migration route? If so, explain.
Not to our knowledge.
- d. Proposed measures to preserve or enhance wildlife, if any.

Dedication of 190,695 sf of the site which contains 1,644 diameter inches of significant trees into a native Growth Protection Area Tract will help preserve wildlife habitat on site.

Use of this site or the surrounding landscape by Chipmunks, Coyotes, Deer or Elk, Rabbits, Raccoons, Squirrels, Beaver, Eagles, Crows or Ravens, Doves or Pigeons, Ducks, Geese, Gulls, Hawks, Herons, Jays, Owls, and Woodpeckers is probable.

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None.

6. **Energy and Natural Resources**

- a. What kind 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.

Public Utilities will be installed for typical household amenities.

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

No.

- c. What kind of energy conservation features are included in the plans of this 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 hazard waste, that could occur as a result of this proposal? If so, describe.

No.

- 1. Describe special emergency services that might be required.

Fire, ambulance and police.

- 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)?

Traffic.

- 2. What types and levels of noise would be created by or associated with the project on a short-term or long-term basis

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(for example: traffic, construction, operation, other)?
Indicate what hours noise would come from the site.

**Short-term: typical noise associated with construction.
Long-term: automobile noise.**

- 3. Proposed measures to reduce or control noise impacts, if any.
None are proposed.

Short term noise associated with the operation of construction equipment is probable. To minimize impacts from construction noise, all construction will comply with the requirements of City of Bellevue Municipal Code Chapter 9.18.

8. **Land and Shoreline Use**

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

The site is currently undeveloped. Adjacent properties include single family residences.

- 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?

R3.5

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

Not available.

SF-M (Single Family Medium Density)

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

None.

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

Yes, the stream running through the middle of the site has a 50-foot buffer that is classified as a sensitive area.

Portions of the project site are designated by the City of Bellevue Land Use Code as Critical Areas under LUC 20.25H. These include Steep Slope Critical Areas as well as Stream Critical Areas.

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

Approximately 15 families.

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

Meet city platting requirements and codes.

9. **Housing**

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

15 middle-income homes.

- 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 principle exterior building material(s) proposed?

The proposed homes will most likely be two-story residences constructed from wood, brick or a combination of the two.

- 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?

Traffic from I-405 may cause glare.

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

None.

Light and glare from normal residential lighting (porch lights and street lights) may result from the addition of 15 new homes and associated infrastructure.

12. Recreation

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

Newport Hills Park is located 0.55 mile east of the project site.

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.

None that we are aware of.

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- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

None that we are aware of.

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

Does not apply.

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.

Access to the site will come via 110th Ave SE, which will be extended south to the northwest corner of the site. I-405 is the closest highway serving the site. Refer to Preliminary Plat Plans.

- b. Is the site currently serviced in public transit? If not, what is the approximate distance to the nearest transit stop?

A bus stop is located within 0.2 miles of the site.

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

Approximately 30 new parking spaces will be provided, while now 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).

Access to the site will come via 110th Ave SE, which will be extended south to the northwest corner of the site, where a turnaround will be placed. Two private access roads, Road "A" and Road "B" will branch off of this turnaround to provide access to each lot. I-405 is the closest highway serving the site. Refer to Preliminary Plat Plans.

- 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.

Normal trip volume associated with 15 single-family residences can be expected.

- 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 public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

Not significantly.

- 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:

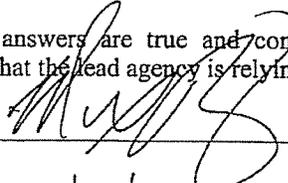
None are currently available.

- 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 (City of Bellevue), sewer (City of Bellevue), gas (Puget Sound Energy), electricity (Puget Sound Energy), telephone (unknown), and cable (unknown) are all proposed.

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: 3/19/07

