



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT  
ENVIRONMENTAL COORDINATOR  
450 110<sup>th</sup> 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 122186 LK

Project Name/Address: Hunter-Lindor Planned Unit Development  
2008 and 2010 140<sup>th</sup> Place S.E.

Planner: Sally Nichols

Phone Number: (425) 452-2727

**Minimum Comment Period: 14 days**

Materials included in this Notice:

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



ENVIRONMENTAL CHECKLIST

4/18/02

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: Charles Hunter & James Lindor ✓

Proponent: CamWest Development, Inc. ✓

Contact Person: John Harkness ✓

(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 9720 NE 120<sup>th</sup> PL. Suite 100, Kirkland, WA 98034 ✓

Phone: 425-825-1955 ✓

Proposal Title: Hunter-Lindor Planned Unit Development ✓

Proposal Location: 2008 & 2010 – 140<sup>th</sup> Pl. SE. ✓

(Street address and nearest cross street or intersection) Provide a legal description if available.

Legal Description Attached

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

In file

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

1. General description: Proposal consists of a 15 lot preliminary plat/planned unit development. A private road off 140<sup>th</sup> Pl. SE will provide access to the 15 lots. ✓

2. Acreage of site: 2.7 117,874 sq ft ✓

3. Number of dwelling units/buildings to be demolished: 2 ✓

4. Number of dwelling units/buildings to be constructed: 15 ✓

5. Square footage of buildings to be demolished: Approximately 2500 SF per building

6. Square footage of buildings to be constructed: Approximately 2500 – 3300 Square Feet

7. Quantity of earth movement (in cubic yards): Approximately 53,000 CY

8. Proposed land use: Residential Single Family

9. Design features, including building height, number of stories and proposed exterior materials:  
The buildings will meet the height requirements of the R-5 zone. The exterior building materials may include any of the following; wood, hardwood, masonry, cedar shakes and/or asphalt shingles.

10. Other:

Saving 20.6% of existing vegetation.  
Open space: approx 62%  
Common rec. area 10%  
LUC 20.50.044  
30% open space tracts  
32% on lots

20'-0" R-5 Zone COB  
SF-H Comp. Plan  
LUC 20.20

RECEIVED

JUN 1 2007  
PERMIT PROCESSING

SW

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

Plat construction is scheduled to start in Spring 2008, subject to the approval process and market demands. Home construction is proposed to start in late 2008.

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

None at this time.

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

Preliminary storm drainage report, prepared by Core Design, Inc.

Wetland Recon, prepared by Gary Schulz

Geotechnical Report, prepared by AESI

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 at this time.

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 Plat/PUD Approval ~~LR/LL~~ P. Plat - LL PUD - LK

SEPA Determination - checklist ~~LR~~

Drainage Plan Approval

NPDES Permit

Forest Practices Permit

Water and Sewer Construction Plan Approval

Grading Permit ~~GD~~ (since SEPA in LK)

Final Plat Approval ~~LG~~

Residential Building Permits

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 (GE)  
Plan of existing and proposed grading  
Development plans
- Building Permit (or Design Review)  
Site plan  
Clearing & grading plan
- Shoreline Management Permit  
Site plan

Comp Plan  
Policy HO-18

SN

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)?

some (see below)

LUC 20.25H.120. A.2

There are a few small areas of 40% slope on site, however none meet the City's definition of steep slope.

- 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.

Per Geo-technical Report prepared by AESI, soil is generally classified as Sand, Vashon Recessional Outwash over Lodgement Till.

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

Per the Geo-technical Report prepared by AESI, no history of unstable soil was identified.

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

Proposed grading is to construct the proposed private streets to City standard, provide building pads and utilities required for single-family residences. The grading is intended to be all cut and originating from within the site, with the total of ± 53,000 cubic yards. If it is discovered that the site will need fill materials, a fill source statement will be submitted at that time. Please refer to the Preliminary Grading and Utility Plans prepared by Core Design, Inc for additional information.

Dated April 2007

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

Erosion is always a possibility during construction. For example, Erosion could occur as a result of denuded soil during and immediately following storm events.

Erosion control per C&G Inspector 23.76

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

Approximately 41% will be covered by impervious surface.

LUC 20.20.010 LUC 20.30 D

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

A temporary erosion and sedimentation control (TESCP) plan will be prepared and implemented prior to commencement of construction activities. During construction erosion control measures may include any of the following: silt fence, temporary storm water ponds, chemical treatment and other measures which may be used in accordance with requirements of the City. At completion of the project, permanent measures will include stormwater runoff detention and water quality facilities as required.

BCC 23.76 Erosion and sediment control - C&G code per inspector

## 2. AIR

- a. What types of emissions to the air would result from the proposal (ie. 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. ✓

*During construction, there will be increased exhaust and dust particle emissions. After construction, the principle source of emissions will be from automobile traffic, lawn equipment, and others typical of a residential neighborhood.*

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. ✓

*Off-site sources of emissions or odors are those typical of the residential neighborhoods that surround this site, such as automobile emissions from traffic on adjacent roadways and fireplace emissions from nearby homes.*

- c. Proposed measures to reduce or control emissions or other impacts to the air, if any: ✓

*Construction impacts will not be significant and can be controlled by several methods: watering on areas of exposed soils, rinsing truck wheels before leaving the site, and maintaining gravel construction entrances.*

## 3. WATER

- a. Surface

*Construction Dust  
Suppression measures  
per BCC 23.76  
CE 9*

- (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. ✓

*There are no water bodies associated with this property.*

- (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. ✓

*None to our knowledge. 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. ✓

*Not applicable.*

- (4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. ✓

*No, there will be no surface water withdrawals or diversions.*

- (5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. ✓

*No.*

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(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, a public sanitary sewer system will be installed to serve the future homes.*

b. Ground

(1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description.

*No groundwater will be withdrawn, public water mains will be installed as part of the plat construction. No water will be discharged to groundwater except through the incidental infiltration of stormwater.*

*...and via irrigation - req'd for plant establishment*

(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 site will be served by sanitary sewers. There will be no waste material discharged to the ground from the development. Post-development stormwater runoff from roadways and home sites will be collected within drainage facilities and routed to the proposed on site detention vault system which will settle out and/or separate automobile petroleum and other household waste materials to acceptable levels. Requirements for water quality and runoff rate control per City of Bellevue will be met by the proposal.*

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 runoff will result from roadways and other impervious surfaces and will be collected and routed to the proposed detention vault located at the southwest corner of the property, treated for sediment removal, then discharged to the existing drainage ditch along 140<sup>th</sup> PL SE..*

(2) Could waste materials enter ground or surface waters? If so, generally describe. d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any: ✓

*This would be very unlikely. The only materials that could enter ground or surface waters would be those associated with automobile discharges and yard and garden preparations.*

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

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

*CEC Code 23.76 TRSC std. plans and details req'd*

SN

- pasture
- crop or grain
- wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other D water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

Retain max # trees possible in landscape replacement  
 Tree Retention LUC 20.20.900  
 LUC 20.30.D.160.P  
 Assurance device req'd LUC 20.20.520.K&L

b. What kind and amount of vegetation will be removed or altered?

*Approximately 80% of the vegetation on site will be removed in order to construct the lots, roadways and drainage facilities.*

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

*No threatened or endangered plants are known to exist on the site.*

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

*A perimeter buffer around the project will be landscaped with native plants as well as plantings around the detention vault / recreational space. The yard areas associated with individual ownership will be landscaped by the future residents with both formal and informal plantings.*

LUC 20.20.52.F  
 LUC 20.30.D.160.E  
 For Plant varieties and spacing, use C.O.B. Critical Areas Handbook as a guide.

## 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:  squirrel

Fish: bass, salmon, trout, herring, shellfish, other: *NA*

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

*No threatened or endangered species are known to exist on the site.*

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

*Not known at this time.*

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

*The yard areas associated with individual ownership will be landscaped by the future residents with both formal and informal plantings as well as the perimeter buffer and recreational space area. Existing vegetation will be retained within Tract B & C.*

*Use of native species  
LWC 20.20.520.1 ✓*

*Pacific Flyway -  
over entire Puget  
Sound region ✓*

*Animals  
typical to lowland  
Forest ✓*

## 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 will be the primary source of energy used to provide heating and cooling to each home. These forms of energy are immediately available to the site. The homes will be constructed to required energy efficiency standards.*

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: ✓

*The requirements of the applicable Building Code and the State Energy Code will be incorporated into the construction of the buildings.*

## 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. ✓

*The project will not generate any environmental health hazards.* ✓

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

*None to our knowledge.*

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

*There are no on-site environmental health hazards known to exist today nor are there any that will be generated as a direct result of this proposal.*

## b. Noise

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

*The main source of off-site noise in this area originates from the vehicular traffic present on 140<sup>th</sup> PI SE.*

- (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 noise impacts will result from the use of construction and building equipment during site development and home construction. These temporary activities will be limited to approved working hours.*

*Long-term impacts will be those associated with the increase of human population; additional traffic and noise associated with residential areas will occur in the area.*

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

*Building construction will be done during the hours prescribed by the City of Bellevue.. Construction equipment will be equipped with muffler devices and idling time should be kept at a minimum.*

## 8. Land and Shoreline Use

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

*The site is currently used as single family residence, as well as surrounding properties.*

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

*Not to our knowledge.*

*Noise impacts regulated per BCC 9.18 Noise Control*

c. Describe any structures on the site. ✓

*There are two existing homes on site with associated structures.*

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

*The existing homes and associated structures will be demolished.*

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

*The current zoning is R-5 per City of Bellevue Zoning Code.*

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

*SF-H  
Southeast Bellevue  
Subarea  
COB Comp. Plan*

*The current comprehensive plan designation is Single Family High Density up to 5 units per acre.*

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. ✓

*No.*

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

*Approximately 38 people (15 x 2.5 persons per dwelling unit.)*

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

*Approximately 4 people.*

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

*None* ✓

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

*The area around the site consists of residential housing. This use is compatible with surrounding uses both existing and proposed.*

**9. Housing** ✓

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

*The preliminary plat contains 15 new single-family detached residences. The new homes are anticipated to be in the middle to middle-high income price range.*

*SN*

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

Two middle income units.

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

None

Homes belong to owners/developers

### 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? ✓

The buildings will meet the height requirements of the R-5 zone. The exterior building materials may include any of the following; wood, hardwood, masonry, cedar shakes and/or asphalt shingles.

LUG 20.20.010 30' ht.

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

Because of the surrounding development site views will not be obstructed.

Coverage by structure 40%

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

The homes will be of a scale and size and color/materials to be compatible with the existing neighborhoods. A landscape buffer is proposed around the project and additional landscaping will be installed by the future residents to provide an additional visual buffer.

### 11. Light and Glare

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

Light and glare will originate from building lighting and exterior lighting. Light will also be produced from vehicles using the site. These impacts would occur primarily in the evening and before dawn.

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? ✓

The only offsite source of light and glare are from vehicles and street lighting from the adjacent streets and the single-family neighborhoods.

Light and glare code LUC 20.20.522

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

Street lighting, when deemed necessary, will be installed in a manner that directs the lighting downward.

Shield All exterior lighting LUC 20.20.522

## 12. Recreation

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

*Recreational opportunities exist within the neighborhood parks located at the intersection of 140<sup>th</sup> Pl. SE and 139<sup>th</sup> Ave SE (Sunset 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: ✓

*Recreational space in the form of a tot lot will be provided over the storm detention vault as well as a trail system within Tract B.*

## 13. Historic and Cultural Preservation

LUG 20.30.D.  
160.A.S.

- 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, there are no known impacts. If an archeological site is found during the course of construction, the State Historical Preservation Officer will be notified.*

## 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 be from 140<sup>th</sup> Pl SE. (aka Kamber Road)*

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

*No. The closest transit stop is .3 mile NE at the intersection of 145<sup>th</sup> PL SE and SE 16<sup>th</sup> Street. Metro bus 271 services this location.*

SN

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

*(garage + driveway)*

*Four parking spaces will be provided in association with each home; a total of 60 spaces will be provided on the site. The spaces will be located in garages and on the driveways. There will also be 8 on street parking space along the private access road. Four existing driveway 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. The proposal will create approximately 623 lineal feet of new private road.*

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. ✓

*This project is estimated to generate 144 additional ADT (9.57 ADT/DU). Peak volumes would occur during the morning and evening commutes.*

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

*Transportation impacts will be mitigated through participation in the city's traffic mitigation program.*

**15. Public Services**

*Right of Way  
Use Permit for  
construction  
hauling  
BCC .14.30*

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. ✓

*The need for public service such as fire, health, and police protection will be typical of single family development of this size. The school children occupying from the homes in this development will attend the schools in the Bellevue School District.*

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

*The roads and homes will be constructed to meet all applicable standards and codes of the City and the Uniform Building Code. The proposed development will contribute to the local tax base and provide additional tax revenue for the various public services. The impact for traffic, parks and fire protection will be mitigated through the payment of impact fees.*

**16. Utilities**

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

*All utilities are available to the site through the proper extension of services. Extension of services is the developers' responsibility.*

*Storm Detention  
per BCC 24.06  
Utility Code  
SN*

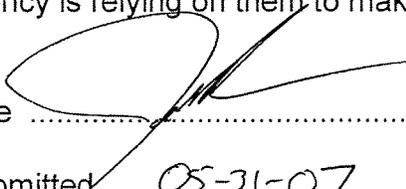
b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. ✓

*Electricity will be provided by Puget Sound Energy  
Natural Gas will be provided by Puget Sound Energy  
Water Service will be provided by City of Bellevue  
Sanitary Sewer will be provided by the City of Bellevue  
Telephone Service will be provided by Qwest.*

*Refuse: Rabanco*

**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 *05-31-07* .....

*2*