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.	07-126855-GC
Project Name/Address:	Clear and Grade for Proposed Access Road and Storm and Water Utilities at NE 10th Street and 89th Ave NE
Planner:	Kevin LeClair
Phone Number:	425-452-2928
Minimum Comment Period:	**August 30, 2007**

Materials included in this Notice:

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

Project No. 06388

CITY OF BELLEVUE
ENVIRONMENTAL CHECKLIST
CLEARING AND GRADING
1044 89TH AVENUE NE
July 9, 2007

Reviewed by:
Kevin LeClair
8-1-07

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.

RECEIVED
JUL 10 2007
Permit Processing

BACKGROUND INFORMATION

Property Owner:
Lochwood Lozier Custom Homes

Proponent:
Lochwood Lozier Custom Homes

Contact Person:
Maher Joudi

Address:
10604 N.E. 38th Place, Suite 101
Kirkland, WA 98033-7903

Phone:
425-827-3063

Proposal Title:
Kenwood Park

Proposal Location:
89th Avenue NE & NE 10th St.

1. General Description:
   Development of access road including storm and water utilities to serve four existing lots

2. Acreage of site:
   N/A

3. Number of dwelling units/building to be demolished:
   N/A

4. Number of dwelling units/building to be constructed:
   N/A

5. Square footage of buildings to be demolished:
   N/A

6. Square footage of buildings to be constructed:
   N/A

7. Quantity of each movement (in cubic yards)
   68 C.Y. Cut
   380 C.Y. Fill

Reviewed:
KL 8-1-07

(does not include utility excavation)

8. Proposed land use:
   Development of access road with utilities

9. Design features, including building height, number of stories and proposed exterior materials:
   N/A

10. Other
    None.

Estimate date of completion of the proposal or timing of phasing:
Construction will start upon the receipt of all required permits. This is estimated to occur in the Summer of 2007 and end in the Fall of 2007.

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal?
No.

List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal:
None to our knowledge.

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your Proposal? If yes, explain.
None to our knowledge.

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

SEPA Determination	**City of Bellevue**
Clearing and Grading Permit	**City of Bellevue**
Right of Way Permit	**City of Bellevue**
Utility DE Approval	**City of Bellevue**
Other Customary Construction Related Permits	**City of Bellevue**

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Please provide one or more of the following exhibits, if applicable to your proposal. Please check the 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

_x_ Clearing and Grading Permit
Plan of existing and proposed grading ✓
Development Plan

___ Building permit (or Design Review)
Site plan
Clearing and grading plan

___ Shoreline Management Permit
Site plan

A. ENVIRONMENTAL ELEMENTS

1. EARTH

a. General description of the site (circle one). Flat, hilly, steep slopes, mountainous other.
In general, the majority of the property has slopes of less than 20%. Generally, the land slopes to the Southwest.

b. What is the steepest slope on the site (approximate percent slope)?
There are areas with slopes up to 25%.

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KL 8-1-0

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.
The soils on the Site are mapped in the Soil Survey of King County, Washington, prepared by the U. S. Department of Agriculture, Soil Conservation Service and has classified the Site as Arents, Alderwood material, 6 to 15% percent slopes.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
None to our knowledge.

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.
The purpose of the grading will be to develop an access road with storm and water utilities. There will be approximately 68 CY of cut and 380 CY of fill.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
There could be a short-term increase in the potential for on-site erosion where soils are exposed during site preparation and construction; however, the Project will comply with all applicable erosion control measures, short term and long term.

Mitigated by:
BCC 23.76.090
Clear + Grad Code
Erosion Control Measures

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

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

A temporary erosion control plan will be implemented at the appropriate time. Erosion control measures may include the following: siltation fences, controlled surface grading, stabilized construction entrance, and other measures which may be used in accordance with requirements of the City of Bellevue.

Required by:
BCC 23.76
Clear + Grade
Erosion Control

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.

Short-term emissions will be those associated with construction and site development activities. These will include dust and emissions from construction equipment. Long-term impacts will result from increased vehicle traffic.

Mitigated by:
BCC 23.76.095
C+G Code
Dust Control

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 that are typical of residential neighborhoods. These will include auto-mobile emissions from traffic on adjacent roadways and fireplace emissions from nearby homes.

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c. Proposed measures to reduce or control emissions or other impacts to air, if any.
The Washington Clean Air Act requires the use of all known, available, and reasonable means of controlling air pollution, including dust. Construction impacts will not be significant and could be controlled by measures such as washing truck wheels before exiting the Site and maintaining gravel construction entrances. In addition, dirt-driving surfaces will be watered during extended dry periods to control dust.

Mitigated by: 23.76.095 Dust Control

3. WATER

a. Surface.

i. 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.
No surface water bodies are in the immediate vicinity of the proposed Project.

ii. 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.
No.

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iii. 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.
Does not apply.

iv. Will the Proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.
No.

v. Does the Proposal lie within a 100-year floodplain? If so, note location on the site plan.
No.

vi. Does the Proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.
N/A.

b. Ground.

i. Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.
N/A

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KL 8-1-07

ii. 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.
No waste material is proposed to be discharged into the ground.
The Site will be served by public sanitary sewers and a public water system.

Mitigated:
BCC 24.06.195
Utilities
storm water pollutant discharge

c. Water Runoff (including storm water).

i. 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.
Runoff will originate from roof, driveway, and landscaping areas. A series of CB's and pipes will collect and convey runoff to the public storm drainage system in NE 10th St.

Obtain necessary Utilities Permits for Connection or Reconnection to Storm Water system.

ii. Could waste materials enter ground or surface waters? If so, generally describe.
No.

Review:
KL 8-1-07

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any.
A City approved storm drainage system will be designed and implemented in order to mitigate any adverse impacts from storm water runoff.

Mitigated by: BCC 24.06.170 Utilities Storm Water Construction Codes

4. PLANTS

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

x___ deciduous tree: **alder**, **maple**, aspen, black cottonwood other: (**birch**, **hydrangea, magnolia**)
__x__ evergreen tree: **fir**, **cedar**, spruce, **pine**, other: (**hemlock**)
__x__ shrubs
____ grass (orchard grass)
____ pasture
____ crop or grain
____ wet soil plants: cattail, buttercup, bulrush, other:
____ water plants: water lily, eelgrass, milfoil, other:
__x__ other types of vegetation (holly)

b. What kind and amount of vegetation will be removed or altered?
Vegetation within the development area will be removed at the time of devel-opment.

c. List threatened or endangered species known to be on or near the site.
None known or documented within the Project area.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.
The proposed landscaping will meet City of Bellevue landscape requirements.

BCC LUC 20.20.520 Landscape Development
BCC 23.76.060 Vegetation Replacement & preservation.

Reviewed: KL 8-1-07

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, **small rodents, raccoon**, other:
fish:	bass, salmon, trout, herring, shellfish other: **None.**

b. List any threatened or endangered species known to be on or near the site.
None.

c. Is the site part of a migration route? If so, explain.
Western King County as well as the rest of Western Washington, is in the migra-tion path of a wide variety of non-tropical songbirds, and waterfowl, including many species of geese.

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

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
No.

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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.
N/A

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.
There are no known on-site environmental health hazards known to exist today and none will be generated as a direct result of this proposal.

i. Describe special emergency services that might be required.
No special emergency services will be required.

ii. Proposed measures to reduce or control environmental health hazards, if any.
Special measures are not anticipated.

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b. Noise

Mitigated by: BCC 9.18 Noise Code

i. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
The primary source of off-site noise in the area originates from vehicular traffic present on adja-cent streets and residential devel-opments.

ii. 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.
Short-term impacts will result from the use of construction equipment during site develop-ment and residential construction. Construction will occur during the day-light hours, and in compliance with all noise ordinances. Con-struction noise is generated by heavy equipment, hand tools and the transporting of construction materials and equipment. Long-term impacts will be those associated with the increased use of the property by homeowners.

M-F 7 AM - 6 PM
Sat. 9 AM - 6 PM
Sunday Ø
} Construction

iii. Proposed measures to reduce or control noise impacts, if any.
Construction will be performed during normal daylight hours. Construction equipment will be equipped with noise mufflers.

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8. LAND AND SHORELINE USE

a. What is the current use of the site and adjacent properties?
Adjacent properties are currently being used as a Single Family Residential.

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

c. Describe any structures on the site.
N/A

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

e. What is the current zoning classification of the site?
The current zoning classification is Residential, R-3.5

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

g. If applicable, what is the current shoreline master program designation of the site?
Does not apply.

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?
N/A

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

k. Proposed measures to avoid or reduce displacement impacts, if any.
None at this time.

l. Proposed measures to ensure the Proposal is compatible with existing and projected land uses and plans, if any.
The proposed access road is compatible with the prescribed land use codes and designations for this Site.

9. HOUSING

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

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

c. Proposed measures to reduce or control housing impacts, if any.
N/A

Reviewed:
KL 8-1-07

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 view in the immediate vicinity would be altered or obstructed?
N/A

c. Proposed measures to reduce or control aesthetic impacts, if any?
N/A

11. LIGHT AND GLARE

a. What type of light or glare will the Proposal produce? What time of day would it mainly occur?
Light will be produced from vehicles entering and leaving the development. The light and glare will 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?
Light and glare from the Project are not likely to cause hazards or interfere with views.

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KL 8-1-07

c. What existing off-site sources of light or glare may affect your Proposal?
The primary off-site source of light and glare will be from vehicles travelling along the area roadways.

d. Proposed measures to reduce or control light and glare impacts, if any.
None at this time.

12. RECREATION

a. What designated and informal recreational opportunities are in the immediate vicinity?
Clyde Beach Park ≈ 1600 feet away

b. Would the proposed project displace any existing recreational uses? If so, describe.
N/A

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.
N/A

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.

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c. Proposed measures to reduce or control impacts, if any.
There are no known impacts. If an archeological site is found during the course of construction, the State Historic 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.
N/A

b. Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
The nearest public transit stop is 0.1 miles away at the intersection of NE 1st St. and Lake Washington Blvd.

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

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.

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KL 8-1-07

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

g. Proposed measures to reduce or control transportation impacts, if any.
N/A.

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.
No.

b. Proposed measures to reduce or control direct impacts on public services, if any.
N/A
Driveway to private residences will likely be improved and enhance access for emergency vehicles.

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KL 8-1-07

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.
Electricity.....Puget Sound Energy
Natural Gas.....Puget Sound Energy
Water & Sewer...Bellevue Utility District
Telephone.....Qwest

B. SIGNATURE

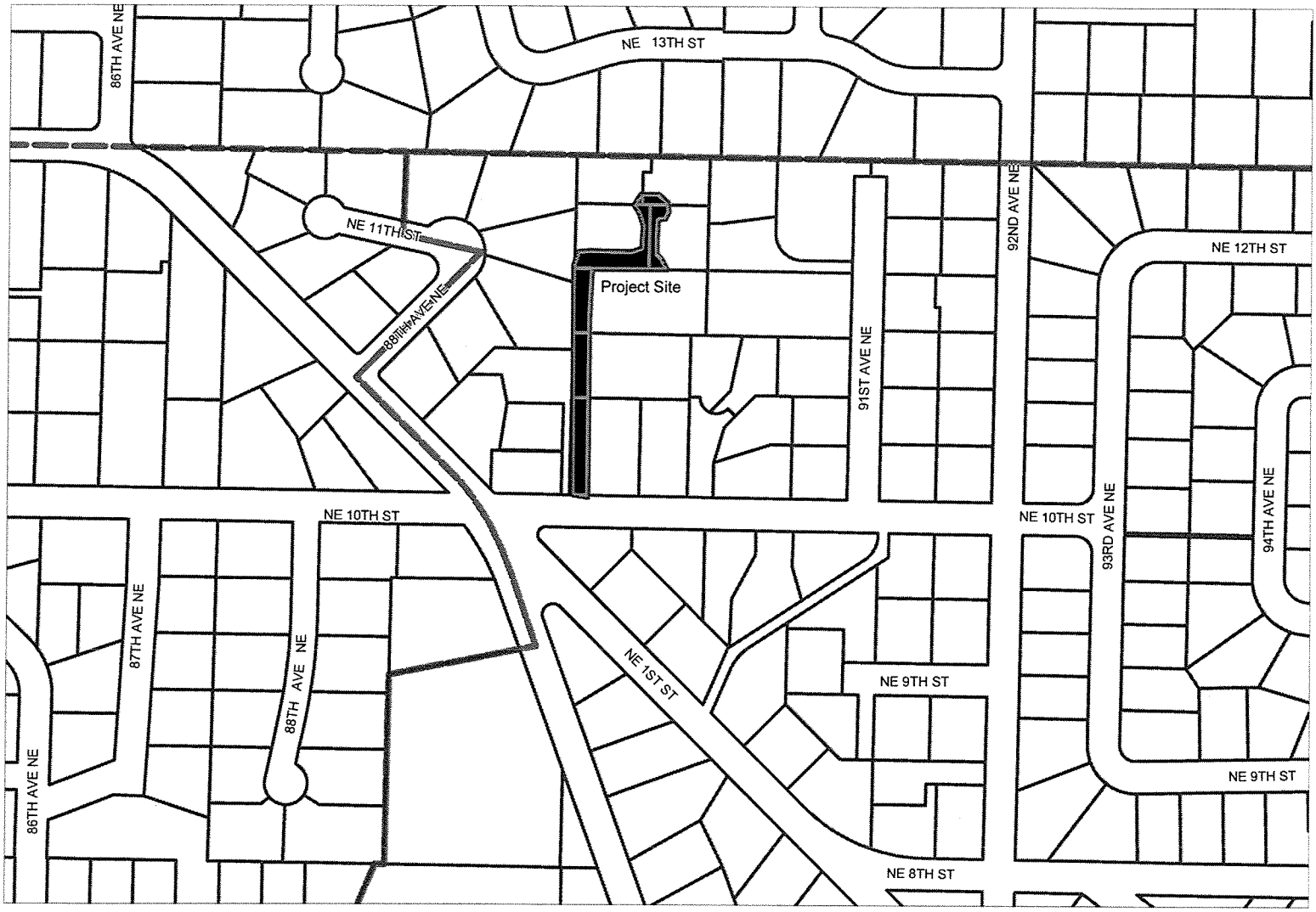
The above answers are true and complete to the best of my knowledge. I understand the lead agency is relying on them to make its decision.

Signature: _____
Luay R. Joudeh, P.E.

DATE SUBMITTED: 7/9/, 2007

Reviewed:
KL 8-1-07

Vicinity Map - 07-126855-GC - NE 10th St and 89th Ave NE



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Thursday, August 02, 2007 4:12 PM