DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
ENVIRONMENTAL COORDINATOR
11511 MAIN ST., P.O. BOX 90012
BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Michael Brandt, Attorney

LOCATION OF PROPOSAL: 403 94th Ave SE

NAME & DESCRIPTION OF PROPOSAL: Dellplain/Entezar Tree Removal and Restoration

Application for the removal of 5 trees from a critical area steep slope determined to be high risk. One of the trees will be made into a wildlife snag. The entire steep slope critical area and critical buffer will be re-planted with a variety of native plants in the first growing season following the removals, then maintained and monitored for a period of 5 years.

FILE NUMBER: 07-138973-GH

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Department of Planning & Community Development. This information is available to the public on request.

☐ There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on _____, 2006.

X This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by **5 p.m. on February 28, 2008**.

☐ This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on _____. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5 p.m. on _____.

This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information indicating, or on, a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project): or if the DNS was procured by misrepresentation or lack of material disclosure.

Environmental Coordinator

2/7/08
Date

OTHERS TO RECEIVE THIS DOCUMENT:
State Department of Fish and Wildlife
State Department of Ecology
Army Corps of Engineers
Attorney General
Muckleshoot Indian Tribe
King County Wastewater Treatment Division

City of Bellevue Submittal Requirements | **27a**

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 07-138973-GH

Reviewed by: Kevin LeClair 1-14-2008

Property Owner: Geneva Entezar

Proponent:

Contact Person: Michael D. Brandt, Attorney
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 2003 Western Ave., Ste. 203, Seattle, WA 98121

Phone: (206) 441-5739

Proposal Title: ~~Tree Removal~~ Dellplain/Entezar Tree Removal + Restoration

Proposal Location: 403 - 94th Ave SE, Bellevue, WA 98004 (94th Ave SE + SE 5th St.)
(Street address and nearest cross street or intersection) Provide a legal description if available.
See attached legal description (Exhibit A)
Please attach an 8 ½" x 11" vicinity map that accurately locates the proposal site.

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

1. General description: Removal of ~~eight (8)~~ five (5) trees total of which 3 have been approved as hazardous.
2. Acreage of site: 0.36 acres
3. Number of dwelling units/buildings to be demolished: Ø
4. Number of dwelling units/buildings to be constructed: Ø
5. Square footage of buildings to be demolished: Ø
6. Square footage of buildings to be constructed: Ø
7. Quantity of earth movement (in cubic yards): Ø
8. Proposed land use: Removal of ~~eight (8)~~ five (5) trees + re-planting of vegetation
9. Design features, including building height, number of stories and proposed exterior materials: Does Not Apply
10. Other ~~Eight~~ five (5) trees have been marked as potentially hazardous by a licensed arborist. They will be removed by a contractor hired by Mark Dellplain, neighbor of the Entezar Property.

RECEIVED
JAN 08 2008
PERMIT PROCESSING

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

As soon as possible to avoid hazard of winter storms.

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. Yes, replacement planting will occur as designated in the replacement planting plan and schedule for implementation. Required Restoration LUC 20.25H.210

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

BT Surveys boundary & topographic survey related to critical areas on the Entezar Property, dated 12/6/07

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.

No

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.

Clearing & Grading Permit Application was submitted to the City of Bellevue and dated 10/15/07. File No. 07-138973-~~CB~~ GH

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):

Clear + Grade w/ SEPA Review

- ☐ 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)?

40% or greater

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.

Don't know

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

In 2006, a tree fell from the Entezar Property onto the neighboring property causing significant damage. This was likely caused by tree failure, but could be related to soil issues.

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill. Removal of eight potentially hazardous trees. Further information is provided in the replacement planting plan.

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

No

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

0%

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

Information on this issue is included in the replacement planting plan

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.

Does Not Apply

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

Does Not Apply

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

Does Not Apply

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

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appropriate, state what stream or river it flows into.

No

(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.

Does Not Apply

(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.

Does Not Apply

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

No

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

No

(6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

b. Ground

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

No

(2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Does Not Apply

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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.

Does Not Apply

(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:

Does Not Apply

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?

5 ~~Seven~~ Douglas fir trees and ~~one big leaf maple~~ KL will be removed.

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

None

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

See the replacement planting plan submitted with this checklist.

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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

OK

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

No

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

Does Not Apply

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.

Does Not Apply

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

Does Not Apply

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:

Does Not Apply

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

No

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

None

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

Does Not Apply

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b. Noise

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

Saw and grinder

(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.

Noise will come from the equipment used to remove the trees. We do not know the hours that the noise will occur but it will remain within City Ordinance limitations.

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

Use machinery only within the hours allotted pursuant to the City of Bellevue noise ordinance.

8. Land and Shoreline Use

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

Single family residences

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

No

c. Describe any structures on the site.

Single family home

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

No

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

R-1.8

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

Don't Know

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.

Yes, steep Slope

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

Does Not Apply

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

Zero

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

Does Not Apply

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i. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: Work with the Department of Planning to obtain proper permitting and allow for notice to the public of tree removal in a critical area.

9. Housing

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

Does Not Apply

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

Does Not Apply

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

Does Not Apply

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?

Does Not Apply

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

Views looking north, east, and west from the Entezar property would be increased due to tree removal.

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

Work with Planning Department to properly remove trees, preserve wildlife, and institute a replacement planting plan.

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

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

None

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

None

12. Recreation

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

None

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

Does Not Apply

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

Does Not Apply

13. Historic and Cultural Preservation

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

No

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

None

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.

SE 5th St. & 94th Ave SE

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

Does Not Apply

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

Does Not Apply

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

None

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

Work with contractor / logger to reduce unnecessary vehicular trips and perform work only during specified hours established by City Ordinance.

15. Public Services

a. Would the project result in an increased need for the public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

No

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

None

16. Utilities

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

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

None

Signature

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

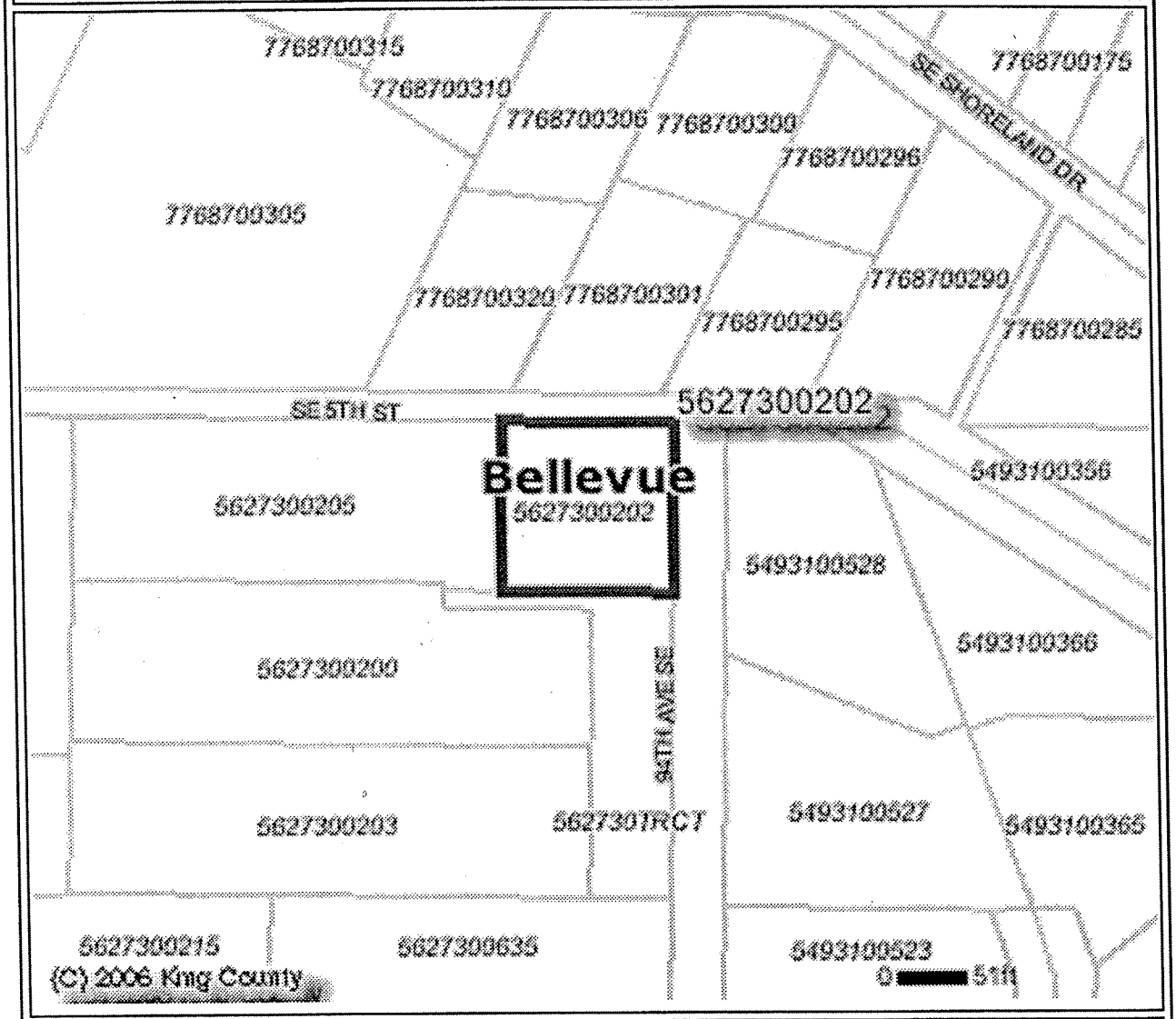
Signature.....

Date Submitted.....12/10/07.....

Reviewed

1-14-08

Parcel Map and Data



Parcel Number	5627300202
Address	403 94TH AVE SE
Zipcode	98004
Taxpayer	ENTEZAR GENEVA

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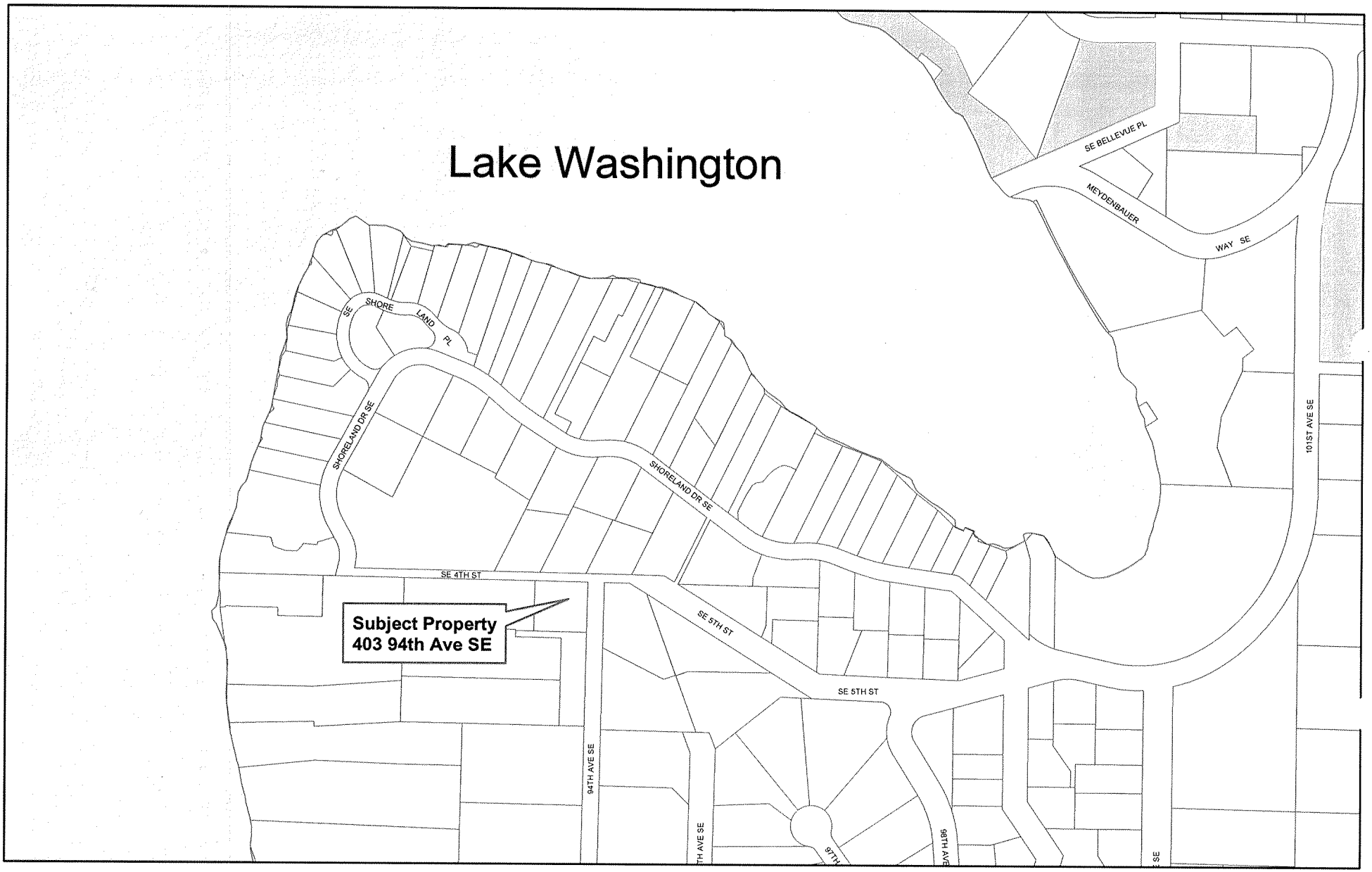


= 314 feet

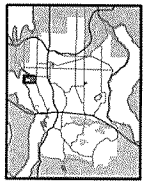
City of Bellevue
Planning & Community
Development Department

NORTH

Plot Date: 1/14/2008

Vicinity Map
Permit # 07-138973-GH
Dellplain/Entezar Tree Removal and Restoration

Map Location



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