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.	08-103680 AC
Project Name/Address:	SF-H (R-4) Rezone 504 98th Ave NE
Planner:	Matthews Jackson
Phone Number:	425-452-2729
Minimum Comment Period:	**March 20, 2008**

Materials included in this Notice:

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

ENVIRONMENTAL CHECKLIST

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: Alireza Pazooki and Fariba Mostaghim

Proponent: Same

Contact Person: John C. McCullough
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 701 Fifth Ave., Seattle, WA 98104

Phone: (206) 812-3388

Proposal Title: R-4 Rezone

Proposal Location: 504 98th Ave NE (between NE 8th St. and NE 5th St.)
Portion of Block 10, LOCHLEVEN, according to the Plat thereof recorded in Volume 16 of Plats, Page 46, records of King County, Washington.

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: This is a nonproject proposal to change the Comprehensive Plan and the current zoning of R-3.5 to R-4. This would allow for the conversion of the single family lot of 17,272 square feet ("sq. ft.") into two single family lots of 8,636 sq. ft. each. The current zoning requires a minimum lot size of 10,000 sq ft. and the proposed zoning would allow a minimum lot size of 8,500 sq. ft. The current land use will remain single family residential. No development is proposed at this time. Subsequent SEPA review will be required in connection with future project-specific proposals. There is currently no schedule for future development.
2. Acreage of site: .4 acres
3. Number of dwelling units/buildings to be demolished: None
4. Number of dwelling units/buildings to be constructed: None
5. Square footage of buildings to be demolished: None
6. Square footage of buildings to be constructed: None
7. Quantity of earth movement (in cubic yards): None
8. Proposed land use: Single family residential
9. Design features, including building height, number of stories and proposed exterior materials:
   None (not applicable)

RECEIVED
JAN 31 2008
PERMIT PROCESSING

10. Other

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

City council will take action on proposed amendments to the Comprehensive Plan between September and October. This is a nonproject action. No development is currently proposed.

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

While the Comprehensive Plan amendment and rezone request would allow for the conversion of the single family lot of 17,272 square feet ("sq. ft.") into two single family lots of 8,636 sq. ft. each, no development is being proposed at this time. It is expected that a single family residence would be constructed some time on the second parcel some time in the future. Any future development will be conducted following subsequent project-level approvals.

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

None.

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.

Comprehensive plan amendment
Rezone

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):

X 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

RECEIVED
JAN 31 2008
PERMIT PROCESSING

A. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site: X Flat _ Rolling _ Hilly _ Steep slopes _ Mountains _ Other

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

5%

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.

Sand and clay soils above glacial till.

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

None that are known of.

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

Development of the property will require future project-specific approvals. There is no filling or grading proposed in connection with this nonproject action. Any proposed filling or grading proposed in connection with future development will be addressed during the project approval process. Future development will require compliance with all relevant federal, state, and City regulations relating to filling and grading.

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

This is a nonproject action. Development of the site will require future project-specific approvals. The potential for erosion will be evaluated in connection with this project-specific review. Future development will comply with all applicable local, state and federal regulations relating to erosion control. Accordingly, no significant erosion impacts are anticipated.

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

Not applicable. This is a nonproject action. No construction is proposed at this time. The same percent of the site will be covered with impervious surfaces after the amendment to the Comprehensive Plan the rezone as exists currently.

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

Not applicable. This is a nonproject action. No impacts to earth are anticipated. Future development will comply with all applicable local, state and federal regulations relating to erosion control. It is not anticipated that future development will have significant impacts on erosion or other impacts to the earth. Indeed, the State Environmental Policy Act ("SEPA"), its implementing regulations, and the Bellevue Municipal Code all categorically exempt the construction of one single family residence from SEPA review because of the de minimus impacts such construction creates. See RCW 43.21C.229; WAC 197-11-305; WAC 197-11-800; BMC 22.02.020.

RECEIVED
JAN 31 2008
PERMIT PROCESSING

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.

This is a nonproject action. Development of the site will require future project-specific approvals. The potential for air emissions will be evaluated in connection with this project-specific review, including construction and building design. Future development will comply with all applicable local, state and federal regulations relating to control of air emissions. Because of the de minimus impacts typically associated with construction of single-family residences, no significant air emissions impacts are anticipated.

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

No. This is a nonproject action. Development of the site will require future project-specific approvals and compliance with all relevant federal, state, and local regulations.

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

Not applicable. This is a nonproject action. Development is not currently proposed. Future development will comply with all applicable federal, state, and local regulations relating to air emissions.

3. WATER

a. Surface

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

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.

No. There is no surface water on the site. Additionally, this is a nonproject action. Any future development of the site will require future project-specific approvals and compliance with all relevant federal, state, and local regulations relating to work over, in, or adjacent to surface water.

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. This is a nonproject action. Development of the site is not currently proposed. Future development of the site will require project-specific approvals and compliance with all federal, state, and local regulations relating to the amount of fill and dredge material that would be placed in or removed from surface water or wetlands.

RECEIVED
JAN 31 2008
PERMIT PROCESSING

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

No. This is a nonproject action. Development of the site is not currently proposed. Future development of the site will require project-specific approvals and compliance with all federal, state, and local regulations relating to water withdrawals or diversions.

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. This is a nonproject action. Development of the site is not currently proposed. Future development of the site will require project-specific approvals and compliance with all federal, state, and local regulations relating to discharge of waste materials to surface waters.

b. Ground

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

No. This is a nonproject action. Development of the site is not currently proposed. Future development of the site will require project-specific approvals and compliance with all federal, state, and local regulations relating to the withdrawal or discharge of ground water.

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. This is a nonproject action. Development of the site is not currently proposed. Future development of the site will require project-specific approvals and compliance with all federal, state, and local regulations relating to discharge of waste materials.

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.

This is a nonproject action. Development of the site is not currently proposed. Future development of the site will require project-specific approvals and compliance with all federal, state, and local regulations relating to waste runoff.

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

No. This is a nonproject action. Development of the site is not currently proposed. Future development of the site will require project-specific approvals and compliance with all federal, state, and local regulations relating to waste runoff.

RECEIVED
JAN 31 2008
PERMIT PROCESSIN

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

This is a nonproject action. Development of the site is not currently proposed. Future development of the site will require project-specific approvals and compliance with all federal,

state, and local regulations relating to reducing or controlling surface, ground, and runoff water impacts. Furthermore, future development is not anticipated to have significant impacts on these elements, as such construction is exempt from SEPA under state and local law.

4. Plants

a. Check or circle types of vegetation found on the site:
X deciduous tree: alder, maple, aspen, other
X evergreen tree: fir, cedar, pine, other
X shrubs
X 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?

This is a nonproject action. No development is currently proposed. Future development will require project-level approvals. Future development will comply with applicable federal, state, and local regulations relating to removal and alteration of vegetation, as well as landscaping.

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:

None at this stage. This is a nonproject action. Development of the site is not currently proposed. Future development of the site will require project-specific approvals and compliance with all federal, state, and local regulations relating to landscaping, including compliance with City landscaping requirements.

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:

X 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.

RECEIVED
JAN 31 2008
PERMIT PROCESSING

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

No.

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

None. This is a nonproject action. Development of the site is not currently proposed. Future development of the site will require project-specific approvals and compliance with all federal, state, and local regulations relating to the preservation or enhancement of wildlife. Future development is not anticipated to have any significant impacts on these elements, as there are no threatened or endangered species on the site, and construction of single-family residences is exempt from SEPA under state and local law.

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.

This is a nonproject action. No development is currently proposed. Future development will require project-level approvals and SEPA review, including compliance with the Washington State Energy Code.

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

No. This is a nonproject action. Development of the site is not currently proposed. Future development of the site will require project-specific approvals and compliance with all federal, state, and local regulations relating to impacts on adjacent properties' use of solar energy.

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:

This is a nonproject action. No development is currently proposed. Future development will require project-level approvals and compliance with all applicable federal, state, and local requirements relating to energy conservation.

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. This is a nonproject action. No development is currently proposed. Future development will require project-level approvals and compliance with all relevant federal, state, and local regulations related to environmental health hazards. Future development is not anticipated to include any environmental health hazards, and construction of single-family residences is exempt from SEPA under state and local law.

1) Describe special emergency services that might be required.

This is a nonproject action. No development is currently proposed. Future development will require project-level approvals. Future development is not anticipated to require any special emergency services.

RECEIVED
JAN 31 2008
PERMIT PROCESSING

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

Future development will comply with all applicable local, state and federal requirements relating to environmental health.

b. Noise

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

This is a nonproject action, located in an urban residential neighborhood. Typical residential noise (e.g. traffic) exists.

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.

This is a nonproject action. No development is currently proposed. Future development will require project-level approvals and compliance with all applicable local, state and federal requirements relating to noise. Significant noise-related impacts, and construction of single-family residences is exempt from SEPA under state and local law due to the associated de minimus impacts.

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

Future development will comply with all applicable local, state, and federal requirements relating to noise.

8. Land and Shoreline Use

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

Current use of the site is single family residential. The majority of adjacent properties are also single family residential. Properties a couple blocks to the east are multi-family residential (apartments), and the Bellevue Square retail and commercial center is located a few blocks to the east.

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

No.

c. Describe any structures on the site.

There is a 1,370 sq. ft. one-story, single family house on the site. There are three bedrooms and 1 and 3/4 bathrooms in the house. The house source for the house is gas and the heating system is forced air. There is a 110 sq. ft. open porch on the site.

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

This is a nonproject action. No development is currently proposed. Future development will require project-level approvals. Future development is not anticipated to include demolition of the existing structures on the property.

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

The site is currently zoned R-3.5.

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

SF-M – Single Family Medium Density (up to 3.5 units per acre).

RECEIVED
JAN 31 2008
PERMIT PROCESSING

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?

This is a nonproject action. No development is currently proposed. Future development will require project-level approvals and SEPA review. Future development is anticipated to include one additional single-family home.

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:

The proposal is the amendment of the Comprehensive Plan future land use map and a rezone of the property. In connection with these actions, the City will undertake an evaluation of the proposal's consistency with the existing Comprehensive Plan and with land uses in the vicinity.

9. Housing

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

This is a nonproject action. No development is currently proposed. Future development will require project-level approvals and SEPA review. Future development could include, at most, construction of one single-family residence of modest size. The price of housing is anticipated to be consistent with similar single-family houses in the vicinity.

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:

This is a nonproject action. No development is currently proposed. Future development will require project-level approvals and compliance with all federal, state, and local regulations. Significant housing-related impacts are not expected, and construction of single-family residences is exempt from SEPA due to the associated de minimus impacts.

RECEIVED
JAN 31 2008
PERMIT PROCESSING

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?

This is a nonproject action. No development is currently proposed. Future development will require project-level approvals and compliance with all federal, state, and local regulations relating to building height and material.

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

This is a nonproject action. No development is currently proposed. Future development will require project-level approvals and compliance with all federal, state, and local regulations relating to preservation of views. Significant aesthetic- related impacts are not expected, and construction of single-family residences is exempt from SEPA due to the associated de minimus impacts.

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

This is a nonproject action. No development is currently proposed. Future development will require project-level approvals and compliance with all federal, state, and local regulations relating to aesthetic impacts.

11. Light and Glare

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

This is a nonproject action. No development is currently proposed. Future development will require project-level approvals and compliance with all federal, state, and local regulations relating to light and glare impacts.

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

No. This is a nonproject action. No development is currently proposed. Future development will require project-level approvals and compliance with all federal, state, and local regulations relating to light and glare impacts on safety and views.

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

None. This is a nonproject action. No development is currently proposed. Future development will require project-level approvals.

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

None. This is a nonproject action. No development is currently proposed. Future development will require project-level approvals and compliance with all federal, state, and local regulations relating to reducing or controlling any light and glare impacts.

12. Recreation

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

Goddard Mini Park is located on the block immediately to the west of the site. The Bellevue Downtown Park is located four blocks to the southeast of the site. The Meydenbauer Beach Park is located several blocks south of the site. Lake Washington is located to the immediate southwest of the site. Clyde Beach Park is located several blocks to the west of the site.

RECEIVED
JAN 31 2008
PERMIT PROCESSING

Wildwood Park is located several blocks to the southeast of the site, south of Bellevue Downtown Park. Medina Park is located several blocks to the northwest of the site. Overlake Golf and Country Club is located to the northwest of the site as well, just north of Medina Park. Chism Park is located many blocks south of the site, south of Meydenbauer Bay.

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

No. This is a nonproject action. No development is currently proposed. Future development will not displace any existing recreational uses.

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

None. This is a nonproject action. No development is currently proposed. Future development will not displace any existing recreational uses.

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:

None. This is a nonproject action. No development is currently proposed. Future development will not have any impacts on historic and cultural preservation.

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.

The site is served by 98th Ave NE to the west and NE 5th St. to the south.

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

Approximate distance to nearest transit is .2 miles.

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

None. This is a nonproject action. Impacts to parking would only occur upon future development of site. Future development will require project-level approvals and compliance with all relevant federal, state, and local regulations.

RECEIVED
JAN 31 2008
PERMIT PROCESSIN

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. This is a nonproject action. No development is currently proposed. Impacts to roads or streets would only occur upon future development of site. Future development will require project-level approvals and compliance with all relevant federal, state, and local regulations. Future development of the site should not require any new roads or streets.

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

No. This is a nonproject action. No development is currently proposed. Impacts to water, rail, or air transportation, if any, would only occur upon future development of site. Future development will require project-level approvals and compliance with all relevant federal, state, and local regulations.

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

None. This is a nonproject action. No development is currently proposed. Impacts to traffic would only occur upon future development of site. Future development will require project-level approvals and compliance with all relevant federal, state, and local regulations relating to traffic impacts. Furthermore, future development is expected to have de minimus impacts on traffic generation, as construction of single-family residences is exempt from SEPA under state and local law.

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

None. Future development will require project-level approvals. Future development is expected to have de minimus impacts on transportation, as construction of single-family residences is exempt from SEPA under state and local law.

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. This is a nonproject action. Impacts to public services, if any, would only occur upon future development. Future development will require project-level approvals and compliance with all relevant federal, state, and local regulations relating to public services.

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

None. This is a nonproject action and no development is currently proposed. Future development will require project-level approvals and compliance with all relevant federal, state, and local regulations relating to public services.

16. Utilities

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

RECEIVED
JAN 31 2008
PERMIT PROCESSING

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. This is a nonproject action. No development is currently proposed. Future development will require project-level approvals and compliance with all relevant federal, state, and local regulations relating to utilities.

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.....J.C. McCullough.....

Date Submitted.....1/31/08.....

RECEIVED
JAN 31 2008
PERMIT PROCESSING

SUPPLEMENTAL SHEET FOR NONPROJECT ACTION

Continuation of the Environmental Checklist

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment (see Environmental Checklist, B. Environmental Elements). When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms. If you have any questions, please contact the Development Services reviewer in 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.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

This is a nonproject proposal to change the Comprehensive Plan and the current zoning of R-3.5 to R-4. This would allow for the conversion of the single family lot of 17,272 square feet ("sq. ft.") into two single family lots of 8,636 sq. ft. each. This would allow one additional single family residence to be constructed. No development is proposed at this time.

Increased discharges to water, emissions to air, production, storage, or release of toxic or hazardous substances, and noise production upon future development are not expected to be significant, as the rezone and amendment would only allow one additional single family residence to be constructed. Indeed, the State Environmental Policy Act ("SEPA"), its implementing regulations, and the Bellevue Municipal Code all categorically exempt the construction of one single family residence from SEPA review because of the de minimus impacts such construction creates. See RCW 43.21C.229; WAC 197-11-305; WAC 197-11-800; BMC 22.02.020. Future development on these elements would be typical for the construction of a single family residence of moderate size. In addition, future development would require compliance with all relevant federal, state, and city regulations relating to construction, building design, and landscaping.

Proposed measures to avoid or reduce such increases are:

Future development will comply with all federal, state, and local regulations relating to identifying and mitigating impacts to these elements. Division of the land will require filing a short plat application and development will require obtaining a building permit. Future construction must conform to the International Residential Code and the Washington State Energy Code, as adopted by the City. See BMC 23.10.010.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

This is a nonproject action. No development is currently proposed. The maximum development capacity generated by this amendment and rezone would be the construction of an additional single-family residence. Impacts to plants, animals, fish, or marine life are not anticipated to be significant. There are no protected or endangered plants or animals on the property, and there are no streams, ponds, lakes, or other bodies of water.

RECEIVED
JAN 31 2019
PERMIT PROCESSING

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

No significant impacts to plants, animals, fish, or marine life are expected. Due to the de minimus impacts associated with construction of single-family residences, future development will be exempt from SEPA. Future development will require compliance with all relevant federal, state, and City regulations relating to landscaping and tree retention.

3. How would the proposal be likely to deplete energy or natural resources?

This is a nonproject action. No development is currently proposed. The maximum development capacity generated by this amendment and rezone would be the construction of an additional single-family residence. Future development is not anticipated to significantly deplete energy or natural resources.

Proposed measures to protect or conserve energy or natural resources are:

No significant impacts to energy or natural resources are anticipated. Due to the de minimus impacts associated with construction of single-family residences, future development will be exempt from SEPA. Future development will require compliance with all relevant federal, state, and City regulations relating to energy and natural resource consumption and preservation, including the Washington State Energy Code, as adopted by the City. See BMC 23.10.010.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection--such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

This is a nonproject action. No development is currently proposed. The maximum development capacity generated by this amendment and rezone would be the construction of an additional single-family residence. Future development is not anticipated to significantly affect environmentally sensitive areas or areas designated for governmental protection. There are no sensitive areas on the site or areas designated for governmental protection.

Proposed measures to protect such resources or to avoid or reduce impacts are:

No significant impacts to environmentally sensitive areas or areas designated for governmental protection are anticipated, as there are no such resources on the site. Due to the de minimus impacts associated with construction of single-family residences, future development will be exempt from SEPA. Future development will require compliance with all relevant federal, state, and City regulations relating to environmentally sensitive areas or areas designated for governmental protection.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

RECEIVED
JAN 31 2018
PERMIT PROCESSING

The maximum development capacity generated by this amendment and rezone would be the construction of an additional single-family residence. This proposal would help the City meet its growth targets by creating capacity for infill development. The development capacity generated by this proposal would be consistent with land use patterns in the vicinity of the site. No significant impacts to shoreline use are anticipated.

Proposed measures to avoid or reduce shoreline and land use impacts are:

The proposal is expected to improve the City's use of land and help it achieve compliance with state and county regulations. Due to the de minimus impacts associated with construction of single-family residences, future development will be exempt from SEPA. Future development will require compliance with all relevant federal, state, and City regulations relating to land use and shorelines.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

This is a nonproject action. No development is currently proposed. The maximum development capacity generated by this amendment and rezone would be the construction of an additional single-family residence. Future development is not anticipated to significantly affect demands on transportation or public services and utilities (i.e. typical demand generated by constructing one single-family residence).

Proposed measures to reduce or respond to such demand(s) are:

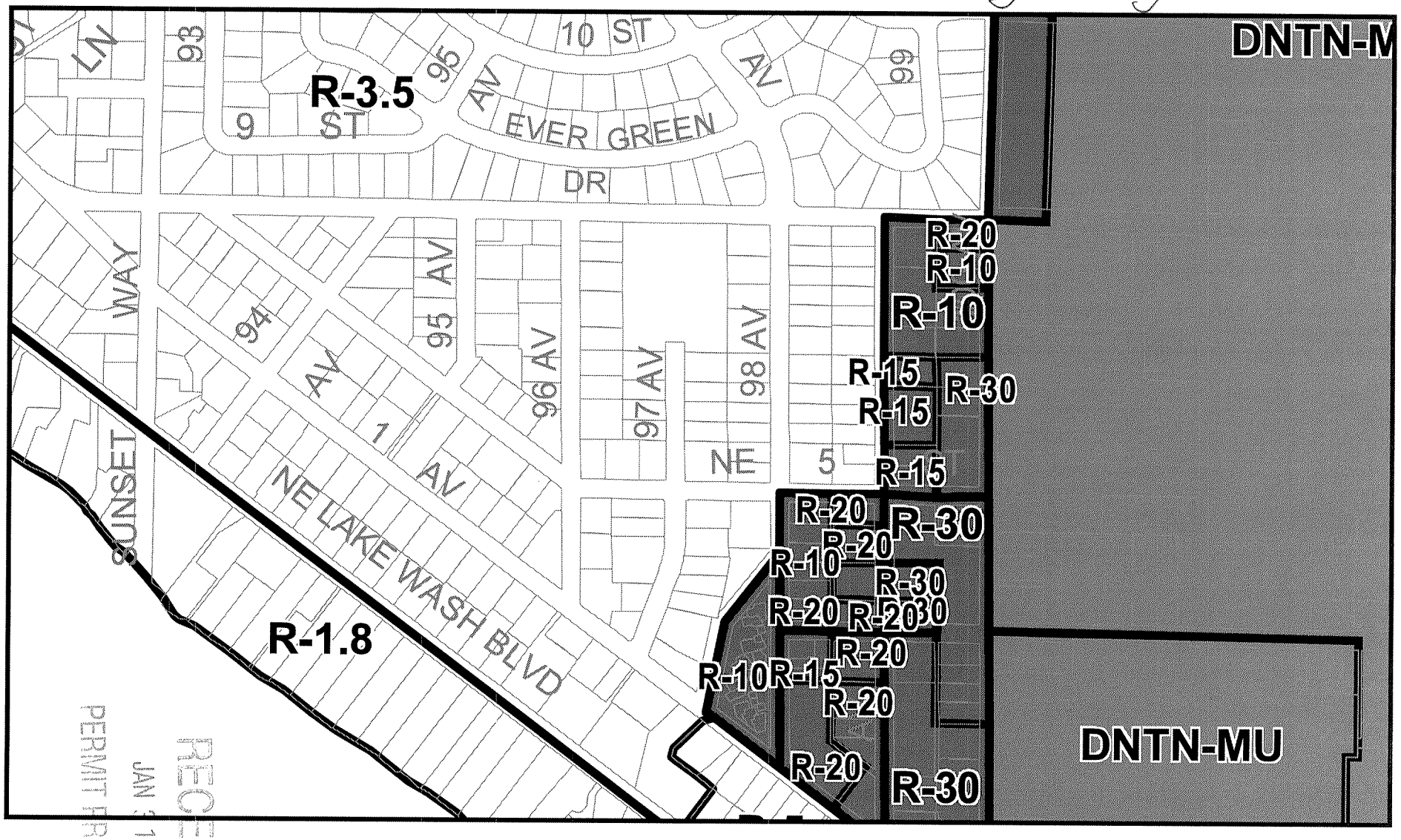
No significant impacts to transportation or public services and utilities is expected. Due to the de minimus impacts associated with construction of single-family residences, future development will be exempt from SEPA. Future development will require compliance with all relevant federal, state, and City regulations relating to traffic and transportation.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

It is not anticipated that the proposal will conflict with local, state, or federal laws or requirements for the protection of the environment.

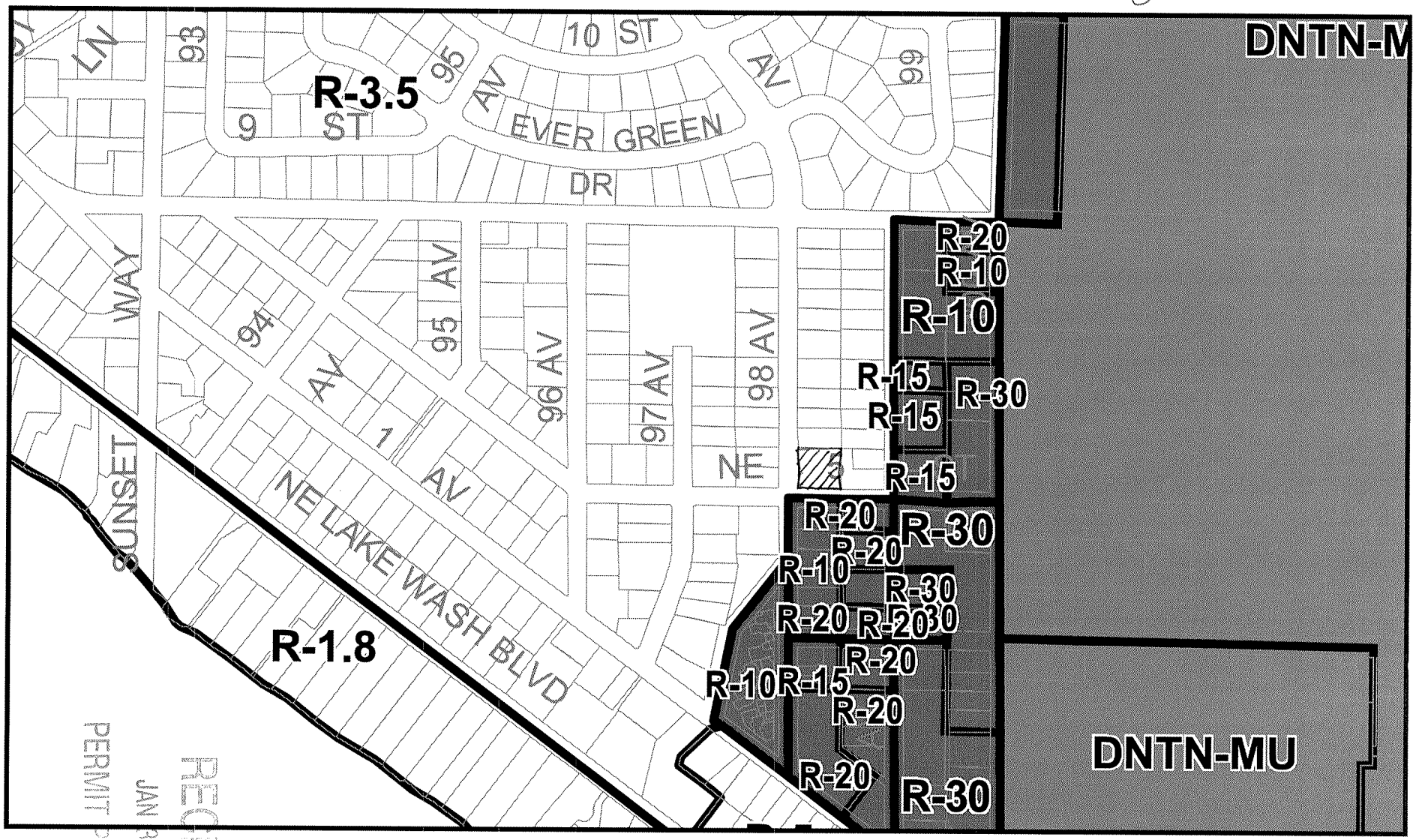
RECEIVED
JAN 31 2008
PERMIT PROCESSING

Land Use Reclassification Map – Existing Zoning



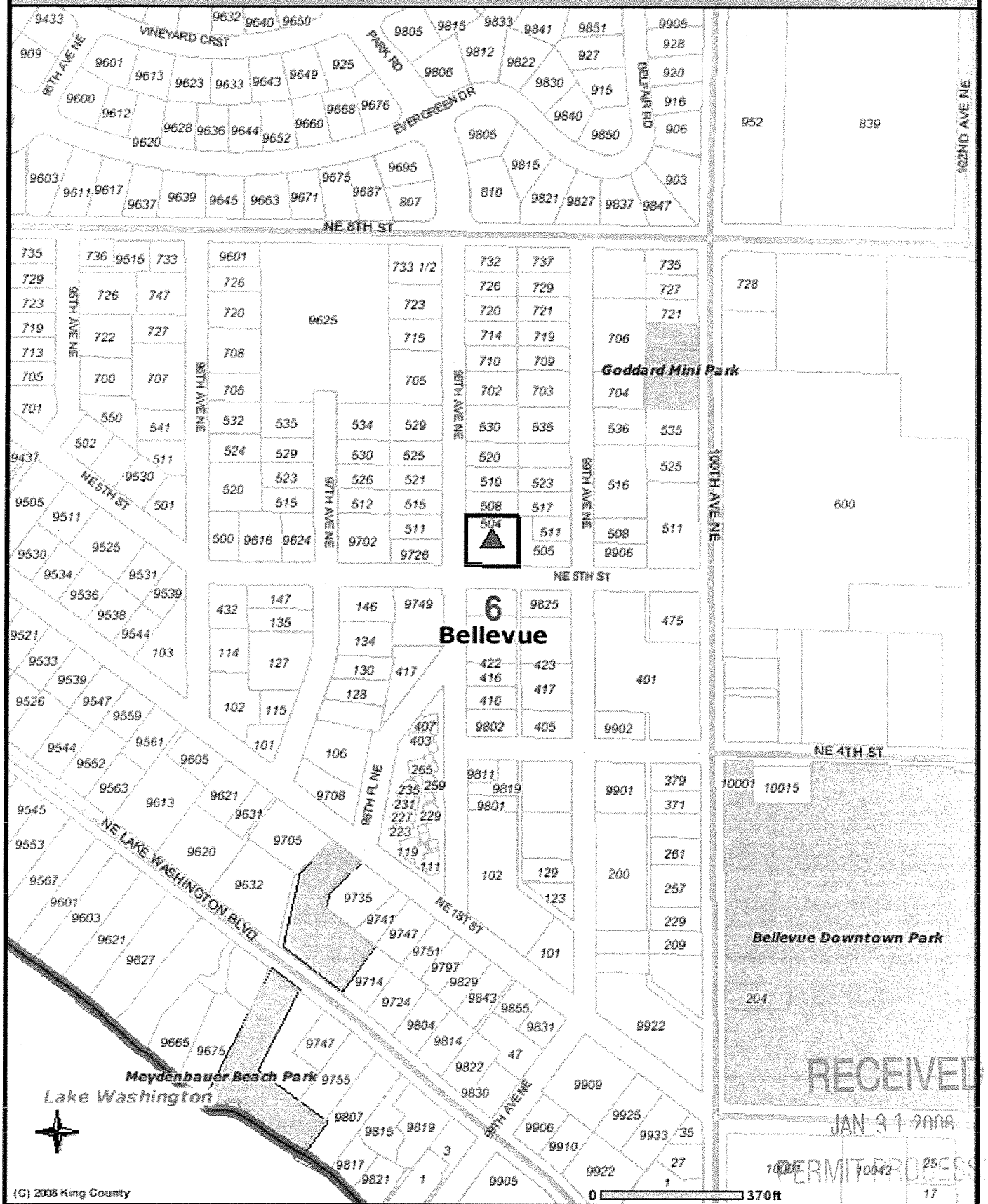
RECEIVED
JAN 17 2008
PERMIT PROCESSING

Land Use Reclassification Map - Proposed Zoning



RECEIVED
JAN
PERMIT PROCESSING

iMAP



RECEIVED
JAN 31 2008
PERMIT PROCESSING

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

Date: 1/30/2008 Source: King County iMAP - King County Districts (http://www.metrokc.gov/GIS/iMAP)

King County