



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. 08-103731 AC
Project Name/Address: Lee Rezone
1111 148th Ave NE
Planner: Matthews Jackson
Phone Number: 425-452-2729
Minimum Comment Period: March 20, 2008

Materials included in this Notice:

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

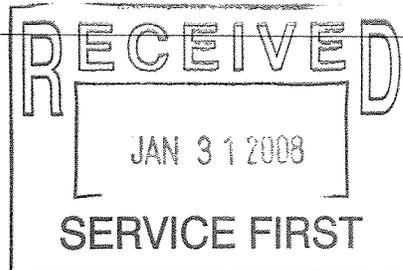
ENVIRONMENTAL CHECKLIST

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 INFORMATIONProperty Owner: **Thomas Lee**Proponent: **Thomas Lee**Contact Person: **William M. Palmer, W.M. PALMER CONSULTANTS**

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

Address: **P.O. Box 6, Port Orchard, Washington 98366**Phone: **[253] 858-3644, Fax: [253] 858-3654**Proposal Title: **LEE R-2.5 TO PROFESSIONAL OFFICE CONCURRENT CPA AND REZONE.**

Proposal Location: **1133 - 148th Avenue NW, west side of 148th between NE 11th St. & NE 12th Street**
(Street address and nearest cross street or intersection) Provide a legal description if available.

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:

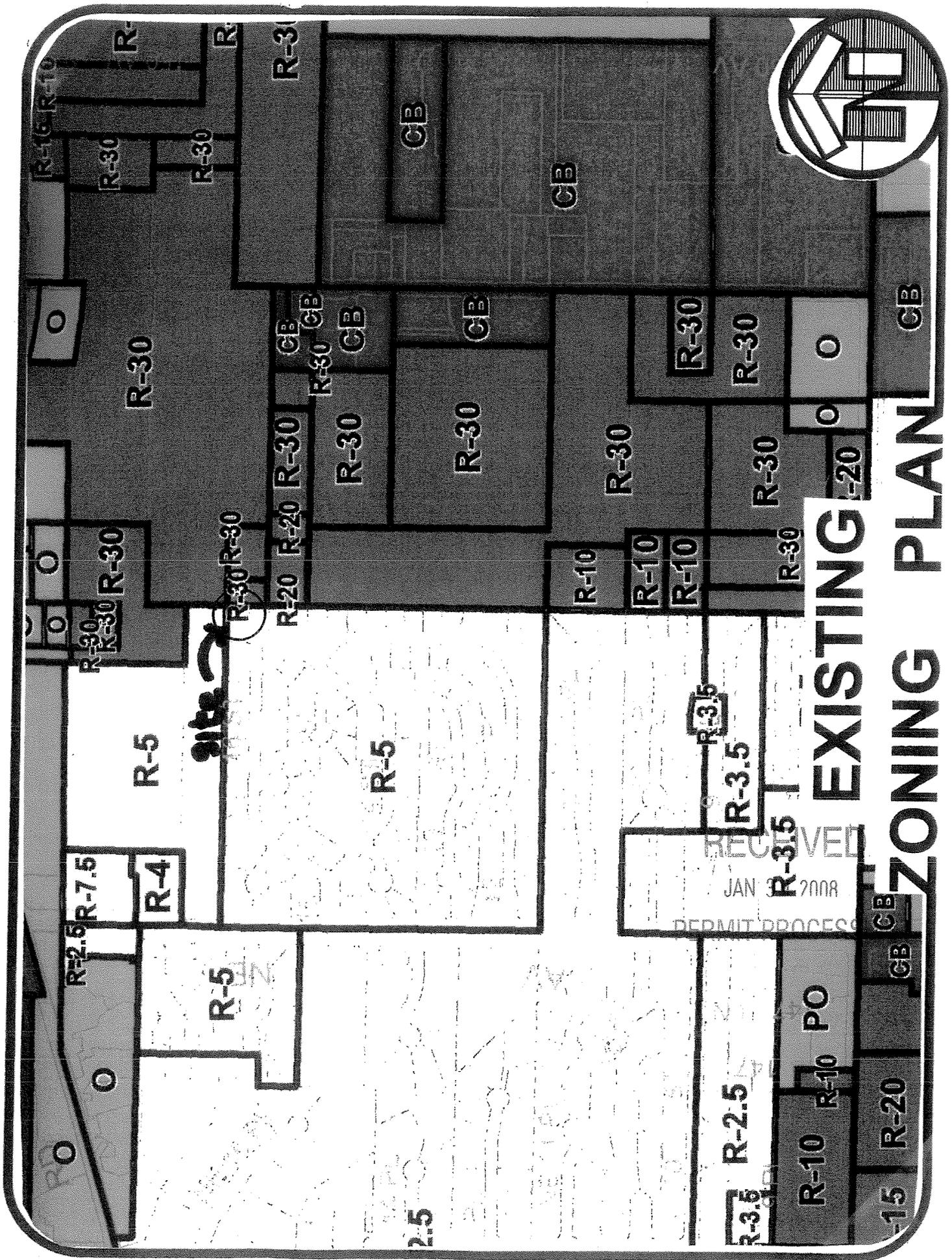
1. General description: **Proposal would change the Comprehensive Plan & Zoning from R-2.5 to PO.**
2. Acreage of site: **0.561476 Equivalent to 24,412 Square Feet of Lot Area**
3. Number of dwelling units/buildings to be demolished: **One Single-Family Residence**
4. Number of dwelling units/buildings to be constructed: **None**
5. Square footage of buildings to be demolished: **Approximately 1,990 square feet**
6. Square footage of buildings to be constructed: **NA.**
7. Quantity of earth movement (in cubic yards): **NA.**
8. Proposed land use: **Change from SFR to Professional Office**
9. Design features, including building height, number of stories and proposed exterior materials: **Not applicabl.**
10. Other **The project as presented to the City of Bellevue is a "non-project" action involving first a comprehensive plan amendment and a concurrent rezone.**

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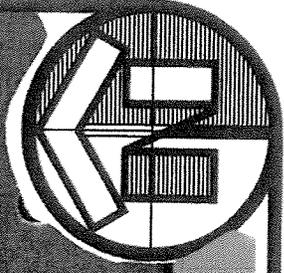
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Estimated date of completion of the proposal or timing of phasing: **Rezone expected by end of 2008.**



EXISTING ZONING PLAN

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Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. **Yes, following rezone approval applicant expect to move forward with some interior modifications to the existing structure..**

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List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. **Other than this environmental impact assessment 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. **Initially rezone approval from the City. Eventually building permit approval for possible remodeling of the existing structure.**

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
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)? **Less than 5 percent.**
- 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.
Sandy-loamy soil with some clay content.

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- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. **No.**
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill. **No changes to the exiting paved areas around the house are anticipated.**
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. **Not Likely.**
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? **House and paving occupy about 35% of the total site area.**
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: **Not Applicable.**

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. **Vehicle emissions would be the only expected source of air pollution, but because of the small scale nature of the project proposal, such emissions would not pose any detrimental impacts on air quality.**
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. **Yes. 148th Avenue NE is a major north-south arterial and carries a fair amount of traffic. Vehicle emissions from the traffic load eclipse any anticipated traffic from this site.**
- c. Proposed measures to reduce or control emissions or other impacts to the air, if any: **None are proposed or appear to be required given the nature of the proposal or the expected low-level impacts from the development the rezone action would allow.**

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. **A small stream can be found along the western boundary of the site.**

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(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.**

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(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. **NA.**

(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. The site is served with public water and sanitary sewers.**

(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.**

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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. **Storm water comes from rainfall with little to no run-off from adjacent properties.**

(2) Could waste materials enter ground or surface waters? If so, generally describe. **Not likely. No changes are planned on the exterior of the house including but not limited to the existing paved drive / parking area.**

(3) d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any: **NA.**

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? **No vegetation would be removed as a result of the proposed zone change.**

c. List threatened or endangered species known to be on or near the site. **None have been observed on the site or are known to be in the area.**

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- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: **No changes in existing landscaping are proposed.**

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. **The site is located in an urbanized area. No such species are known to be on or near the site.**

- c. Is the site part of a migration route? If so, explain. **No.**

- d. Proposed measures to preserve or enhance wildlife, if any: **None are proposed or appear to be warranted.**

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. **Primarily electricity and natural gas.**

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. **No, not likely.**

- 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: **NA.**

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.**
- b. Describe special emergency services that might be required. **No special emergency services are needed to support the proposed use of the property. It is recognized that each incremental project does contribute to the prospect of "greater need" in the City and the Bel-Red / Northup Subarea. However, the need should be minimal in this instance.**

(1) Proposed measures to reduce or control environmental health hazards, if any. **None are proposed and none appear warranted given the nature of the proposed action.**

b. Noise

(1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)? **Generally the site is situated in a quiet neighborhood. In the AM and PM peak traffic hours there is a fair amount of traffic noise on 148th Avenue NE. Also, there is some noise associated with the Bellevue Christian Church and its park-n-ride lot on the north side of the site.**

(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. **No significant changes in noise patterns are expected from the proposed zone change.**

(2) Proposed measures to reduce or control noise impacts, if

any:

None are proposed.

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties? **Single Family Residential.**
- b. Has the site been used for agriculture? If so, describe. **No.**
- c. Describe any structures on the site. **There is a single-family residence on the site.**
- d. Will any structures be demolished? If so, what? **No.**
- e. What is the current zoning classification of the site? **R-2.5**
- f. What is the current comprehensive plan designation of the site? **Professional Office**
- g. If applicable, what is the current shoreline master program designation of the site? **NA.**

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- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify. **Yes, the creek found along the western boundary of the subject property**
- i. Approximately how many people would reside or work in the completed project? **1 - 5 people would occupy the facility once zoned.**
- j. Approximately how many people would the completed project displace? **None..**
- 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: **Maintenance of the exterior appearance of the existing house and the landscaping..**

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. **None.**
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. **Short term none. Long term one.**
- c. Proposed measures to reduce or control housing impacts, if any: **None are proposed or appear warranted given the nature of the proposed project.**

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 existing house is about 16 feet in height.**
- b. What views in the immediate vicinity would be altered or obstructed? **None.**

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- c. Proposed measures to reduce or control aesthetic impacts, if any: **Possible additional Landscaping**

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? **Outdoor building lights and lights from vehicles moving in and out of the site.**
- b. Could light or glare from the finished project be a safety hazard or interfere with views? **Not likely.**
- c. What existing off-site sources of light or glare may affect your proposal? **Lights from vehicles traveling on 148th Avenue NE. and lights coming from the Church parking lot on the north.**
- c. Proposed measures to reduce or control light or glare impacts, if any: **None are proposed or appear warranted given the nature of the proposed action.**

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? **Marymore Park located about 4 miles northeast of the site..**
- b. Would the proposed project displace any existing recreational uses? If so, describe. **No.**
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: **None are proposed or appear warranted given the nature of the proposed action.**

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 have been found on or near the site.**
- c. Proposed measures to reduce or control impacts, if any: **None are required.**

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 abuts 148th Avenue NE.**

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

Yes. There is bus service on 148th Avenue NE near the northeast corner of the site.

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

Likely about 4 - 6 spaces. There is already space for those many vehicles on site

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.

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur. **Likely 48 - 60 ADT. Peak Hour PM would be 5 - 6 trips.**

f. Proposed measures to reduce or control transportation impacts, if any: **None are proposed or appear warranted given the small scale project likely to result from the requested rezone.**

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. **Each project proposal brings with it an incremental increase in the need for all of these services. However, there is no significant upfront impacts to be anticipated from development permitted by the proposed Professional Office rezone of the applicant's property.**

b. Proposed measures to reduce or control direct impacts on public services, if any. **None are proposed or appear warranted given the small scale impacts of a project developed consistent with the provisions of the requested Professional Office Zoning.**

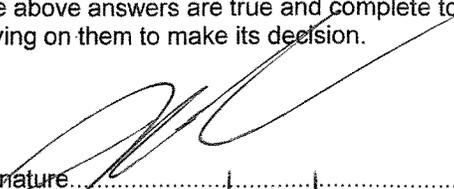
16. Utilities

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. **Utility service that will be needed for office use is already provided on site. No new upgrades will be necessary.**

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..... 01 / 31 / 2008

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SUPPLEMENTAL SHEET FOR NONPROJECT ACTION
Continuation of the Environmental Checklist

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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? **No changes are anticipated at all.**

Proposed measures to avoid or reduce such increases are: **No Mitigative measures would be required as a result of the conversion of the single- family residence to office space.**

2. How would the proposal be likely to affect plants, animals, fish, or marine life? **No changes are envisioned for the site that would affect plants, animals or fish. There is no marine life.**

Proposed measures to protect or conserve plants, animals, fish, or marine life are: **None are proposed or necessary to implement the proposed rezone.**

3. How would the proposal be likely to deplete energy or natural resources? **No impacts are expected.**

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? **No impacts are expected to the existing creek found along the west boundary of the property as no changes to the existing site paving and building foot print is expected.**

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Proposed measures to protect such resources or to avoid or reduce impacts are: **None are proposed or appear warranted given the nature of the proposed change of use.**

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? **Not Applicable**

Proposed measures to avoid or reduce shoreline and land use impacts are: **Not Applicable.**

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

There will be no change in site access. It is possible that in time more traffic could be generated

on the site. However, the incremental increase will not have a deleterious impact on the traffic

flowing on 148th Avenue NE.

7. Proposed measures to reduce or respond to such demand(s) are: **None are proposed or appear**

warranted at this time.

8. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment. **No such conflicts are manifest in the propose change of zoning or in the actual use of the site.**

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