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. 08-110119-LN

Project Name/Address: Fidler Short Plat
1841 132nd Place SE

Planner: Sally Nichols

Phone Number: (425) 452-2727

Minimum Comment Period: 14 days

Materials included in this Notice:

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

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

Property Owner: BRETT FIDLER

Proponent:

Contact Person: JOE HOPPER - PACIFIC ENGINEERING DESIGN
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 15445-53RD AVE SE, SEATTLE, WA 98188

Phone: 206-431-7970

Proposal Title: FIDLER SHORT PLAT

Proposal Location: 1841 132ND PL SE
(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: 4 LOT SHORT PLAT
2. Acreage of site: 2.14
3. Number of dwelling units/buildings to be demolished: 1
4. Number of dwelling units/buildings to be constructed: 4
5. Square footage of buildings to be demolished: 2500
6. Square footage of buildings to be constructed: 3000±
7. Quantity of earth movement (in cubic yards):
8. Proposed land use: RESIDENTIAL
9. Design features, including building height, number of stories and proposed exterior materials:
10. Other

RECEIVED

FEB 21 2008

PERMIT PROCESSING

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

FALL 2008

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

No

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

STEEP SLOPES

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.

CLEAR & GRADE PERMIT, STORMWATER
PRELIMINARY AND FINAL SHORT PLAT

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)? 40% +

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.

CLAY, SAND, GRAVEL

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

YES, POTENTIAL SLIDES IN RAVINE ON SITE

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

CUT AND FILL BALANCE FROM ON-SITE MATERIALS

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

YES, TYPICAL WITH CONSTRUCTION OPERATIONS.

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

20-30%

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

SILT FENCE, INTERCEPTOR DITCHES, SEDIMENT PONDS

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.

EXHAUST AND DUST FROM CONSTRUCTION OPERATIONS.

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

NONE KNOWN

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

NONE PROPOSED

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.

SEASONAL FLOWS OF DRAINAGE RUNOFF IN DITCH AND RAVINE ON SITE

(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.

YES, SHORT PLAT ROADS AND HOMES

(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

(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.

NONE KNOWN

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.

RUNOFF FROM SITE IMPROVEMENTS, HOUSES & ROADS.
FLOW TO ON-SITE DETENTION/W.Q. VAULT.
OUTLET TO CITY SYSTEM WITHIN RICHARDS ROAD.

(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:

STORM CONVEYANCE, DETENTION AND WATER QUALITY VAULT

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?

TREES AND UNDERBRUSH

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

NONE KNOWN

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

LANDSCAPING TYPICAL WITH RESIDENTIAL HOMES,
STREET TREES AS REQUIRED.

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:
- [x] 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 KNOWN OR OBSERVED

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

d. Proposed measures to preserve or enhance wildlife, if any: RESERVE APORTION OF SITE IN NATIVE GROWTH PROTECTION TRACT.

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.

ELECTRIC AND/OR NATURAL GAS FOR HEAT.

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

NO

c. What kinds of energy conservation features are included in the plans of the proposal? List other proposed measures to reduce or control energy impacts, if any:

NONE

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.

NONE

b. Noise

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

TRAFFIC FROM RICHARDS ROAD. TYPICAL RESIDENTIAL NOISES.

(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.

TYPICAL CONSTRUCTION NOISE, CONTINUED NOISE FROM RESIDENTS WHEN HOUSES ARE OCCUPIED.

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

NONE.

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. 1 HOUSE, 1 DETACHED GARAGE.

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

e. What is the current zoning classification of the site? R3.5

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

g. If applicable, what is the current shoreline master program designation of the site? N/A

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? 8-15 PEOPLE WILL RESIDE, NO WORK.

j. Approximately how many people would the completed project displace? NONE

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

i. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: COMPLY WITH ZONING AND LAND USE CODES.

9. Housing

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

4 SINGLE FAMILY, MIDDLE TO HIGH INCOME

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

1 SINGLE FAMILY, LOW TO MIDDLE INCOME

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

NATIVE GROWTH PROTECTION TRACT WILL BE PLATTED.

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? 30-FEET SINGLE FAMILY RESIDENCES

b. What views in the immediate vicinity would be altered or obstructed? NONE

c. Proposed measures to reduce or control aesthetic impacts, if any: NONE

11. Light and Glare

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

RESIDENTIAL LIGHTS,

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

NO

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

BANNERWOOD PARK

b. Would the proposed project displace any existing recreational uses? If so, describe. No

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

NONE

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, archeological, scientific, or cultural importance known to be on or next to the site. NONE KNOWN

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

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. RICHARDS ROAD, ACCESS VIA JOINT USE DRIVE

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

YES

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

8 NEW,

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.

10 TRIPS, PEAK HOURS, 7AM-9AM & 3PM-6PM

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

NONE

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.

ADDITIONAL FIRE, POLICE, HEALTH CARE AND SCHOOLS TYPICAL WITH SINGLE FAMILY RESIDENTIAL DEVELOPMENT

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

FEES PAID AS REQUIRED TO CITY AND SCHOOLS.

16. Utilities

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

CABLE TV

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.

EXTENSION OF ALL SERVICES NOTED ABOVE FOR 3 ADDITIONAL SINGLE FAMILY RESIDENCES

Signature

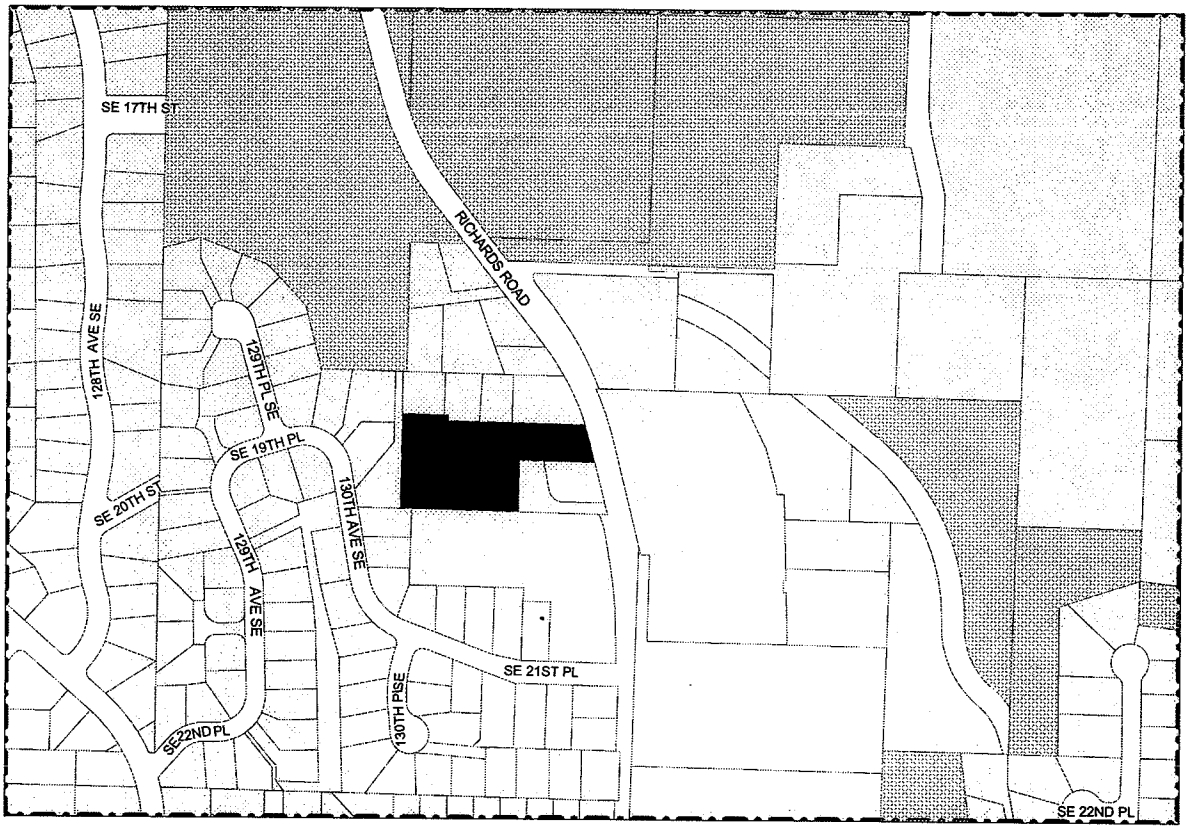
The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature.....

Date Submitted.....2/21/08.....

City of Bellevue MapGuide

- Streets & Street Names
- Hydrology
- Parks Sites
- Cover Types
- School Layers
- Districts - Areas
- Property Layers



SCALE 1 : 6,020

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FEET