



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. 08-123604-LO
Project Name/Address: McDowell Critical Areas Land Use Permit / 3222 Bel Red Road
Planner: David Pyle
Phone Number: 425-452-2973
Minimum Comment Period: July 31, 2008

Materials included in this Notice:

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

City of Bellevue File Number 08-123604-LO
07/17/2008
McDowell Critical Areas Land Use Permit
Project SEPA Checklist
3222 Bel-Red Road

City of Bellevue Submittal Requirements

ENVIRONMENTAL CHECKLIST

SEPA Checklist Reviewed By:
David Pyle, Land Use Planner
425-452-2973 - dpyle@bellevuewa.gov

If you need assistance in completing the checklist or have any questions 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: **McDowell Estates LLC**

Proponent: **Warrick McDowell**

Contact Person: **Leone Nielson**

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

Address: **1375 NW Mall Street Suite 3, Issaquah, WA 98027**

Phone: **(425) 313-1078**

Proposal Title: **Warrick Property**

Proposal Location: **3208 and 3222 NE Bel-Red Road Bellevue, WA**

(Street address and nearest cross street or intersection) Provide a legal description if available.

BEG AT SW COR OF SW 1/4 OF NW 1/4 TH N 120 FT M/L TO SELY LN OF CO RD TH NELY ALG SD LN 350 FT TH SELY AT R/A TO SD RD LN 130 FT TH SWLY 440 FT TO BEG TGW UND INT IN TRACT C OF ASHBROOK ADD PER VOL 150 PGS 46-48 OF PLATS

and

POR OF SE 1/4 OF NE 1/4 LY SELY OF BELL-RED RD #1387

Please attach an 8 1/2" x 11" vicinity map that accurately locates the proposal site. **See Figure 1:Vicinity Map**

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

1. General description: **The proposed project will be a boundary lot adjustment to allow for development of single family homes on the existing parcels.**

2. Acreage of site: **1.08 acres**

3. Number of dwelling units/buildings to be demolished: **0**

4. Number of dwelling units/buildings to be constructed: **2 single family buildings constructed.**

5. Square footage of buildings to be demolished: **0**

6. Square footage of buildings to be constructed: **Not known at this time.**

7. Quantity of earth movement (in cubic yards): **Cut = 70 +/- CY, Fill = 150 +/-**

8. Proposed land use: **single family residential**

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

This is an application for Critical Areas Land Use Permit to utilize the Reasonable Use Provisions of the Land Use Code (LUC 20.25H) for the development of two single family residences on two existing single family lots.

The Critical Areas Land Use Permit will establish the building pad for the 2 new proposed single family residences.

RECEIVED
JUN 27 2008
PERMIT PROCESSING

Reviewed By: DP

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)? **30%**
- 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.

Alderwood gravelly sandy loam (AgB and AgC) and Arents, Alderwood material (AmB) per USDA NRCS mapping.

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

None known.

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

Trenching and excavation associated with utilities installation, driveway installation, etc. would be proposed as part of the building permits.

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

Yes, some erosion will occur during construction, erosion will be controlled.

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

Impervious surface will not exceed the maximum of 55% allowed by code.

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

Re-vegetate exposed soils or cover with impervious surfaces. During construction - construction exit, plastic cover, catch basin inserts.

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.

Dust, auto emissions

- 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 at this time.

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.

There is a category II wetland and a type N stream as defined by the City of Bellevue Land Use Code.

- (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.

Subject to compliance with the City's Land Use Code.

Yes – permanent modification to an existing stream channel to convey drainage around the proposed residences as well as temporary and permanent modification to an existing wetland and buffer to construct the proposed residences, site access, and utilities.

- (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.

Excavation and fill within wetlands will be for utility construction and will include the placement of piping, manhole structures, and pipe bedding materials per City of Bellevue standards. Native soil excavated during utility construction will be used to backfill excavations to a final grade similar to which existed prior to construction. Excess native soil will be used as fill within developed portions of the site. Suitable soil from the site and/or clean imported fill will be used to fill the existing stream channel and support the foundations for the proposed residences.

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

No. Modification to the existing stream will occur when dry.

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

No, according to King County iMap, this site does not lie within a 100 year floodplain.

- (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

Discharge of pollutants is regulated by BCC 23.76.090 and BCC 23.76.100.

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.

Not applicable.

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.

Stormwater generated by the proposed project will be collected and discharged to the modified stream, with eventual discharge via a level spreader within wetland buffer located downgradient from the proposed residences.

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

Unknown

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

Stormwater generated by the proposed project will be collected and discharged to the modified stream, with eventual discharge via a level spreader within wetland buffer located downgradient from the proposed residences. No detention or water quality measures are proposed.

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?

Grass, trees and dense brush

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

None known.

8. Land and Shoreline Use

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

The site is currently zoned single family residential. The properties to the south, east and northeast are developed residential properties. The site is bound to the west by NE Bel-Red Rd which serves as the boundary between the City of Bellevue and the City of Redmond. The properties across NE Bel-Red Rd. is used for commercial office buildings (Microsoft Campus).

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

No

- c. Describe any structures on the site.

The site is currently undeveloped.

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

No.

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

R.5, 7200 sq ft per lot

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

Single-Family High (SF-H)

- 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.

Yes, there is a category II wetland onsite and a type N stream as defined by the City of Bellevue.

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

2+ residences/families

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

0

- 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:

Compliance and approval through reasonable use critical areas land use permit with the City of Bellevue.

9. Housing

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

2 middle income homes

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

0

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

None

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?

Buildings will not exceed the allowable maximum building height as defined by the land use code.

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

None known.

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

The proposed residences will be designed and constructed to limit impacts as outlined by the City of Bellevue reasonable use critical areas land use permit conditions.

11. Light and Glare

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

Porch lights at night

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

No significant impact expected.

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

None known.

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

None at this time.

12. Recreation

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

Ardmore 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 at this time.

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.

Not that is known.

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

N/A

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

None

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 currently accessed off of NE Bel-Red Rd. The proposed access includes a shared driveway off of NE Bel-Red Rd.

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

The site is not currently served by public transit. The nearest transit stop is approximately .4 miles away.

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

Completed project will provide 4 parking spaces. No parking spaces will be eliminated.

- 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.

Not that is known.

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

2-4 during peak morning and afternoon/evening hours

- 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.

General public services to accommodate (2) single family residences.

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

Payment of property taxes and other support fees.

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.

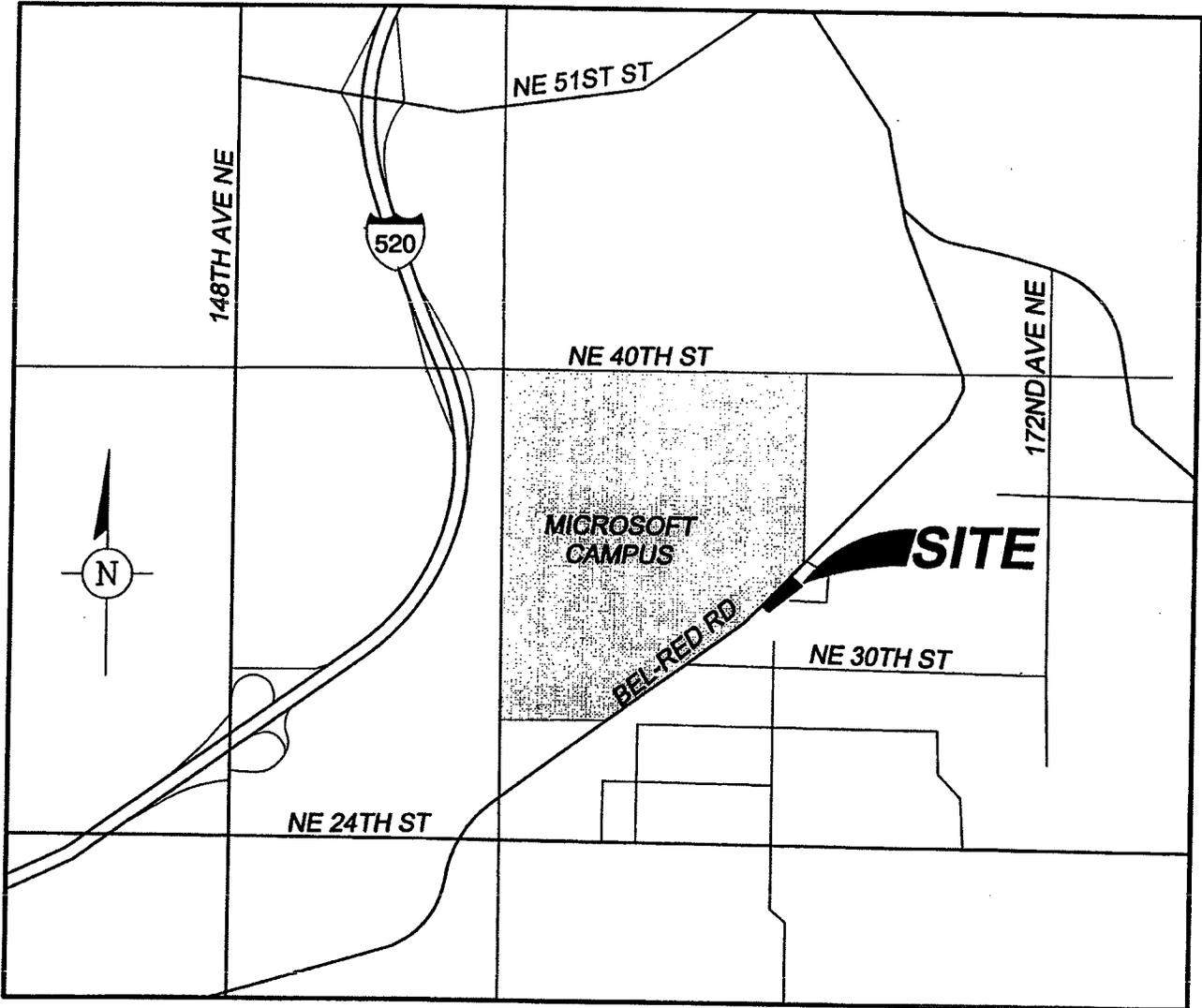
Storm water (connect to City of Bellevue drainage system) in addition to those listed above

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 Glenn Nielson

Date Submitted 6-26-08



**McDOWELL ESTATES
VICINITY MAP**



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DWN. BY: HDO	DATE: 6/26/08	JOB NO. MIS-016
CHKD. BY: JJJ	SCALE: AS SHOWN	

Reviewed By: _____

