DEVELOPMENT SERVICES DEPARTMENT
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. 15-124560-LN

Project Name/Address: 4442 158th Ave SE Tam Phan Short Plat

Planner: Leah Chuslky

Phone Number: 425-452-6834

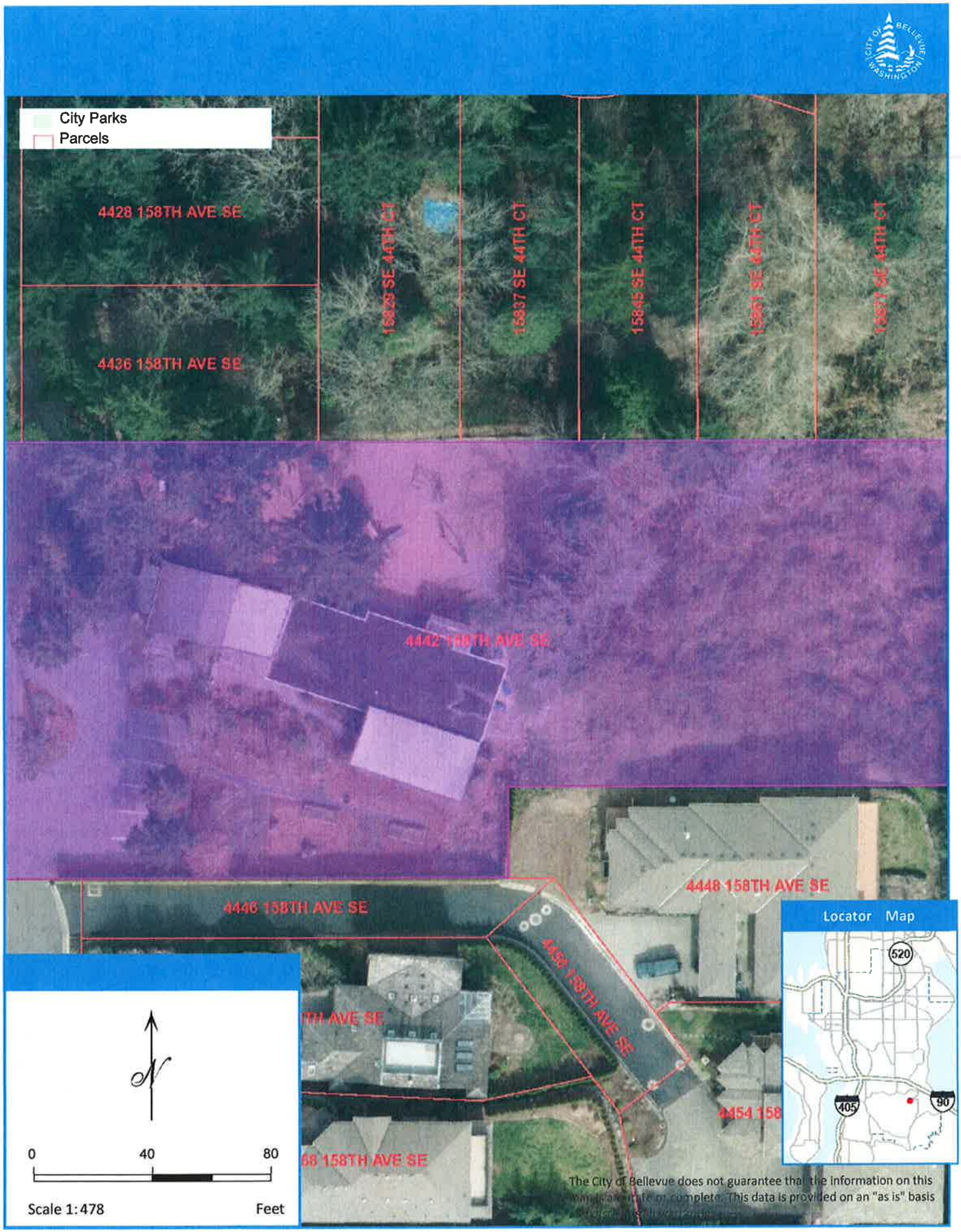
Minimum Comment Period: November 12, 2015 5pm

Materials included in this Notice:

- ☒ Blue Bulletin
- ☒ Checklist
- ☒ Vicinity Map
- ☐ □□□Plans
- ☐ □□□Other:

OTHERS TO RECEIVE THIS DOCUMENT:

- ☐ State Department of Fish and Wildlife / Sterwart.Reinbold@dfw.gov; Christa.Heller@dfw.wa.gov;
- ☐ State Department of Ecology, Shoreline Planner N.W. Region / Jobu461@ecy.wa.gov; sepaunit@ecy.wa.gov
- ☐ Army Corps of Engineers Susan.M.Powell@nws02.usace.army.mil
- ☐ Attorney General ecyolyef@atg.wa.gov
- ☐ Muckleshoot Indian Tribe Karen.Walter@muckleshoot.nsn.us; Fisheries.fileroom@muckleshoot.nsn.us



Map Generated on: 10/28/2015

ENVIRONMENTAL CHECKLIST

10/9/2009

Thank you in advance for your cooperation and adherence to these procedures. If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call Development Services (425-452-6800) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

INTRODUCTION

Purpose of the Checklist:

The State Environmental Policy Act (SEPA), Chapter 43.21c RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the City of Bellevue identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the City decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Answer the questions briefly, with the most precise information known, or give the best description you can. You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer or if a question does not apply to your proposal, write "do not know" or "does not apply." Giving complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the Planner in the Permit Center can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. Include reference to any reports on studies that you are aware of which are relevant to the answers you provide. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impacts.

Use of a Checklist for Nonproject Proposals: *A nonproject proposal includes plans, policies, and programs where actions are different or broader than a single site-specific proposal.*

For nonproject proposals, complete the Environmental Checklist even though you may answer "does not apply" to most questions. In addition, complete the Supplemental Sheet for Nonproject Actions available from Permit Processing.

For nonproject actions, the references in the checklist to the words *project*, *applicant*, and *property* or *site* should be read as *proposal*, *proposer*, and *affected geographic area*, respectively.

Attach an 8 ½" x 11 vicinity map which accurately locates the proposed site.

Received
SEP 29 2015
Permit Processin-

BACKGROUND INFORMATION

Property Owner: Vinh Vuong

Proponent: Vinh Vuong

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

Address: 5936 NE 3rd Court
Renton, WA 98059

Phone: (206) 390-5272

Proposal Title: Tam Pham Short Plat

Proposal Location: 4442 158th Avenue SE
(Street address and nearest cross street or intersection) Provide a legal description if available.
158th Ave SE & SE 44th Place (legal description attached)
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: Short plat existing lot into total of four (4) SFR lots.
2. Acreage of site: 1.0 (43,508 SF)
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: 3,336 SF
6. Square footage of buildings to be constructed: 2,800 SF
7. Quantity of earth movement (in cubic yards): 694 CY
8. Proposed land use: Single Family, R-5
9. Design features, including building height, number of stories and proposed exterior materials:
   Building design not yet available at the time of application. Features will be compliance with all City codes.
10. Other

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

Construction to start as soon as permits are issued. Anticipated construction start date, June 2016. Project will not be phased.

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.

Subsurface Exploration, Geologic Hazards, and Preliminary Geotechnical Engineering Report was prepared by South Fork Geosciences, PLLC, August of 2015

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.

None known at the time of application.

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.

Preliminary Plat Approval
Clearing/Grading Permit
Building Permit

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.

Site soils fall into the Beausite series – Hydrologic Type C

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

Project is located in a mapped landslide hazardous area per King County environmental maps.

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

Grading activities will be for the purpose of constructing the access road and building foundations. Project proposes approximately 87 CY of cut and 607 CY of fill. The proposed design is intended to balance the cut/fill quantities for the property. Fill material for grading purposes, will taken from on-site cut areas.

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

Yes, depending on the weather conditions during construction, erosion may occur from grading activities.

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

Approximately 48% of site will be impervious surface.

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

The development proposes to utilize silt fences, stabilized construction entrances, interceptor swales, and ground cover to mitigate impacts of erosion during construction. ESC measures as recommended in the 2013 City of Bellevue Stormwater Manual will be utilized as described in the Technical Information Report prepared for this project.

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 and vehicle emissions will occur during construction. Vehicle emissions will occur after construction from vehicle use of driveway.

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

No.

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

During construction, the site will be sprinkled with water as necessary to control dust. There are no proposed measures for the control of vehicle 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.

The project is located approximately 1.1 miles upstream of Lake Sammamish.

(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.

(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.

N/A. No work is proposed within 200 ft of surface water body.

(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.

N/A. The project will be connected to the public sewer system.

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.

Surface storm water currently sheet flows north, towards neighboring private properties and eventually flows toward a catch basin located on SE 44th Court. The project proposes to use rain garden BMP's collect storm water flows from a portion of the future impervious surface. Stormwater will also be collected in yard drains and routed to the public storm system located on 158th Ave SE.

(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:

The development project proposes to utilize silt fences and a stabilized construction entrance to mitigate impacts of erosion during construction.

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?

Current vegetation consists of deciduous and evergreen trees along with low ground cover such as weeds and scrubs. These vegetation may be removed and/or altered as needed for the construction of the development.

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

None known at time of application.

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

The property has already been developed. There are no known native plants on the site. No landscaping plans have been proposed at the time of this application.

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 known.

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

None known.

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

N/A

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, natural gas

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:

SFR will be constructed to meet City energy codes. Insulation and energy efficient appliances will be proposed.

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.

Fire, ambulatory, police, as typically associated with these types of construction projects.

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

Contractors will employ construction safety practices typically required of these types of construction projects.

b. Noise

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

None.

(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.

Short term noise levels will be associated with construction activities. Long term noise levels will be consistent with surrounding noise associated with vehicle traffic typical of SF land use.

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

Construction activities will only occur during allowable times per the City noise ordinances.

8. Land and Shoreline Use

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

Residential

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

None known.

c. Describe any structures on the site.

There is one building on the site that is 3,336 SF.

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

Yes. The existing 3,336 building that is currently on the site will be demolished.

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

Single Family Residential

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

Single Family Residential

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, the site is located in a mapped landslide hazard area.

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

The number of people residing at this location will be typical of those living in 4 SFR homes.

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

The building on-site is currently vacant. No people will be displaced due to the construction of this project.

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:

Building permits will be obtained. Building features will be designed to be compatible with existing land uses.

9. Housing

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

4 SFR, middle to high income

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

1 SFR, middle to high income

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

N/A. This project proposes a net gain of three (3) SFR.

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?

Building heights will be designed to be in compliances with City of Bellevue codes.

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?

Lighting typical of residential homes will be used during the evening hours.

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?

There are City parks near the vicinity of this project.

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:

N/A.

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 at the time of this application.

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:

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.

Properties will be accessed via an access road connected to 158th Ave SE.

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

Site is not currently served by public transit. The nearest bus stop is located at SE 46th & 159th Ave SE, 3/4 mile from project location

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

A minimum of 2 parking spaces will be provided per SFR. 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).

Yes. Proposal will require frontage improvements in association with the construction of the access road.

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.

3 new SFR, creating 28.71 new weekday daily trips and 30.3 new weekend daily trips.

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

N/A

15. Public Services

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

No.

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

None.

16. Utilities

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

Electricity, natural gas, refuse service, telephone, sewer

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.

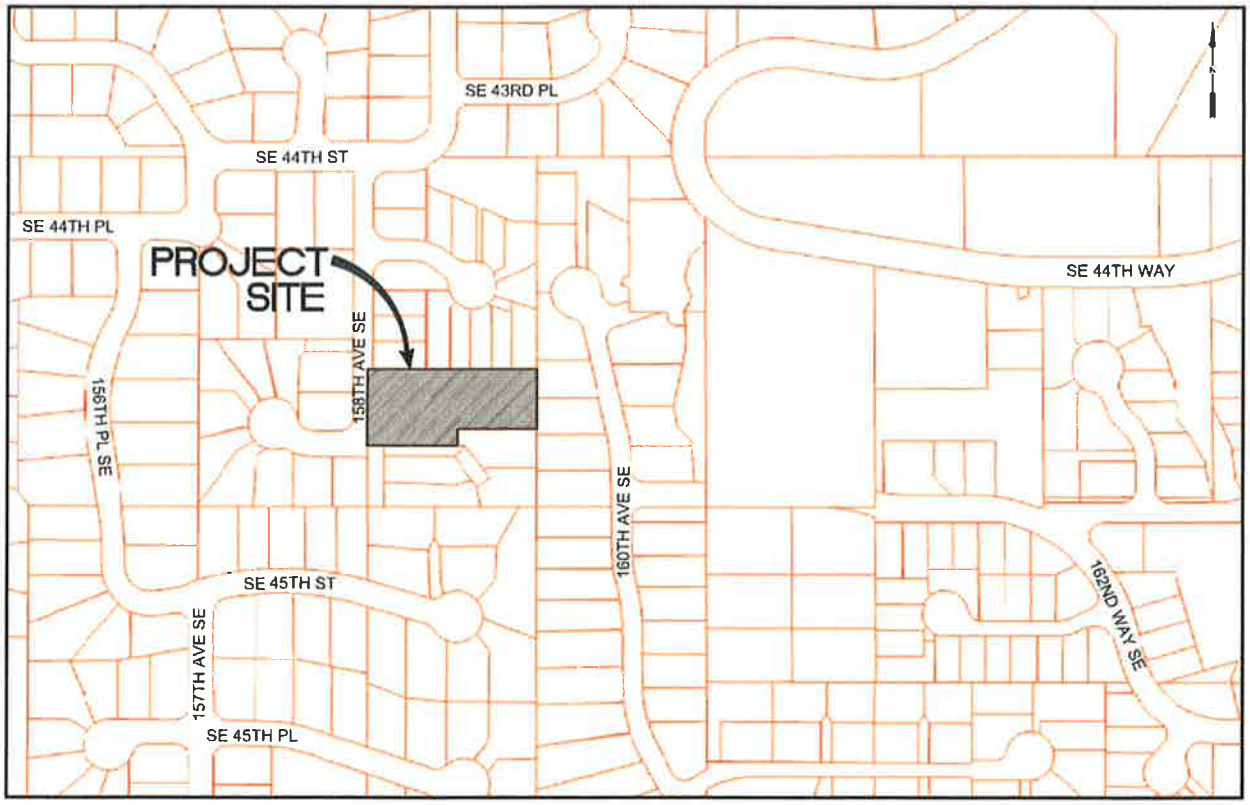
Electricity, natural gas, refuse service, telephone, sewer

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.....9/29/2015.....

Tam Pham Short Plat
4442 – 158th Ave SE; Bellevue, WA



VICINITY MAP
NTS

LEGAL DESCRIPTION

PARCEL A
THE SOUTH 265.08 FEET OF THE NORTH HALF OF THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION14, TOWNSHIP 24 NORTH, RNAGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;
EXCEPT THAT PORTION OF SAID SUBDIVISION DEXRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE NOTH 00°59'47" EAST ALONG THE WESTERLY LIMITS OF SAID SUBDIVISION, A DISTANCE OF 117.54 FEET; THENCE SOUTH 89°01'04" EAST, A DISTANCE OF 31.00 FEET; THENCE SOUTH 89°01'03" EAST, A DISTANCE OF 153.74 FEET, TO A POINT ON THE EASTERLY LIMITS OF SAID SUBDIVISION; THENCE, ALONG THE EASTERLY LIMITS OF SAID SUBDIVISION, SOUTH 00°53'19" WEST,A DISTANCE OF 148.54 FEET TO THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE ALONG THE SOUTHERLY LIMITS OF SAID SUBDIVISION , NORTH 89°01'04"WEST; A DISTANCE OF 327.77 FEET TO THE TRUE POINT OF BEGINNING;
PARCEL B
A NON-EXCLUSIVE EASEMENT FOR ROAD PURPOSE SOVER THE WEST 30 FEET OF THE NORTH HALF OF THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14, EXCEPT THE SOUTH 265.08 FEET THEREOF;
PARCEL C
A NON-EXCLUSIVE EASEMENT FOR ROAD PURPOSE SOVER THE NORTH 30 FEET OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14, AS DISCLOSED BY RECORDING NUMBER 5867730.