



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. 16-135005-LN

Project Name/Address: 15443 NE 6th Street

Planner: Mark C. Brennan

Phone Number: 425-452-2973

Minimum Comment Period: August 4, 2016

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 ecyolvef@atg.wa.gov
- Muckleshoot Indian Tribe Karen.Walter@muckleshoot.nsn.us; Fisheries.fileroom@muckleshoot.nsn.us

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

JUN 16 2016

Permit Processing

BACKGROUND INFORMATION

Property Owner: Richard Aries and Janis Hunt

Proponent: Harbour Homes, LLC

Contact Person: Chris Burrus

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

Address: 400 North 34th St. Suite 300
Seattle, WA. 98103

Phone: (206) 315-8130

Proposal Title: 6th Street Short Plat

Proposal Location: 15443 NE 6th St.

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

KIRKLAND GARDENS ADD LESS S 455 FT

Please attach an 8 1/2" 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: Subdivide two parcels into five single family residential lots
2. Acreage of site: .98
3. Number of dwelling units/buildings to be demolished: 2
4. Number of dwelling units/buildings to be constructed: 5
5. Square footage of buildings to be demolished: 1,890 s.f.
6. Square footage of buildings to be constructed: Undetermined yet
7. Quantity of earth movement (in cubic yards): +/- 2,000 c.y.
8. Proposed land use: Single Family Residential
9. Design features, including building height, number of stories and proposed exterior materials:
Most likely two story homes with conventional siding materials. Height will be as allowed by zoning.
10. Other

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

Summer of 2017

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

Construction of homes.

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

Soils Report, Arborist Report, Drainage Report (all attached)

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

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.

City of Bellevue land use and building permits

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.

Gravelly sandy loam to very gravelly coarse sand.

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

Not to our knowledge

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

To construct access road, building pads, and install utilities.

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

Erosion could occur during construction. Post construction all site areas will be permanently stabilized.

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

± 50%

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

Implement TESC during construction and ESC once homes are built.

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.

Short-term emissions will be those associated with construction and site development activities. These will include dust and emissions from construction equipment. Long-term impacts will result from increased vehicle traffic.

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

Off-site sources of emissions or odors are those that are typical of residential neighborhoods. These will include automobile emissions from traffic on adjacent roadways and fire place emissions from nearby homes.

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

The Washington Clean Air Act requires the use of all known, available and reasonable means of controlling air pollution, including dust. Construction impacts will not be significant and could be controlled by measures such as washing truck wheels before exiting the site and maintaining gravel construction entrances. In addition, dirt-driving surfaces will be watered during extended dry periods to control dust.

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.

None

- (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.

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

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 runoff from driveways and roof will be collected in a combined detention and water quality vault. Storm pipe and catch basin to be reconstructed to the next catch basin west of site.

- (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:
None

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?

Trees, shrubs and grass within building envelopes and driveways areas, or where utilities are proposed will have to be removed.

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

None to our knowledge

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

Landscaped areas will incorporate native plants, trees and shrubs.

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.

None to our knowledge

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

Not to our knowledge

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

None

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.

Electricity and gas will serve as the primary energy source for heating and cooking.

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:

WA State Energy Code, Uniform Building Code will be followed in the construction of the residential units.

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.

None to our knowledge

(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 noise from adjacent streets.

- (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 construction-related activities from excavation, grading and paving to be followed by home construction. No long term noise is expected.

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

Limit work hours to City allowed hours.

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.

Not to our knowledge

- c. Describe any structures on the site.

One single family house with detached garage.

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

Yes, two buildings

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

R-5

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

Single Family Low Density

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

NA

- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

Not to our knowledge

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

13

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

2

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:

None

9. Housing

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

Five SFR middle income homes.

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

One middle income

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?

Per landuse code height is restricted to 35%. Building material is traditional siding.

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

None

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

Install residential type landscaping around new homes.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
From building lighting and vehicles lights. The light and glare will occur primarily in the evening and before dawn.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
Light and glare from the project will not cause hazards or interfere with views.
- c. What existing off-site sources of light or glare may affect your proposal?
Vehicles on roadways, adjacent residential uses, church parking lot and streetlights may create light and glare.
- d. Proposed measures to reduce or control light or glare impacts, if any:
Street lighting will be installed in a manner that directs the light downward. The proposed perimeter landscaping will create a partial visual buffer between the proposed units and surrounding neighborhood areas.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
Hillaire Park and Crossroads Park are within a mile from 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:
Payment of park mitigation fees

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 to our knowledge
- b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.
Not aware of any
- 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.
148th Ave NE and 156th Ave NE, I-405 and 520
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
Yes, bus stop is intersection of 156th Ave NE and NE 4th Street
- c. How many parking spaces would be completed project have? How many would the project eliminate?
10 garage spaces plus 10 driveway spaces

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. Sideway, planter will be required in NE 6th Street.

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.

50

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

Payment of traffic mitigation fees.

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.

Yes. With the addition of new homes there will increased need for public services.

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

Payment of property taxes and mitigation fees.

16. Utilities

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

All of the above.

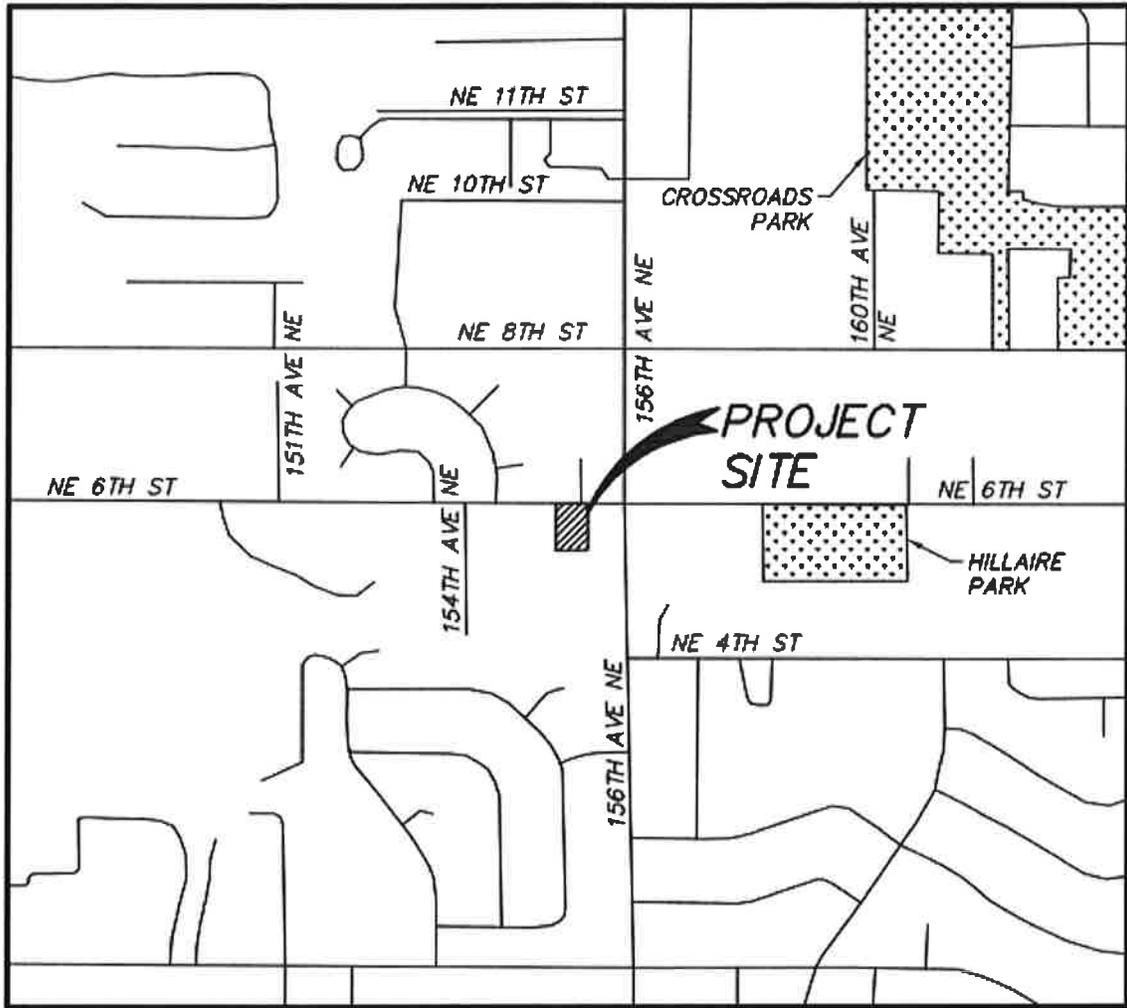
b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

All of the above except no septic system is proposed.

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.....June 13, 2016.....



VICINITY MAP
SCALE 1"=800'

