



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. 08-132746-LN
Project Name/Address: McCartney Conservation Short Plat / 17611 SE 60th Street
Planner: Drew Folsom
Phone Number: (425) 452-4441
Minimum Comment Period: June 4, 2009

Materials included in this Notice:

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

WAC 197-11-960 Environmental checklist.

ENVIRONMENTAL CHECKLIST

Purpose of 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 agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. 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." 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 governmental agencies 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. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

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.

BELLEVUE ADAPTATION

A. BACKGROUND INFORMATION.

PROPERTY OWNER: MR. DANIEL MCCARTNEY

PROPONENT: SAME

CONTACT PERSON: DON SCARBERRY, PE

ADDRESS: NOVADYNE ENGINEERING
11510 25TH ST NE
SEATTLE, WA 98125

PHONE: 425 883 8388

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PERMIT PROCESSING
21. 5/16/08

PROPOSAL TITLE:: MCCARTNEY SHORT PLAT

PROPOSAL LOCATION: 17306 SE 60TH ST, BELLEVUE, WA

REFER TO LEGAL DESCRIPTION BELOW.

VICINITY MAP ATTACHED

D4.5/10/09

1. General Description:

The proposal is to short plat LOT 1 of Bellevue BLA 07-133119-LW, Rec. No. 20080521900001, into 3 new building lots. Please see attached Preliminary Short Plat.

Location: Portion of the SW1/4 of the SE1/4 and SE1/4 of the SE1/4, Section 24, T.24 N., R.. 5 E., W.M.

2. Acreage of site: 7.824 Acres

3. Number of dwelling units / building to be demolished: None. **EXISTING RESIDENCE TO REMAIN. MOBILE HOME TO BE REMOVED - D1.**

4. Number of dwelling units / buildings to be constructed: ~~Two~~ [Separate Future Building Permit]. **THREE**

5. Square footage of buildings to be demolished: NA

6. Square footage of buildings to be constructed: Est. 10,000 [future].

7. Quantity of earth movement (in cubic yards.): Estimated – Cut 6135 cy, Fill 708 cy
Net Estimated Cut – 5427 cy.

8. Proposed Land Use: Single Family Residential.

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

To be furnished.

TO BE REVIEWED UNDER SEPARATE BUILDING PERMITS

10. Other. None at this time.

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

Construction – Spring 2009.

Do you have any plans for future additions, expansion, or future activity related to or connected with this proposal?

Future Homes as Noted.

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

Wetland & Stream Analysis, Delineation, Map and Report.
Geotechnical Report.
Drainage Analysis and Report
Water Quality Features Design

D. J. 5/15/09

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No

List any government approvals or permits that will be needed for your proposal, if known.

SEPA Checklist

~~Preliminary Plat~~ CONSERVATION PRELIMINARY SHORT PLAT 04

Wetland Analysis, Delineation, Map and Report

Construction Plans and Construction Process

Final Plat

Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

Develop the 7.824 Acres into 3 new single family residential lots to include access road and driveway connections. Sanitary sewer connection to City of Bellevue sewer; Water services to existing Bellevue water lines in SE 60th St.; Construct new access road for the lots; Construct storm drainage system for the new road with lot extensions; Construct storm drainage detention and water quality facilities for the project; Platting process and recorded Final Plat to create 3 legal building lots.

Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Legal Description: The proposal is to short plat Tract 1 of Bellevue BLA 07-133119-LW, Rec. No. 20080521900001, into 3 new building lots. Please see Preliminary Short Plat.

Location: Portion of the SW1/4 of the SE1/4 and SE1/4 of the SE1/4, Section 24, T.24 N., R.. 5 E., W.M.

Site Plan: Attached.

Vicinity Map: Attached.

Topography Map: Preliminary Plat Attached.

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B. ENVIRONMENTAL ELEMENTS

1. **Earth**

a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other

b. What is the steepest slope on the site (approximate percent slope)? Approx. 40%

The site must have an analysis using the “Disturbance Equation – please see attached slope plan.

See Slope Categories Drawing in the plan submittal set.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland. Alderwood; See attached Geo-tech report.

The Geo-tech report for the site indicates the site soils to be:

Surface to 1-ft depth: Forest Duff overlying Topsoil.

1ft to 4ft depth: Weathered Till – loose conglomerate of sand with gravel, cobbles, and angular rock fragments.

Below 4 to 6ft: Silty, sandy, Sandstone bed rock – highly fractured and weathered, friable to weak hardness.

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

None observed (per Geotech report).

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

Cuts and fills to construct the access road and access to the lots.

Fill will come from on-site native materials.

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

Yes, the side-hill character of the site raises the possibility of erosion. The earthwork design will include BMP's and procedures to limit and control erosion.

24 5/10/09

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

About 12 % - for road, houses, driveways, aprons, etc. (Estimated 0.9 Ac. impervious to be added with the future homes)

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

Comply with State and local erosion control BMP requirements.

EROSION CONTROL FURTHER
MITIGATED PER DEC 23.76.090
"EROSION AND SEDIMENTATION
CONTROL" 04.

a. Air

a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Construction Period: Dust, Smoke, Equipment exhaust

Completion: Emissions normal to a residential area – vehicle exhaust, fireplace smoke.

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

No Known.

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

Compliance with Federal and State emission control statutes.

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.

Yes – Class C5, seasonal, unnamed tributary in NW corner of the proposal site. A riparian corridor must be established with a 10-ft primary setback from the top of the bank at all locations.

TYPE 1 STREAMS LOCATED ALONG WESTERN EDGE OF SITE. 50-FOOT CRITICAL AREA BUFFER / 15-FOOT STRUCTURE SETBACK. O.A.

If appropriate, state what stream or river it flows into.

Tributary to Lewis Creek – flows to 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 work in the set-back for the unnamed tributary.

- 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.

No fill or removal.

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

No withdrawals or diversions.

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

No – not within 100yr 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 discharges to surface water.

b. Ground:

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

D.A. 5/18/09

No groundwater withdrawals or discharges.

- 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.

No discharges proposed or associated with project work or the completed project..

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known).

Surface water runoff will be generated from the sloping site surfaces during natural precipitation events. The runoff will be collected in BMP collection channels during construction and routed to erosion control and treatment BMP features, then released to the natural drainage features.

When the project is completed, the surface runoff will flow in the drainage control features – curb gutters, channels, detention, water quality treatment channels, etc.

Where will this water flow? To the storm system in SE 60th St.

Will this water flow into other waters? If so, describe.

Yes, to the downstream system.

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

The project design will include BMP features to reduce such entry.

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

Comply with Federal, State, and Local statutes related to such reductions – erosion control measures, water quality treatment requirements, and detention requirements.

4. Plants

- a. Check or circle types of vegetation found on the site:

- X deciduous tree: alder, maple, aspen, other **HEMLOCK**
- X evergreen tree: fir, cedar, pine, other
- X shrubs
- X grass

QA. 5/18/09

- _____ pasture
- _____ crop or grain
- _____ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- _____ water plants: water lily, eelgrass, milfoil, other
- _____ other types of vegetation **DEER**

**DEVIL'S CLUB, SALMON BERRY, SWEET FERN,
 PRICKLY CUREBIT, INDIAN PLUM, OREGON
 GRAPE, SALAL, RED HUCKLEBERRY, PACIFIC
 DEWBERRY
 P.F.**

b. What kind and amount of vegetation will be removed or altered?

A small portion of the site trees as needed to construct the road, access driveways and homes.

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

None known ~~XXXXXXXXXXXXXXXXXXXX~~

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

Much of the site is left natural. Some new landscaping and ornamental trees and shrubs, as typical.

5. Animals

a. 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: **SMALL TYP BIRDS - PILEATED WOODPECKER**
 mammals: deer, bear, elk, beaver, other: **DEER SIGNS**
 fish: bass, salmon, trout, herring, shellfish, other: **NONE OBSERVED**

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

None to knowledge - **PILEATED WOODPECKER HAS NOT OBSERVED.**

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

No knowledge.

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

None indicated. - **CREATION OF NATIVE GROWTH PROTECTION AREA TRACTS**

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 needs? Describe whether it will be used for heating, manufacturing, etc.

Electric and Natural Gas – some wood use is possible, but solar is unlikely. The site is on a north-facing slope.

P.F. 5/18/09

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

No.

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

The current conservation programs and mandates by public and private utilities will be incorporated for the future new homes.

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.

Short term – construction – emergency treatment and evacuation is possible in the event of an accident during construction. State law and procedures require that Contractors plan and are prepared for this contingency.

Long term – emergency services provided for medical and other possible events will be available to this location.

- 2) Proposed measures to reduce or control environmental health hazards, if any:

Emergency planning and preparation – awareness and training.

b. Noise

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

Equipment noise during construction.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Short term – construction – equipment and truck operations during working hours.

DA 5/18/08

Long term – normal to single family residential zones.

D.A. 5/18/09

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

None indicated.

NOISE MITIGATED PER
BCC. 9.18 "NOISE CONTROL"

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.

A single family home and a separate garage structure as well as a canopy for a mobile home.

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

No. - CANOPY FOR MOBILE HOME

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

Single Family Residential. R1 - 1 DU per Acre.

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

Same. SINGLE FAMILY LOW

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

Not applicable.

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

Yes - some steep slope, 40%, exists on the site.
TYPICAL - STREAM BED; BUFFERS

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

4 families - 9 to 15 people.
4 12 TO 15 PEOPLE

D. J. 3/18/09

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

None.

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

None indicated.

DA. 5/15/03

1. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
Design per codes.

9. Housing

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

1 Existing plus 3 new DU's in the future.

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

None eliminated.

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

None indicated.

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?

To be furnished – the site is the north-facing slope of a high hill. New homes are likely to be 2 to 3 levels plus roof. No views are likely to be impacted.

Exterior building material to be determined at house design.

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

No views are likely to be affected by this proposal.

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

None indicated.

11. Light and glare

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

Light and glare normal to single family residential area – Street lighting and parking apron lighting mounted on garage walls or short poles.

- 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?

None evident at this time.

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

None indicated.

12. Recreation

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

Parks along Lakemont Blvd – approx. 1 mile.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

No – will not displace.

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

None indicated.

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, archaeological, 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:

None indicated.

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.

Please see Vicinity Map and Site Plan.

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

No, not known.

DA. 5/18/07

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

Two will be created for each of the new building sites – ~~4~~ ⁶ new spaces added.

None will be eliminated.

The completed project will have ~~8~~ ⁸ 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 – new access road for all ~~7~~ ⁴ lots – 1 existing and ~~7~~ ³ new.

D.A. 5/18/09

- d. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

Will not use water, rail, or air transportation.

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

Estimated ³⁶27 trips - ¹²7 per DU.

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

None indicated.

15. Public services

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

Yes – all of the above.

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

None indicated – the existing and new homes will enter the tax support system for these services.

16. Utilities

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

All will be used, except septic – extensions must be constructed for sewer and water.

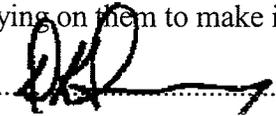
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

New construction of sewer, water, storm drain, and power/gas will be needed. Some of the work will occur in existing SE 60th St. - UTILITY DETENTION VAULT

DA 5/12/09

C. 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: 9/10/2008

D.F. 5/18/09

