



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT  
ENVIRONMENTAL COORDINATOR  
11511 MAIN ST., 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. 09-110249 AB

Project Name/Address: **Environmental Procedures Code Amendment—Consistency with Bel-Red Catalyst Project Provisions**

Planner: Matthews Jackson

Phone Number: 425-452-2729

**Minimum Comment Period: June 4, 2009; 5 p.m.**

Materials included in this Notice:

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

**CITY OF BELLEVUE  
ENVIRONMENTAL CHECKLIST  
(Integrated SEPA/GMA Process)**

**A. BACKGROUND INFORMATION**

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**PROPOSAL TITLE:** Environmental Procedures Code Amendment—Consistency with Bel-Red Catalyst Project Provisions

**PROPERTY OWNERS' NAME:** N/A

**PROPOSAL LOCATION:** Bel-Red Subarea

**PROPONENT'S NAME:** City of Bellevue, Development Services Department

**CONTACT PERSON'S NAME:** Catherine A. Drews, Legal Planner

**CONTACT PERSON'S ADDRESS:** Development Services Department  
City of Bellevue  
P.O. Box 90012  
Bellevue, WA 98009-9012

**CONTACT PERSON'S PHONE:** 425-452-6134

**BRIEF DESCRIPTION OF THE PROPOSAL'S SCOPE AND NATURE:**

1. **General description:** The proposal is to amend Chapter 22.02 of the Bellevue City Code for consistency with provisions for catalyst projects in the Bel-Red Subarea. Includes provisions allowing extensions to time limitations for SEPA determinations associated with catalyst projects in the Bel-Red Subarea as set forth in BCC 22.02.034.C.2. The City Council adopted the Bel-Red Land Use Code amendments on May 18, 2009. These consistency amendments to the Environmental Procedures Code are anticipated to be adopted by Council in late spring 2009.
2. **Site acreage:** Applies only to catalyst projects in the Bel Red Subarea that satisfy the criteria set forth in proposed LUC 20.25D.035.A (see file no. 07-138331-AD).
3. **Number of dwelling units/buildings to be demolished:** N/A
4. **Number of dwelling units/buildings to be constructed:** N/A
5. **Square footage of buildings to be demolished:** N/A
6. **Square footage of buildings to be constructed:** N/A

7. **Quantity of earth movement (in cubic yards):** N/A
8. **Proposed land use:** This proposal will allowing extensions to time limitations for SEPA determinations associated with catalyst projects in the Bel-Red Subarea as set forth in BCC 22.02.034.C.2.
9. **Design features, including building height, number of stories and proposed exterior materials:** N/A
10. **Other:** N/A

**Proposed timing or schedule (including phasing, if applicable):**

City Council action on the proposal is anticipated in late spring of 2009.

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

If the City Council adopts the proposal, time limitations for SEPA determinations associated with a catalyst project in the Bel-Red Subarea could be extended through a development agreement.

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

SEPA checklist, environmental analysis, and threshold determination for the comprehensive plan amendment for the Bel-Red subarea (see file no. 08-114836-AC).

SEPA checklist, environmental analysis, and threshold determination for a separate land use code amendment adding development regulations for the Bel-Red Subarea plan, (see file no. 07-138331-AD).

**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. This amendment will apply only to catalyst projects in the Bel-Red Subarea.

**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 Council adoption of the ordinance.

State the impacts of the proposal, including any significant adverse impacts that cannot be mitigated: The proposal is a nonproject action to allow extensions to time limitations for SEPA determinations associated with catalyst projects in the Bel-Red Subarea as set forth in BCC 22.02.034.C.2. Because SEPA allows lead agencies to rely on existing environmental documents when evaluating projects, there are no significant adverse impacts associated with adoption of this nonproject action

Describe any proposed mitigation measures and their effectiveness: No specific development is being approved with this proposal. No significant environmental impacts have been identified, therefore no mitigation measures are proposed. Future development under the provisions of the regulation will be subject to SEPA review, review under a Master Development Plans, and the City's existing development regulations.

- 1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?**

The proposed code amendment will not increase the potential impacts to water, air and earth resources or noise production.

**Proposed measures to avoid or reduce such increases are:** N/A

- 2. How would the proposal be likely to affect plants, animals, fish or marine life?**

The proposed code amendment will not increase the potential impacts to plants and animals.

**Proposed measures to protect or conserve plants, animals, fish or marine life are:** N/A

- 3. How would the proposal be likely to deplete energy or natural resources?**

No adverse impacts to energy or natural resources are anticipated.

**Proposed measures to project or conserve energy and natural resources are:** N/A

- 4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?**

The proposal will not directly affect any environmentally sensitive areas. The City addresses the impacts of development on environmentally sensitive areas (critical areas) through the substantive regulations adopted in the Land Use Code. The amendments to the environmental procedures code will not impact those substantive regulations.

**Proposed measures to protect such resources or to avoid or reduce impacts are:** N/A

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**B. Environmental Elements**

No discussion of the individual Environmental Elements is required for GMA actions per WAC 197-11-235.3.b.

**C. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (do not use this sheet for project actions)**

**SUMMARY**

Project Summary: The proposal is to amend Chapter 22.02 of the Bellevue City Code for consistency with provisions for catalyst projects in the Bel-Red Subarea. Includes allowing extensions to time limitations for SEPA determinations associated with catalyst projects in the Bel-Red Subarea as set forth in BCC 22.02.034.C.2..

Environmental Summary per WAC 197-11-235(3)(b):

State the proposal's objectives: To comply with the requirements of the GMA by adopting development regulations that implement and are consistent with the Comprehensive Plan.

Specify the purpose and need to which the proposal is responding: Under SEPA, environmental documents have no expiration date. Under the City's Environmental Procedures Code (22.02.034.C.2 BCC), threshold determinations for project actions have a two-year life span, unless a building permit is issued. The proposed amendment will provide for extension of the time limitations through execution of a development on projects that qualify as catalyst projects in the Bel-Red Subarea. Catalyst projects must meet the threshold requirements for site acreage, FAR, and construction values of developer-funded infrastructure. Also, the proposed code sets forth a deadline to apply for status as a catalyst project.

State the major conclusions, significant areas of controversy and uncertainty: Development regulations that are consistent with and implement the Comprehensive Plan are required under the GMA. Because of the limited availability of catalyst projects, little controversy exists related to this proposal.

State the issues to be resolved, including the environmental choices to be made among alternative courses of action: Alternative courses of action include a no action alternative to not amend the Environmental Procedures Code. In terms of environmental impacts, the two alternatives are not significantly different because local governments are entitled to rely on existing SEPA documents, and the Environmental Coordinator retains the authority to amend threshold determinations associated catalyst projects if substantial changes to the project are proposed or the environmental conditions considered in issuance of the original threshold determination have changed substantially.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The proposal will not affect any land uses or shoreline area because it does not modify the substantive regulations with which those projects must comply under the Land Use Code.

Proposed measures to avoid or reduce shoreline and land use impacts are: N/A

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

None of the proposed amendments to the Environmental Procedures Code are likely to change the demands on the transportation system.

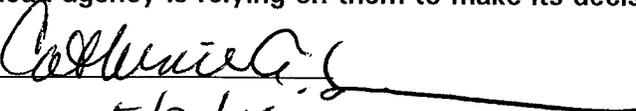
Proposed measures to reduce or respond to such demand(s) are: N/A

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

No conflicts are known or anticipated.

- D. 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

5/20/09