



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. 09-122284-LN

Project Name/Address: Chen Short Plat  
4640 130<sup>th</sup> Avenue SE

Planner/Phone: Mike Upston, AICP/ 425-452-2970

**Minimum Comment Period: October 15, 2009**

Materials included in this Notice:

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

**ENVIRONMENTAL CHECKLIST**

8/17/09

If you need assistance in completing the checklist or have any questions regarding the environmental review 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: **UNIQUE HOMES, LLC**

Proponent: **Ellen Wang**

Contact Person: **De-En Lang, Lang Associates, Inc.**

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

Address: **10658 Riviera PL NE, WA 98125**

Phone: **(206) 306-8880** Fax **(206) 362-6848** Email **deenlang@yahoo.com**

Proposal Title: **Chen Short Plat**

Proposal Location: **4640 130<sup>th</sup> Avenue SE, Bellevue, WA 98006**

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

**THE NORTH 165 FEET OF THE WEST 298 FEET OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON. EXCEPT THE WEST 30 FEET THEREOF CONVEYED FOR ROAD BY DEED RECORDED UNDER RECORDING NO. 3639314. SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.**

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: **The proposed project will be a 5 lot single family residential short plat. Access will be provided by a 20' private access from 130<sup>th</sup> Avenue SE. All lots driveways will connect to the private access.**

2. Acreage of site: **Site area – 1.02 AC**

3. Number of dwelling units/buildings to be demolished: **1**

4. Number of dwelling units/buildings to be constructed: **5**

5. Square footage of buildings to be demolished: **900+/- SF**

6. Square footage of buildings to be constructed: **Unknown at this time**

7. Quantity of earth movement (in cubic yards): **Minimal anticipated – approx. 15 – 20 CY's**

8. Proposed land use: **Single Family Residential (R-5)**

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

10. Other

**RECEIVED**

AUG 26 2009

**PERMIT PROCESSING**

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

**Construct Summer 2005**

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

**No other construction is planned.**

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

**None.**

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.

**Approval of engineering plans by City of Bellevue  
Right of Way Use Permit by City of Bellevue.**

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)?

**29%+/-**

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.

**King County Soils Survey Classification- AgC, Alderwood (gravelly sandy loam). There is no prime farmland on the site.**

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.

**The proposed grading includes minimal fill. The majority of the grading will be conducted within the private access area.**

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

**Depending on the time of construction erosion could be minimal or non-existent. Some minor erosion may occur during "wet weather" construction but will be controlled using standard BMP's.**

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

**Approx. 50% +/-**

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

**The standard City of Bellevue erosion control BMP's will be utilized.**

## 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.

**Minor exhaust from construction equipment during construction. Domestic automobile exhaust after construction.**

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:

**Construction equipment will meet current emission standards; dust control will be provided during construction; construction equipment will be turned off when not in use.**

## 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.

**No.**

- (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.

**Not applicable.**

- (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.

**Not applicable.**

c. Water Runoff (Including storm water)

- (1) Describe the source of runoff (including storm water) and method of collection and disposal, any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

***The drainage patterns of the site are generally from the east to the west towards the roadway corridor of 130th Avenue SE. The runoff from the proposed project will be collected and tightlined to a detention tank. The on-site system will discharge to the existing conveyance system within 130th Avenue SE.***

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

**Not expected or anticipated.**

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

***Stormwater runoff from the entire site will be collected and treated in a stormwater treatment system consisting of a Catch Basin StormFilter by Stormwater Management, Inc. This system will be reviewed for compliance with BCC 24.06.130, Surface Water Engineering Standards chapter D5-02 and D5-03.***

#### 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?

***Some of the existing trees and grass will be removed to construct the new houses. Several significant trees will be removed, but efforts will be made to save as many as possible. A tree retention plan has been prepared in support of the project and is on file with the City of Bellevue.***

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

***None known.***

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

***The proposed landscaping will be the typical residential type landscaping which will include shrubs, planted trees and lawn.***

#### 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: **crows**
- 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:

**None proposed.**

## 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.

**Typical residential energy needs such as electricity and natural gas. These will be for lighting, heating and appliances.**

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:

**Standard energy conservation measures that are required by the Uniform Building Code for the construction of the houses.**

## 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.

(1) Describe special emergency services that might be required.

**As is typical of any construction activity, potential emergency medical services may be required during construction of the site in the event of a construction related accident.**

(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)?

**Typical traffic noise from 130th Avenue SE will likely be heard from the new houses given their proximity to this roadway corridor.**

- (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.

**Noise from construction equipment will be present during the construction phase of the project. These noises would occur generally between 7:30 am – 5:00 pm, Monday through Saturday. Noise from automobiles will be present as part of the completed residential development.**

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

**Standard construction hours will be observed during the construction phase. Construction equipment will have mufflers on the exhaust pipes and be turned off when not in use.**

## 8. Land and Shoreline Use

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

**Single family residential. The adjacent properties to the north, east and south are existing residential properties. The 130th Avenue SE ROW is on the west side.**

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

**Unknown.**

- c. Describe any structures on the site.

**The structures on the site include a 2 story wood house and detached shed.**

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

**All structures on the site will be removed.**

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

**R-5 (Suburban Residential)**

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

**SF-H (Single Family-High)**

- 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.

**No.**

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

**Approx. 18 people will reside in the short plat. (3.5 people per house).**

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

**None.**

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

**Not Applicable.**

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

**Houses will be constructed as specified within the applicable City of Bellevue building codes and the zoning codes will be observed for setbacks and limits.**

## **9. Housing**

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

**5 new middle income houses will be constructed.**

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

**1 middle income house will be demolished.**

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

**Not Applicable.**

## **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?

**Tallest house will be approx. 30 ft. The exterior of the houses will be wood siding.**

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

**None anticipated.**

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

**Not Applicable.**

## **11. Light and Glare**

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

**With exception to the house glazing none produced.**

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?

**Somerset 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 proposed.**

## **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, archeological, scientific, or cultural importance known to be on or next to the site.

**None.**

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

**None proposed.**

## **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 accessed via 130<sup>th</sup> Avenue SE.**

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

**Public transit is currently located along SE Newport Way with a bus stop located approximately 0.40 mile from the projects site at the Factoria Boulevard SE intersection with SE Newport Way.**

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

***It is anticipated that each proposed lot will have 2 interior (garage) and 2 exterior parking spaces for a total of 20 parking spaces for the short plat. (4 per lot)***

- 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).

***Frontage improvements along 130<sup>th</sup> Avenue SE are proposed. The improvements include curb, gutter and a 6' sidewalk. A private access road is proposed for access to the new residential building lots.***

- 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.

***Approx. 50 vehicle trips per day (10 per lot). The peak volumes will occur during the AM and PM rush hours.***

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

***Traffic impact fees will be paid to the City as required.***

## 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.

***An increase in schools, fire protection, police, medical, and other services that are typical for residential developments will be a result.***

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

- 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.

***Water and sewer by the City of Bellevue, natural gas and electricity by Puget Sound Energy, TV by Comcast, telephone by Qwest.***

**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..... 8/21/09 .....

