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.	09-131109-LM
Project Name/Address:	Glendale Golf Course 13440 Main St
Planner:	Leah Chulsky
Phone Number:	425-452-6834
Minimum Comment Period:	**December 31, 2009**

Materials included in this Notice:

- [x] Blue Bulletin
- [x] Checklist
- [x] Vicinity Map
- [ ] Plans
- [ ] Other:

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
DEC 14 2009
Permit Processing

BACKGROUND INFORMATION

Property Owner: Glendale Country Club, 13440 Main Street, Bellevue, WA 98005

Proponent: Glendale Country Club

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

Address: Northwest Permit Expeditors, Caffe Capanna, Point Roberts, WA

Phone: 206.387.5033

Proposal Title: **Glendale Country Club Pro Shop Building and Plaza**

Proposal Location: 13440 Main Street, Belleveu, WA 98005
(Street address and nearest cross street or intersection) Provide a legal description if available.

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: Demolish the existing 3,573 SF pro-shop and bag storage building, provide new 4,617 structure to serve same function within existing retaining walls and slab.
2. Acreage of site: 117.07
3. Number of dwelling units/buildings to be demolished: 1 building
4. Number of dwelling units/buildings to be constructed: 1 building
5. Square footage of buildings to be demolished: 3,573
6. Square footage of buildings to be constructed: 4,617
7. Quantity of earth movement (in cubic yards): 126 cy excavation, 131 cy fill
8. Proposed land use: No change - pro-shop accessory to golf course on the site
9. Design features, including building height, number of stories and proposed exterior materials: one story, green roof,concrete, fiber cement and cedar siding.
10. Other

Estimated date of completion of the proposal or timing of phasing:
Not known at this time.

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

None known.

List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
City of Bellevue Construction Stormwater Pollution Prevention Plan Checklist for Small Construction Projects

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.

City of Bellevue Building permit - 09-127275 BB
Associated permit applications: 09-125182 BE, 09-125326 BW, 09-126769 TN

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 Building Permit - 09-127275 BB

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

☐ Clearing & Grading Permit

☒ Building Permit

☐ Shoreline Management Permit

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)?
Not known, probably less than 15%

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.

EwC - Everett Alderwood gravelly sand loams, 6-15% slopes
Norma sandy loam

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.
Approximately 126 cubic yards of excavation and 131 cubic yards of fill. Source of fill is unkown.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
There is little potential for erosion. Minimal disturbance of the site is proposed, there are no steep slopes, there will be no exposure of soil, and run-off will be routed to existing stormwater facility.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
Approximately 5.22%

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
None needed. Run-off to be routed to existing stormwater facility.

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.

Some minor emissions to the air during construction may occur, otherwise the proposal is not anticipated to result in emissions to the air.

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:
None proposed or needed.

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.

Valley Creek is located on the site more than 200 feet from the proposed building.

(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.

None.

(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.

Stormwater from roof and impervious surfaces will be routed to existing stormwater facility which will ultimately discharge to surface waters. The volume is unknown.

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 known or anticipated.

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 from roof, plaza and parking lot pull out will be routed to existing stormwater facility.

(2) Could waste materials enter ground or surface waters? If so, generally describe.
Waste materials typically found in treated stormwater may enter surface waters. Any such materials would be minimal.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:
A green roof is proposed to reduce stormwater run-off from the building roof and the remaining stormwater will be routed to the existing stormater facility.

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?

Some existing ornamental shrubs and trees will be removed or transplanted in the vicinity of the clubhouse.

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:

New landscaping is proposed in addition to transplantation of some existing plants. Reference project planting plans.

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.
Based on the City of Bellevue Critical Areas Stream Update 2003, there are chinook salmon in Valley Creek.

c. Is the site part of a migration route? If so, explain.
Based on the City's Critical Areas Stream Update document, Valley Creek is likely a salmonid migration route.

d. Proposed measures to preserve or enhance wildlife, if any:
The proposed building will not be located within critical areas or buffers.

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 or gas use for heating and/or cooling.

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:
None needed. A green roof is proposed to reduce the need for mechanical cooling

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 anticipated

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

None anticipated

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

None needed or proposed.

b. Noise

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

No significant noise generators in the area.

(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.
In the short term, there will be some limited construction related noises. Once construction is complete, no additional noise is anticipated.

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

Construction operations will comply with City of Bellevue requirements.

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties?
The site is a golf course with a clubhouse, driving range and pro shop.

b. Has the site been used for agriculture? If so, describe.
No.

c. Describe any structures on the site.
There is a clubhouse, pro-shop parking lot, pool, driving range and maintenance shop.

d. Will any structures be demolished? If so, what?
The existing pro-shop will be demolished and replaced with the proposed building

e. What is the current zoning classification of the site? R-1

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

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.
Valley Creek and its associated buffer and flood hazard area.

I. Approximately how many people would reside or work in the completed project?
None would reside. How many would work in the project is unknown.

j. Approximately how many people would the completed project displace?
None

k. Proposed measures to avoid or reduce displacement impacts, if any:
None needed or proposed.

i. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
Compliance with City of Bellevue Municipal Code

9. Housing

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

None.

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

None.

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

None needed or proposed.

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?
The building is proposed to meet City of Bellevue height limits. A variety of exterior materials are proposed including cedar siding, fiber cement siding and galvanized metal.

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 needed, none proposed.

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
Lighting will be similar to a single family residence, occuring in the evening and at night.

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 known

d. Proposed measures to reduce or control light or glare impacts, if any: None proposed

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?
The site has a golf course, pool and driving range.

b. Would the proposed project displace any existing recreational uses? If so, describe.
The proposed project would enhance the recreational use of the property.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
None needed, 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. Kelsey Creek Farm, south of the site, may be on the local register.

b. Generally describe any landmarks or evidence of historic, archeological, 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 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 adjacent to NE 8th Street, primary access is via Main Street.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
There is transit on NE 8th Street

c. How many parking spaces would be completed project have? How many would the project eliminate?
The project proposes the addition of a pull-out space to the existing parking. No parking would 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).
No new roads, streets or driveways are proposed or necessary.

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.

Not known. No additional trips beyond existing are anticipated since the building is a replacement and the use will not change.

g. Proposed measures to reduce or control transportation impacts, if any: None needed or proposed.

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.

None are anticipated.

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

None needed or proposed.

16. Utilities

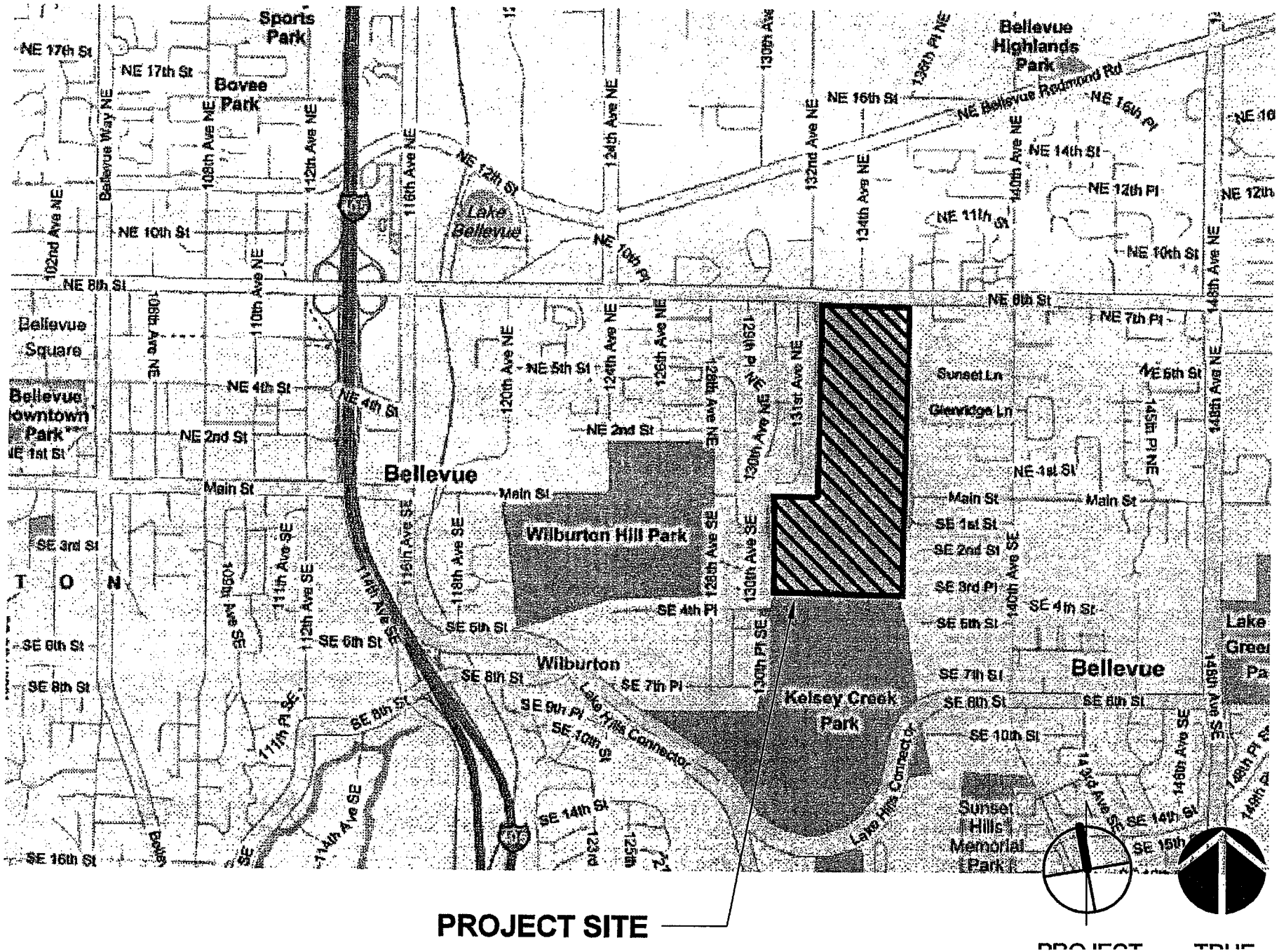
a. ~~Circle utilities~~ currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

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. N/A

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 Erwin Larsen, AICP

Date Submitted 12-11-2009

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