



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. 10-103531 AC

Project Name/Address: Inoue/Lasswell 2061 and 2047 144th Avenue SE

Planner: Nicholas Matz AICP
Phone Number: 425-452-5371

Minimum Comment Period Ends: April 8, 2010

Materials included in this Notice:

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

ENVIRONMENTAL CHECKLIST

4/18/02

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: Kunio Inoue / Gemini Lasswell

Proponent: Kunio Inoue

Contact Person: Steven P. Recor, Bellevue Law Group
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 2100 116th Avenue NE; Bellevue, WA 98004

Phone: 425-451-1400

Proposal Title: Inoue Comprehensive Plan Amendment and Concurrent Rezone

and 2047 144th Ave SE

Proposal Location: 2061 144th Avenue SE; Bellevue, WA 98007 / 144th Avenue SE and SE 22nd Street (nearest Int.)
(Street address and nearest cross street or intersection) Provide a legal description if available.

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:
Comp. Plan Amendment & Rezone to Single Family High Density and R-5 Zoning (from current Comp Plan Designation Single Family Low Density and Zone R-1).
2. Acreage of site:
Approx. 1.25 Acres
3. Number of dwelling units/buildings to be demolished:
Nonproject Action. No buildings will be demolished as part of this Comp. Plan Amendment & Rezone.
4. Number of dwelling units/buildings to be constructed:
One (1) Existing Dwelling Unit on-site. No buildings will be constructed as part of this Comp. Plan Amendment & Rezone.
5. Square footage of buildings to be demolished:
Existing home is Approx. 1,440 sq. ft. No buildings will be demolished as part of this Comp. Plan Amendment & Rezone.
6. Square footage of buildings to be constructed:
No buildings will be constructed as part of this Comp. Plan Amendment & Rezone.
7. Quantity of earth movement (in cubic yards):
No earthwork is proposed as part of this Comp. Plan Amendment & Rezone.
8. Proposed land use:
Single Family - High Density
9. Design features, including building height, number of stories and proposed exterior materials:
Compliance with applicable zoning; Bellevue Municipal Code and development / design standards will be addressed at the time a project level development application is prepared subsequent to this current action.
10. Other

Received

JAN 29 2010

Permit Processing

NKM
3-1-10

NKM
3-1-10

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

Per the 2010 Comprehensive Plan Amendment and Concurrent Rezone process, (Council action in approximately September - October, 2010).

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

Yes, potential future short subdivision, with subsequent home building.

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

None known. There are no environmentally critical areas known on or adjacent to the site.

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 known.

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 – Approval of Comprehensive Plan Amendment and Concurrent Rezone.

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 **See City of Bellevue Zoning Report, attached.**
- 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)?

Approximately < 4%

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.

The site is made up of AgC – Alderwood Gravelly Sandy Loam, per the USDA National Resources Conservation Service Soil Survey.

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

There are no indications or history of unstable soils in the immediate vicinity.

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

No filling or grading proposed, as part of this current action.

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

N/A. Nonproject Action.

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

N/A. Nonproject Action. Impervious surfaces are regulated by the Bellevue Municipal Code.

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

N/A. Nonproject Action. Adherence to the City of Bellevue Municipal Code and development / design standards.

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.

N/A. Nonproject Action.

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

No.

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

Compliance with the City of Bellevue Municipal Code and development / design standards.

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.

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.

The existing home utilizes an individual on-site septic system that will remain in place/use under the current proposal for Comprehensive Plan Amendment and Concurrent Rezone.

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.

Source is minor off-site flow and direct rainfall. The existing home and driveway utilizes splash-blocks and sheet-flow/dispersion into the existing landscaping/vegetation.

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

No ground disturbance is associated with this proposal; no change in stormwater runoff.

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

No measures are proposed under the Comprehensive Plan Amendment and Concurrent Rezone, as no site development is proposed.

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?

No vegetation will be removed or altered under the proposal.

- 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:

No change to the site is proposed, including landscaping.

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 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:

There is no change to the site under the current proposal.

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.

The existing home utilizes electricity for power, and electricity/natural gas for heating.

- 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:

The existing home complies with the energy requirements in effect at the time of construction.

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 environmental health hazards are expected as a part of this proposal.

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

None known.

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

None proposed – there is no development to the site under the current proposal.

b. Noise

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

No known sources of noise exist in the area which would affect the proposal.

- (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.

The existing home is within a residential neighborhood, therefore noises associated with a single family residential neighborhood would be created. Hours of noise are regulated by the Bellevue Municipal Code.

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

None proposed with this Nonproject Action.

8. Land and Shoreline Use

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

The site and adjacent properties are utilized as single family residential homes.

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

No.

- c. Describe any structures on the site.

There is an existing home on the site, approximately 1,440 square feet with an attached garage, built in approximately 1955.

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

No structures will be demolished.

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

R-1: Residential – One (1) dwelling unit per acre.

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

SF-L: Single Family – Low Density.

- 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?

Assume 2.9 persons (per the site's surrounding area demographics in the 98007 zip code.)

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

None.

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

None proposed.

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

The existing and the proposed Comprehensive Plan designation is single family residential, which is compatible with the surrounding single family residential land use.

9. Housing

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

The proposal would result in R-5 zoning. Density calculations for the site in the R-5 zone could result in a density of 5 dwelling units.

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

No units would be eliminated by the proposal. A future proposal could eliminate the single family home on the property.

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

None 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?

30' Max. height per the Bellevue Municipal Code. The proposal does not include any new structures.

- 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 proposed.

11. Light and Glare

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

None.

- 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?

Several parks in the vicinity, including: Sunset, Bellevue Woods, Spiritwood, Robinswood, Kelsey Creek, and Lake Hills Greenbelt. Also, there are recreational opportunities at Bellevue College.

- 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.

No.

- b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.

N/A.

- 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.

The site is served via a private easement from 144th Avenue SE, a local road which intersects with 145th Place SE (arterial), northeast of the site.

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

The nearest transit stop is 0.1 miles from the site at the intersection of 144th Ave. SE & 145th Place SE.

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

Not applicable. No parking spaces will 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.

- 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.

Exist. Home – Approx. 11 trips per day; I.T. Trip Gen. Manual, 7th Edition. Peak Hours; 4-6 P.M.

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

None 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.

No.

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

None 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.

Existing utilities at the site include: Water – City of Bellevue; Electricity and natural gas – Puget Sound Energy; Refuse service – Allied Waste; Cable and Telephone – Comcast / Verizon.

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.....

SUPPLEMENTAL SHEET FOR NONPROJECT ACTION
Continuation of the Environmental Checklist

4/18/02

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment (see Environmental Checklist, B. Environmental Elements). When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms. If you have any questions, please contact the Development Services reviewer in 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.

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?

Approval of the Comprehensive Plan Amendment and Concurrent Rezone would result in R-5 Zoning for the site. As a result, possible future subdivision would allow increased density which would lead to an increase in discharge to water, emissions to air, and production of noise.

Proposed measures to avoid or reduce such increases are:

Any future potential subdivision would adhere to federal, state and local requirements including the Bellevue Municipal Code and applicable development / design standards, to avoid or reduce such increases.

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

Approval of the Comprehensive Plan Amendment and Concurrent Rezone would not affect plants, animals, fish or marine life. However, future potential development under the planned R-5 Zoning would provide higher density than is currently permitted, resulting in greater impervious surfaces, and potentially an increase in stormwater runoff, which could affect aquatic resources and/or vegetation.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

Any future project would be required to meet the standards of the Bellevue Municipal Code and any applicable development / design standards of the City, in order to protect or conserve plants, animals, fish, or marine life.

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

Approval of the Comprehensive Plan Amendment and Concurrent Rezone would allow future development at a higher density, resulting in increased energy consumption. Any future project or proposal under the R-5 zone would comply with Federal, State and local energy requirements and therefore would not be likely to deplete energy or natural resources.

Proposed measures to protect or conserve energy or natural resources are:

Any future project or proposal under the R-5 zone would comply with Federal, State and local energy requirements and therefore would protect and conserve energy and natural resources as required.

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?

Approval of the Comprehensive Plan Amendment and Concurrent Rezone, or any future project, would not likely use or affect any of the above sensitive or protected areas. There are no known environmentally critical areas on or adjacent to the site.

Proposed measures to protect such resources or to avoid or reduce impacts are:

Any future development of the site would require compliance with Federal, State, and local requirements.

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 project site is not located within a shoreline area. The proposal's project site is designated as Single Family Residential and is compatible with the surrounding single family residential land use and the Comprehensive Plan.

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

Compliance with the City of Bellevue Comprehensive Plan and Municipal Code, including approved development and design standards.

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

Approval of the Comprehensive Plan Amendment and Concurrent Rezone could lead to a future project under the proposed R-5 zoning which would permit additional dwelling units, resulting in additional needs for transportation, public services and utility services associated with new single family homes.

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

Any proposed future project under the R-5 zone would pay increased property taxes as well as required mitigation fees for roads, schools, parks, fire, police and general government impacts.

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

Approval of the Comprehensive Plan Amendment and Concurrent Rezone, or any future proposal under the R-5 zone, would not conflict with local, state, or federal laws or requirements for protection of the environment as any proposal will be subject to the requirements of the City of Bellevue, and any applicable local, state and federal requirements.

