



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
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. 10-103669-LA

Project Name/Address: ClearWire – Forest Ridge
4800 139th Avenue SE

Planner: Sally Nichols

Phone Number: (425) 452-2727

Minimum Comment Period: 14 days

Materials included in this Notice:

- Blue Bulletin
- Checklist
- 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 1/2" x 11 vicinity map which accurately locates the proposed site.

Received
OCT 22 2010
Permit Processing

BACKGROUND INFORMATION

Property Owner: **Forest Ridge School of the Sacred Heart**

Proponent: **ClearWire, LLC**

Contact Person: **Steven W. Topp, AICP**
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: **12566 SW Bridgeview Ct. – Tigard, OR**

Phone: **503-708-7337**

Proposal Title: **ClearWire WA-SEA0348-B (Forest Heights)**

Proposal Location: **4800 139th Ave. SE**
(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: **Replace existing 38.2' light pole with 59' "slick stick" monopole – replace light at same height, antennas internal to pole. Equipment cabinet on ground.**
2. Acreage of site: **16.48 ac.**
3. Number of dwelling units/buildings to be demolished: **none**
4. Number of dwelling units/buildings to be constructed: **none**
5. Square footage of buildings to be demolished: **0**
6. Square footage of buildings to be constructed: **0**
7. Quantity of earth movement (in cubic yards): **~3**
8. Proposed land use: **Wireless Communication Facility**
9. Design features, including building height, number of stories and proposed exterior materials:
Replacement 59' pole will be steel composition, with FRP transparent material for antennas.
10. Other

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

Construction should commence within 30 days of permitting and approvals, completion within 60 days.

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

No additions or expansions are currently anticipated. However, as service needs associated with this area increase, expansion/addition at this existing site would be primary consideration.

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.

Application has been submitted for Administrative CUP, WCF Construction Permit, and Land Use Exemption, Minor to address the existing approval for the school.

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 Administrative CUP (LA), WCF Construction Permit (CD) and Land Use Exemption, Minor.

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)? 17%-18%
- 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.

Seattle silty loam

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

none

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

of fill.

No fill involved. Existing pole will be replaced with new pole, which will involve minimal grading over a 3' x 3' surface area.

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

Not likely.

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

49 s.f.

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

Silt bags and erosion control barriers around construction area.

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.

Construction vehicle emissions will occur during construction, but fairly minimal. After the facility is operating, no air emissions occur.

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

none

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

none

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.

none

- (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.

Not within 200' of a surface water body.

- (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.
not that applicant is aware of.

- (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.

none

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

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.

The minimal amount of runoff that will come from the replacement pole and equipment (~49 s.f. surface area), will flow to the surrounding ground/grass and into the drainage system.

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

no waste materials created from this installation.

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

none

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?

minimal grass surrounding the existing pole.

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

none

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

Because the equipment cabinet will measure less than 3'x'3'x3', and located on a 16+ acre parcel with existing significant vegetation, the applicant is not proposing to place additional landscaping around the facility.

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: **misc. birds**

Mammals: deer, bear, elk, beaver, other: **squirrels, field mice**

Fish: bass, salmon, trout, herring, shellfish, other:

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

None

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

Not that applicant is aware of

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

Wildlife protection guidelines with respect to wireless facilities favor monopole design, with flush mounting if feasible. The proposed design is substantially the preferred design.

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.

This facility only requires electricity.

- 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:

No large expenditures of energy associated with the facility. No specific features identified.

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.

Remote possibility of fire services.

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

No health hazards identified, no measures proposed.

b. Noise

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

Ambient traffic noise.

- (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 equipment cabinet utilizes a HVAC unit, that generates a dBA of 63 at the source, and dropping to 39 dBA at a distance of 32' from the unit. Therefore, there will be no noise impacts on adjacent properties.

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

None needed, none proposed.

8. Land and Shoreline Use

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

Current use of property is a School. Surrounding uses are single family residential.

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

No

c. Describe any structures on the site.

Multiple building spread over parcel. Existing 38.2' light pole at this location, adjacent to and providing lighting for a tennis court.

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

Existing 38.2' light pole

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

R-3.5

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

Single Family Residential

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.

Portions of the property have steep slopes, but the area of the proposed facility and extent of development would not fall within this area.

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

0

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

0

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

None needed, none proposed.

i. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: **Utilizing an existing light pole, and swapping out with a taller "slick stick" pole falls within the hierarchy of preferred sites under the City's wireless communications facility code section. The pole and equipment cabinet will be painted brown to match the surrounding trees, and all wires/cables will be internal to the pole.**

9. Housing

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

0

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

0

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

None needed, 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?

59'. Pole will be steel and FRP transparent materials.

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

The existing site has numerous trees surrounding the general area of the proposed development. No views will be obstructed by the addition of 21' to the existing light pole's height of 38.2'.

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

Applicant is proposing to increase the height by only 21', the minimum necessary to achieve coverage objective. The antennas will be mounted internal to the pole and the pole painted brown to match the trees. The equipment cabinet will also be painted brown to match. Coax/Wiring will be internal to the pole.

11. Light and Glare

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

There is a light at the equipment cabinet for night-time servicing, equivalent to 60W bulb.

- 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:

Light at equipment cabinet has automatic shut off if left on by mistake.

12. Recreation

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

There are small playfields and wooded areas in the general area, but no formal parks/opportunities – other than the school facilities on the property.

- 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 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.

No

- 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:

Locating equipment on a replacement light pole and painting to match existing trees.

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.

Property is served by neighborhood streets, leading into the school via 139th Ave. SE.

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

The closest stop is .21 miles distance, at Somerset Blvd. SE and Somerset Lane.

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

None

- 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.

After construction complete, site will be visited 1-2 times per YEAR for maintenance.

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

None

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

16. Utilities

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

All available – only electricity required for the facility.

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.

PSE will provide electricity for the equipment cabinet.

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 **01-21-10**.....

