



DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110TH AVENUE 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. 10-107029-LA
Project Name/Address: Verizon Wireless –
SEA Ardmore Park, 16245 NE 24th Street
Planner/Phone: Mike Upston/ 425-452-2970
Minimum Comment Period: 7/15/10 (5:00 pm)

Materials included in this Notice:

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

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.

NOV 23 2009

Permit Processing

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

Verizon is proposing to attach six (6) flush mounted panel antennas to a swapped out existing athletic field light at Interlake High School with a steel light standard that is approximately sixteen feet (16') taller in height.

10. Other

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

The construction will commence as soon as all applicable permits are obtained.

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

At this time, Verizon Wireless does not have plans for future additions, expansions, or future activity connected with this project. However in the future, market conditions could necessitate the need for additional antennas and/or equipment at this location.

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

Verizon Wireless and its agents are not aware of any previous environmental information that has been prepared on the project site that would affect this proposal.

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

Verizon Wireless and its agents are not aware of any application(s) pending governmental approval(s) that would directly affect the property covered by this project.

List any government approvals or permits that will be needed for your proposal, if known.

The Verizon Wireless SEA Ardmore Park project requires the following approvals:

- *Administrative Conditional Use Permit (ACUP)*
- *State Environmental Policy Act (SEPA) Determination of Non-Significance (DNS)*
- *Mechanical Permit*
- *Commercial Building Permit Approval*

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

Erosion is unlikely. However, Best Management Practices (BMP's) for erosion control will be implemented during construction.

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

Verizon is proposing approximately four hundred twenty square feet (420-sq. ft.) of new impervious surfaces. The percent of site to be covered with impervious surfaces will be less than one percent (1%).

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

All standard erosion control methods will be utilized to reduce or control erosion, or other impacts to the earth.

2. Air

- a. What type of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

During construction, there will be very minor dust and emissions associated with construction machinery/vehicles. There are no significant emissions associated with project operation.

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

Verizon Wireless and its agents are not aware of any off-site sources of emissions or odor that would affect this proposal.

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

All standard measures to reduce and/or control emissions during construction will be utilized. These measures may include the regular use of watering vehicles to attenuate dust particles on-site and proper maintenance of all vehicles to limit emissions.

- (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.

No waste materials will be discharged into the ground from septic tanks or other sources.

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 project will not alter or impact the existing storm drainage system.

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

This type project does not generate waste materials. Therefore, it is very unlikely that waste materials would enter the ground or surface waters, however all preventive measures will be taken.

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

At this time, there are no proposed measures to reduce or control surface water, groundwater, and runoff.

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, bullrush, skunk cabbage, other
 water plants: water lily, eelgrass, millfoil, other
 other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

Some grass and shrubs will be removed.

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

No threatened and/or endangered plant species are known to be on or near the site.

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 such hazards have been identified with other similar installations.

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

No special emergency services will be required for this proposal.

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

At this time, there have been no measures proposed to reduce or control environmental health hazards.

b. Noise

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

There is not any existing noise in the area that would affect this project.

- (2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from site.

There will be minor short-term noise associated with the construction phase of the project. There will be no new significant noise associated with operation of the project.

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

Verizon Wireless will comply with all state and local ordinances regarding noise.

8. Land and Shoreline Use

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

The subject property is used by the Bellevue School District for the Interlake High School and associated athletic field. AT&T has an existing on-site telecommunications facility. The adjacent properties accommodate office and residential.

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

This property has not been used for agriculture.

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

Verizon's flush mounted antennas are being attached to a proposed swapped out existing athletic field light to blend with the surrounding environment. Please see the enclosed photo simulations. The antennas and associated mounting hardware will be painted to match the existing AT&T athletic field light to blend with the surrounding environment.

9. Housing

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

No units will be provided by this project.

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

No units will be eliminated by this project.

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

This project will not impact housing, therefore no measures are needed to reduce or control housing impacts.

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 proposed swapped out athletic field light at Interlake High School with a steel light standard will be ninety-eight feet (98') in height including antennas.

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

Verizon's flush mounted antennas are being attached to a proposed swapped out existing athletic field light to blend with the surrounding environment. Please see the enclosed photo simulations. The site will be visible; however the proposed location of the facility does not impede views of any significant viewscapes such as the lake, mountain views, and/or expansive views. Please see the enclosed Photo Simulations.

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

Verizon's flush mounted antennas are being attached to a proposed swapped out existing athletic field light to blend with the surrounding environment. Please see the enclosed photo simulations. The antennas and associated mounting hardware will be painted to match the existing AT&T athletic field light to blend with the surrounding environment.

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

Verizon Wireless and its agents are not aware of any landmarks, or evidence of historical, archaeological, scientific, or cultural importance to be on or next to the project.

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

Verizon's flush mounted antennas are being attached to a proposed swapped out existing athletic field light to blend with the surrounding environment. Please see the enclosed photo simulations. The antennas and associated mounting hardware will be painted to match the existing AT&T athletic field light to blend with the surrounding environment.

14. Transportation

- a. Identify public streets and highways serving the site, and describe the proposed access to the existing street system. Show on site plans, if any.

The project is located off NE 24th Street. (Please see Vicinity Map Exhibit.)

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

Not applicable to this project.

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

On-site parking has been provided for maintenance vehicles.

- c. 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).

This proposal will not require any new roads or streets.

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

This is an unmanned facility and will not require the use of water, rail or air transportation.

- d. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

The facility will be unmanned. One (1) to two (2) maintenance visits per month is expected.

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

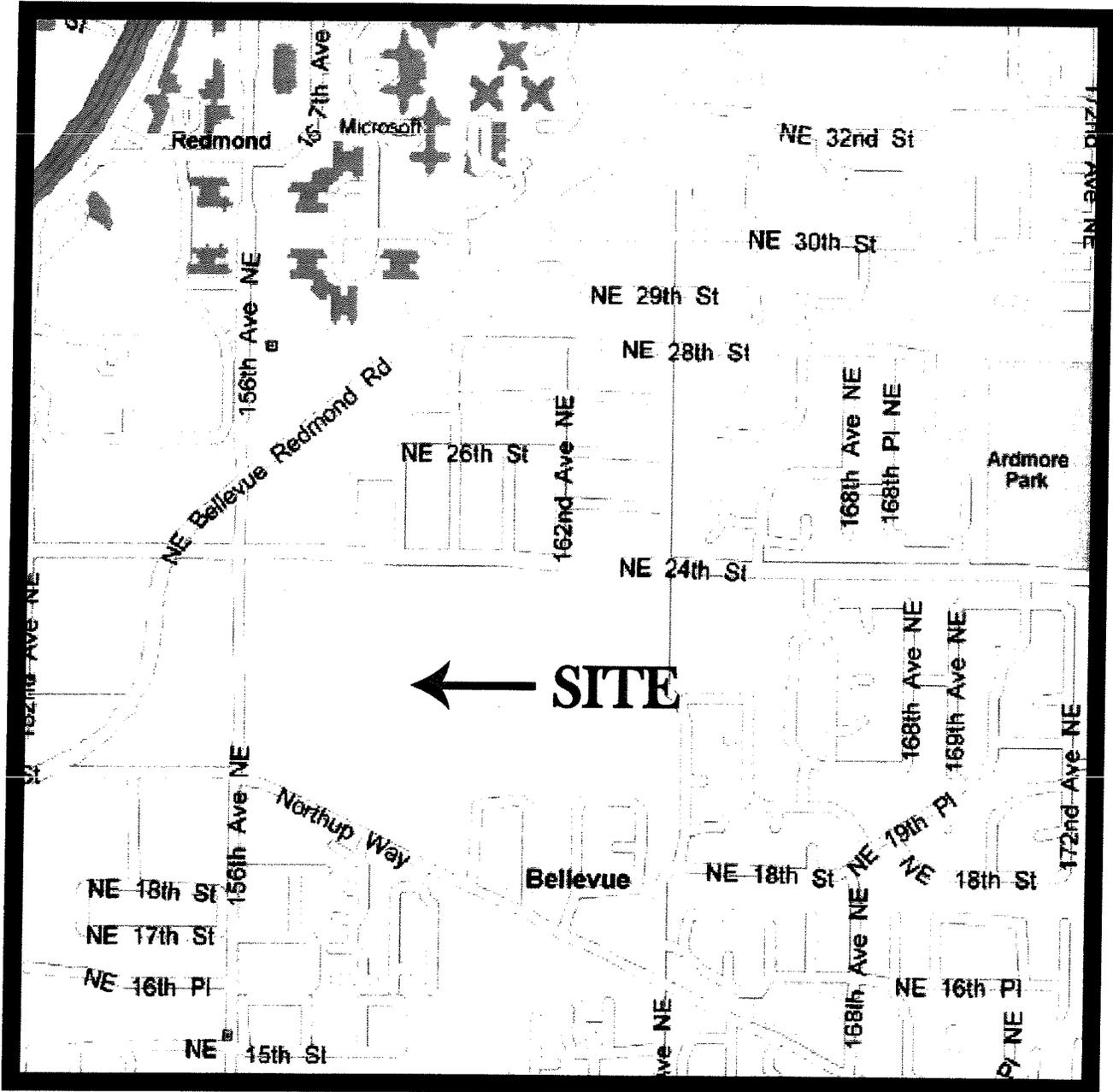
There are no traffic impacts associated with these types of facilities as they are unmanned and require infrequent maintenance, therefore no measures are needed to reduce or control transportation impacts.

VICINITY MAP

PROJECT NAME: SEA Ardmore Park

PROJECT ADDRESS: 16245 NE 24th Street Bellevue, Washington

PROJECT PARCEL NUMBER: 2625059001



Verizon Wireless
SEA Ardmore Park
SEPA Checklist Exhibit

