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.	10-113142-LO
Project Name/Address:	Belmont Conservation Short Plat 1700 148th Avenue NE
Publish:	July 1, 2010
Minimum Comment Period:	**July 15, 2010**

Materials included in this Notice:

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

BACKGROUND INFORMATION

Property Owner: Belmont Lands, LLC

Proponent: Robert Fairweather

Contact Person: Raymond Frey, Halsan Frey, LLC
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 12356 Northup Way, Suite 119; Bellevue, WA 98005

Phone: (425) 466-1813

Proposal Title: Belmont Conservation Short Plat

Proposal Location: 1700 148th Ave NE - south of the intersection of 148th Ave NE & NE Redmond-Bellevue Road. See attached legal description & vicinity map.
(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. See attached.

Give an accurate, brief description of the proposal's scope and nature:

1. General description: 9 lot, single family conservation short plat
2. Acreage of site: 1.72 acres
3. Number of dwelling units/buildings to be demolished: 0
4. Number of dwelling units/buildings to be constructed: 9
5. Square footage of buildings to be demolished: N/A
6. Square footage of buildings to be constructed: To be determined - approx. 2,500 SF each
7. Quantity of earth movement (in cubic yards): Cut 798 CY; Fill 1,368 CY; Net 570 CY fill
8. Proposed land use: 9-lot single family development
9. Design features, including building height, number of stories and proposed exterior materials:
   To be determined - Typical one and/or two story single family homes with wood exterior.
10. Other N/A

Estimated date of completion of the proposal or timing of phasing:
Construction of infrastructure is estimated to be complete by Summer 2010. Construction of homes is planned to occur immediately following construction of infrastructure.

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. No.

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

A wetland report and a geotechnical report have been prepared and were submitted to the City in conjunction with the Preliminary Short Plat application.

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.

None known.

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

X Preliminary Plat or Planned Unit Development
Preliminary plat map

X 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: X Flat ☐ Rolling ☐ Hilly ☐ Steep slopes ☐ Mountains ☐ Other

b. What is the steepest slope on the site (approximate percent slope)?
Approximately 30% along the southern portion of the site in the wetlands area.

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 onsite soils are classified as Bellingham silt loam and Beausite gravelly 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.

Cut 798 CY; Fill 1,368 CY; Net 570 CY fill. Fill will be imported to the site.

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

Some erosion could occur as a result of clearing & construction. Erosion control measures have been proposed for the site to minimize impacts.

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

Approximately 20% of the site (not including the main wetland area in the southern portion of the site) will be covered with impervious surfaces.

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

Gravel construction entrance, silt fencing, and inlet protection are examples of erosion control measures proposed for the site. Additional TESC measures may be utilized as directed by the City.

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.

Dust and exhaust from construction equipment may occur during construction. Following construction, normal automobile emissions may occur.

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:

Dust control and emission control measures will be implemented during construction.

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.

There are wetlands along the southern half of the site. The wetlands drain through a culvert system to an existing creek (Sears Creek) located at a City park across the street from the site. The creek continues to flow downstream and flows into Valley Creek.

(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.

Yes. The proposed improvements are within 200 feet of the wetlands and Sears Creek.

(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.

No fill and/or dredge material will be placed in or removed from the wetlands.

(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.

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.

Stormwater will be collected through on-site catchbasins and routed to a wetpond for water quality treatment and to a detention pond for quantity control. Roof drains will be routed directly to the detention pond. Water will be released to the onsite wetlands which drain to Sears Creek. All released flows will be less than pre-developed rates and are treated for pollutants.

(2) Could waste materials enter ground or surface waters? If so, generally describe.
No.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:
The onsite storm system includes a detention pond that will release flows at less than pre-developed conditions.

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

X 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?
Trees and grass will be removed in the location of the proposed roadway, pond, and houses. The wetland area will not be impacted.

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:
Any landscaping will be in accordance with City requirements.

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.
None known.

c. Is the site part of a migration route? If so, explain.
No.

d. Proposed measures to preserve or enhance wildlife, if any:
The wetland area will be preserved.

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.
Utilities for single-family homes will be required (electric, gas).

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.

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.
N/A.

(2) Proposed measures to reduce or control environmental health hazards, if any.
Safety measures will be observed during construction 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)?
Normal traffic noise exists from 148th Avenue NE.

(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.
Construction noise on a short-term basis; typical very low level type noise on a permanent basis.

(3) Proposed measures to reduce or control noise impacts, if any:
Compliance with the City's construction hour limitations during the short-term and compliance with City noise standards on a permanent basis.

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties?
The site is vacant. Commercial (bank) to the north; School to the east; 148th Ave NE to the west; and single family to the south.

b. Has the site been used for agriculture? If so, describe.
Not within the last 40 years or so.

c. Describe any structures on the site.
There is a small concrete weir located at the proposed discharge from the detention pond. There is also a small concrete wall and culvert located in the southwest corner of the property.

d. Will any structures be demolished? If so, what?
Yes. The concrete weir will be removed.

e. What is the current zoning classification of the site?
R-7.5

f. What is the current comprehensive plan designation of the site?
Residential Single Family High Density

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.
Yes. The wetlands area is "environmentally sensitive".

i. Approximately how many people would reside or work in the completed project?
The project proposes 9 single family homes. At a rate of 2.25 persons per household, approximately 21 people will reside at the completed project.

j. Approximately how many people would the completed project displace?
None. The site is vacant.

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

i. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
The project has been developed in accordance with zoning and comprehensive plan requirements.

9. Housing

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

The project proposes 9 single-family, middle-income homes.

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

None. The site is vacant.

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

N/A

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?

It is anticipated that the single family homes will be one and/or two story with wood exterior.

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

The view from the property to the north will potentially be impacted, although it should have no impact on the operation of the business (bank).

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

None.

11. Light and Glare

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

Normal night-time lighting will occur from single family homes.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

Not anticipated.

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:
N/A.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?
School play yards, tennis courts, baseball fields, and parks.

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.

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.
No.

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 project is located on 148th Ave NE and just south of Bel-Red Road. The site will be accessed from 148th Ave NE.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
Yes. transit occurs on 148th Ave NE & Bel-Red Road.

c. How many parking spaces would be completed project have? How many would the project eliminate?
There will be parking within driveways, as well as on-street parking for each single-family home. No parking 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).
A private road (access easement) will be constructed to serve the nine 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.
Approximately 86 trips as calculated using the ITE Trip Generation Manual. Peak trips are anticipated to occur between 4 pm & 6 pm.

g. Proposed measures to reduce or control transportation impacts, if any:
Payment of any required impact fees. Any impacts on the existing transportation system are expected to be minimal.

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.
The project will require normal public services for 9 single-family homes.

b. Proposed measures to reduce or control direct impacts on public services, if any.
Payment of any required impact fees.

16. Utilities

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.
All of those listed above except septic.

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 - electrical & gas; Bellevue water & sewer; refuse service; telephone; & cable.

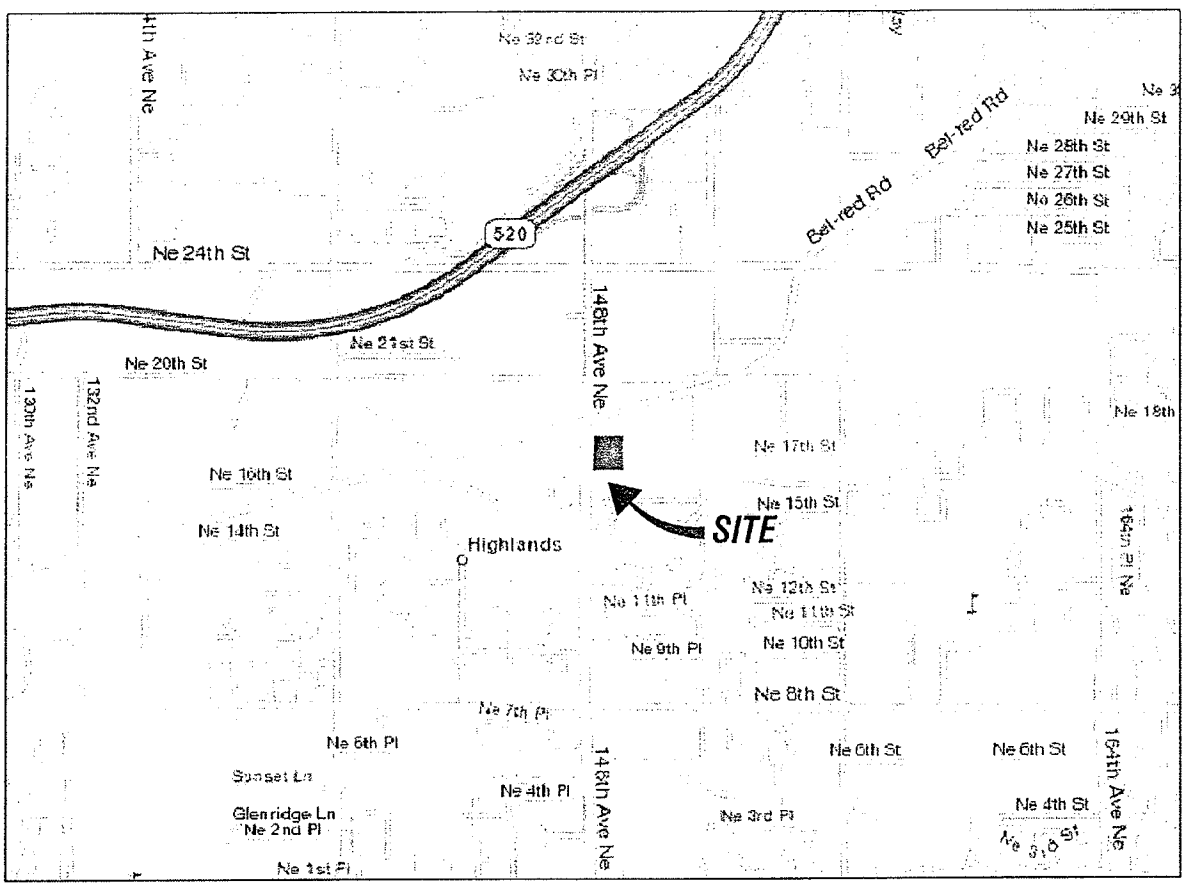
Signature

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.....12-22-2009.....

BELMONT



N.T.S.

PWE	VICINITY MAP	DESIGN	N/A	SHEET	1 OF 1
		DRAWN	N/A	DWG	MAP.DWG
		CHECKED	N/A	DATE	
		APPROVED	N/A	PROJECT	09-533

FIRST AMERICAN TITLE INSURANCE COMPANY
Exhibit "A"

Vested Owner: Belmont Lands, L.L.C., a Washington Limited Liability Company

Real property in the County of King, State of Washington, described as follows:

THE WEST 208 FEET OF THE NORTH 3/4 OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; EXCEPT THE SOUTH 185 FEET THEREOF; EXCEPT THAT PORTION THEREOF LYING WITHIN 148TH AVENUE N.E., BEING 60 FEET IN WIDTH;

AND THE EAST 100 FEET OF THE WEST 308 FEET OF THE NORTH 170 FEET OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER;

AND THE SOUTH 140 FEET OF THE NORTH 310 FEET OF THE EAST 100 FEET OF THE WEST 308 FEET OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; EXCEPT THE SOUTH 20 FEET THEREOF;

ALL IN SECTION 26, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M. IN KING COUNTY, WASHINGTON.

Tax Parcel Number: 262505-9074-08

Situs Address: To Be Determined, , WA