DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE., P.O. BOX 90012
BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Hanssen Access Road and Stock Pile Removal

LOCATION OF PROPOSAL: 17215, 17224, 17225, and 17243 SE Cougar Mtn Dr

NAME & DESCRIPTION OF PROPOSAL: Hanssen Access Road and Stock Pile Removal / Install access road for 17215, 17224, and 17225, SE Cougar Mtn Dr and remove approximately 1,000 cubic yard stockpile from 17243 SE Cougar Mtn Dr.

FILE NUMBER: 11-105028-GC

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Development Services Department. This information is available to the public on request.

☐ There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on _____.

X This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on September 1, 2011

☐ This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on _____. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5 p.m. on _____.

This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information indicating, or on, a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project): or if the DNS was procured by misrepresentation or lack of material disclosure.

Environmental Coordinator

8-18-11
Date

OTHERS TO RECEIVE THIS DOCUMENT:
State Department of Fish and Wildlife
State Department of Ecology,
Army Corps of Engineers
Attorney General
Muckleshoot Indian Tribe

ENVIRONMENTAL CHECKLIST

5/24/04

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 the Permit Center (425 452 6864) *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.

DJ 8/25/01

City of Bellevue Submittal Requirements	27a

ENVIRONMENTAL CHECKLIST

5/24/04

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BACKGROUND INFORMATION

Property Owner: Dr. Otto Hanssen

Proponent: Same

Contact Person: Bruce Johnson - Concept Engineering, Inc.
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 455 Rainier Boulevard N, Issaquah, WA 98027

Phone: 425-392-8055

Proposal Title: Hanssen North Lots Access Road

Proposal Location: 17235 SE Cougar Mt Dr.

LOTS 1, 2, 3 and 4 OF CITY OF BELLEVUE BLA 06123825 LW
(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: 17125, 17225, 17235 SE Cougar Mt Dr

The project proposes to construct a private access road to serve 3 lots (the "north lots", TPs 242405-9040, -9173, and -9023) owned by Dr. Hanssen on Cougar Mt just west of 173rd Ave SE. The lots were created by BLA 06-12835-LW in 2006. A fourth BLA lot (TP 252405-9017) just to the south subsequently received preliminary short plat approval (09-107524-LN). A vegetation management plan was partially implemented on the north lots during the past summer. The BLA, short plat and vegetation management plan were all supported by a comprehensive critical areas report (06-133666-LO). D.f. 4/25

The road is 20 feet wide and 150 feet long. It would be classified a private access road across TP 242405–9040 to within about 35 feet of the west property line. A driveway off the south side of the road would serve a future house on TP 9040, and a joint use driveway extending west from the road would serve future houses on the remaining two tax lots. Road grade is 15% max and a landing is provided at the intersection with Cougar Mt Dr SE.

Construction is constrained by steep site topography and adjacent native growth protection easements established by the LO. It is located in a "zone of activity" that will also accommodate the future houses.

Construction will include a private 12-inch storm drainage main and private 8-inch sewer main across all three lots to serve the future short plat on TP 9017. A 1000 CY stockpile will also be removed from TP 9017. Address as 17243 SE Cougar Mtn. Way Date 4/25/11

D.f. 4/25/11
DJ 8/15/11

2. Acreage of site: 2.43 Acres

3. Number of dwelling units/buildings to be demolished: 0

4. Number of dwelling units/buildings to be constructed: 0

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): ~3,200 CY CUT, ~500 CY FILL, NET ~2700 CY CUT (includes stockpile on BLA Lot 4)

8. Proposed land use: existing land use is Single Family Residential

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

10. Other

Estimated date of completion of the proposal or timing of phasing:
Summer 2011

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
The project will construct drainage and sewer mains to serve a proposed short plat of TP 252405 9017

List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
City of Bellevue Critical Areas Report 06-133666 LO
08-134698-GH

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

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 Clearing and Grading Permit, Developer Extension Agreement for Storm Drainage and Sewer, Right of Way Use Permit

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

X Clearing & Grading Permit
Plan of existing and proposed grading
Development plans

☐ Building Permit (or Design Review)

4/25/11
8/15/11

Site plan

Clearing & grading plan
Shoreline Management Permit
Site plan

Critical Areas Permit

A. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site: ☐ Flat ☐ Rolling ☐ Hilly **X** Steep slopes **X** Mountains ☐ Other

b. What is the steepest slope on the site (approximate percent slope)? 40%+

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.
Weathered sandstone (Blakely formation), Alderwood and Beausite gravelly sandy loam

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
No

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.
Filling and grading (~2,700 cubic yards net) for construction of the road and removal of the stockpile on BLA Lot 4. Fill to be provided from onsite road grading.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Erosion is not expected to occur as preventative measures will be taken.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
About 3%.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
Temporary Erosion & Sediment Control (TESC) measures for clearing and construction. CSWPPP provided.

EROSION FURTHER MITIGATED PER
BCC 23.76.09 "EROSION AND SEDIMENT CONTROL"

2. AIR

a. What types of emissions to the air would result from the proposal (Le. 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 equipment emissions and dust during construction. Automobile exhaust thereafter.

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:

4/25/11
DJ 8/15/11

Dust control (water trucks) during construction if necessary.

DUST CONTROL FURTHER MITIGATED PER BCC 23.76.095 "DUST SUPPRESSION" AND BMP C140 "DUST CONTROL".

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.

Small wetland on TP 242405 9023, approx 200 feet downslope if utilities

WETLAND APPAREST SOURCE OF TYPE-N STREAM. CLEARING AND GRADING OF THIS AREA NOT LIKELY. DA. 4/25/11

(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

SEE LETTER IN FILE BY BRIAN BEAMAN, LICENSED GEOLOGIST, JULY 14 2011, ADDRESSING GROUND WATER BY ICICLE CREEK ENGINEERS.

(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.

Runoff from 3,418 sq ft of pavement will be collected in a roadway pipe conveyance system and discharged to the ditch on the south side of Cougar Mt Dr SE.

DA 4/25/11
DA 8/15/11

(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:
None proposed.

STORM DRAINAGE PERMIT
- 105027-UE

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

€ X 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?
Approximately 0.4 acres will be disturbed by grading and utility installation.

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:
None proposed. The ~~entire~~ site is subject ot native growth retention per LO 06-133666.

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.

DH 4/25/11
DH 8/15/11

None known

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

d. Proposed measures to preserve or enhance wildlife, if any:
none proposed

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.
N/A

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.
No

(1) Describe special emergency services that might be required.
City of Bellevue Fire and EMS during construction.

(2) Proposed measures to reduce or control environmental health hazards, if any.
None

b. Noise

(1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)?
None

(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.
Short term – construction equipment

(3) Proposed measures to reduce or control noise impacts, if any:
None

NOISE FURTHER MITIGATED PER BCC 9.18 NOISE CONTROL

8. Land and Shoreline Use

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

DA 4/28/11
DA 8/15/11

Site is undeveloped - adjacent properties are SFR

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

c. Describe any structures on the site.
None

d. Will any structures be demolished? If so, what?
No

e. What is the current zoning classification of the site?
R-1 , R-1.8

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

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.
Geologic hazard area , HABITAT ASSOCIATED WITH SPECIES OF LOCAL IMPORTANCE , VEGETATION MANAGEMENT MANAGEMENT AREAS PER 06-13366-LO

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

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

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

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
None

9. Housing

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

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

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?

DF 8/15/11

DF 8/15/11

N/A

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

11. Light and Glare

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

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:
None

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?
N/A COUGAR MOUNTAIN WILDLAND PARK

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.
None known.

c. Proposed measures to reduce or control impacts, if any:
None

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.
Access road will intersect with Cougar Mountain Way SE
SE COUGAR MOUNTAIN DR

DH 4/25/11
DH. 8/15/11

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
No

c. How many parking spaces would be completed project have? How many would the project eliminate?
N/A

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).
N/A

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.
none

g. Proposed measures to reduce or control transportation impacts, if any:
None
CONSTRUCTION TRANSPORTATION IMPACTS FURTHER MITIGATED PER BCC 14.30 "RIGHT-OF-WAY USE CODE"

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.

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.
Sanitary sewer connection into existing City of Bellevue sewer system in Cougar Mt. Dr.
AND STORM CONNECTION

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 4.5.2011

4/25/11
D.S. 8/05/11