



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

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: City of Bellevue

LOCATION OF PROPOSAL: Unincorporated portions of the Hilltop Potential Annexation Area (PAA) generally in an area south of SE 51st St., west of 150th PI SE, north of SE 58th St., and east of 145th PI SE located in the Newcastle Subarea.

DESCRIPTION OF PROPOSAL: Establish R-2.5 pre-annexation zoning under the authority of RCW 35A.14.330 for the unincorporated portions of the Hilltop PAA.

FILE NUMBER(S): 11-110362-AA

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 checklists and information filed with the Land Use Division. This information is available to the public on request.

- This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.
- 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This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information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.

This DNS is only appealable as part of the City's action on the amendment to the Land Use Code. In order to comply with requirements of SEPA and the State of Washington Growth Management Act for coordination of hearings, any appeal of the SEPA threshold determination herein will be considered by the Growth Management Hearings Board along with an appeal of the City Council's action. See LUC 20.35.250C.

Care Vitellund
Environmental Coordinator

July 28, 2011
Date

OTHERS TO RECEIVE THIS DOCUMENT:

State Department of Fish and Wildlife	King County
U.S. Army Corps of Engineers	Muckleshoot Indian Tribe
Attorney General	



City of Bellevue
Department of Community Development
State Environmental Policy Act Threshold Determination

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Description of Proposal: Establish R-2.5 pre-annexation zoning under the authority of RCW 35A.14.330 for the unincorporated portions of the Hilltop PAA.

File Number(s): 11-110362-AA

Applicant: Department of Planning and Community Development

Decisions Included: SEPA Threshold Determination

Planner: Nicholas Matz AICP, 425 452-5371

State Environmental Policy Act Threshold Determination: Determination of Non-Significance (DNS)



Carol Helland,
Environmental Coordinator

Bulletin Publication Date: July 28, 2011

Appeal Deadline: An appeal shall be filed together with an appeal of the underlying Process IV action. The appeal shall be by petition to the Growth Management Hearings Board and shall be filed within the 60-day time period set forth in RCW 36.70A.290.

For information on how to appeal a proposal, visit the Development Services at City Hall or call (425) 452-6800.

I. Proposal Description and Objectives

Establish R-2.5 pre-annexation zoning under RCW 35A.14.330 for the unincorporated Hilltop portion of the Hilltop/Horizon View PAA.

II. Environmental Record

The environmental review consisted of analysis based on the following documents included in the environmental record or incorporated by reference if so noted:

- Environmental checklist for the proposal dated June 30, 2011
- City of Bellevue Comprehensive Plan

III. Proposed Timing and Phasing

Establishing pre-annexation zoning for the unincorporated Hilltop portion of the Hilltop/Horizon View PAA requires two public hearings at least 30 days apart. These hearings are scheduled for August 1 and September 6, 2011.

IV. Environmental Summary

Purpose and Need to Which the Proposal is Responding

The purpose of this action is to establish appropriate city zoning in anticipation of annexation of the unincorporated portions of the Hilltop portion of the Hilltop/Horizon View PAA. Annexation enables Bellevue to assure its community responsibilities under the Comprehensive Plan and the Growth Management Act.

Major Conclusions, Significant Areas of Controversy and Uncertainty

We conclude that there are no single or cumulative impacts from such action because impacts are foreseen by the Comprehensive Plan and will not lead to actions inconsistent with other elements of the Plan or the GMA when related to functional plan or project implementation of such actions.

Issues to be Resolved, Including Environmental Choices to be Made Between Alternative Courses of Action

There are no issues to be resolved with establishing pre-annexation zoning. The environmental choices among alternative courses of action such as a different zoning would not be consistent with Annexation Policy AN-12 and would require Comprehensive Plan amendment action for consistency with the Comprehensive Plan.

Environmental Impacts of the Proposal

Environmental Review of the attached non-project environmental checklists indicates no probability of significant adverse environmental impacts occurring as a result of the action. Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements. The Environmental Checklist is available for review in the project file.

Adverse impacts which are less than significant are usually subject to City Code or Standards which are intended to mitigate those impacts. Where such impacts and related regulatory items correspond, no further documentation is necessary. For other adverse impacts which are less than significant, Bellevue City Code Section 22.02.140 provides substantive authority to mitigate impacts disclosed through the environmental review process.

V. Conclusion and Determination

For the proposal, environmental review indicates no probability of significant adverse environmental impacts. Therefore, issuance of a **Determination of Non-Significance** pursuant to WAC 197-11-355 and Bellevue City Code 22.02.034 is appropriate.

Other adverse impacts that are less than significant may be mitigated pursuant to Bellevue City Code 22.02.140, RCW 43.21C.060, and WAC 197-11-660.

VI. Mitigation Measures

There are no recommended SEPA-based mitigating measures for this proposal. The lead agency has determined that the requirements for environmental analysis, protection and mitigation measures have been adequately addressed in the development regulations and comprehensive plan adopted under chapter 36.70A RCW, and in other applicable local, state or federal laws or rules, as provided by RCW 43.21C.240 and WAC 197-11-158. This agency will not require any additional mitigation measures under SEPA.

**CITY OF BELLEVUE
ENVIRONMENTAL CHECKLIST
(Integrated SEPA/GMA Process)**

A. BACKGROUND INFORMATION

PROPOSAL TITLE: R-2.5 pre-annexation zoning in the Hilltop/Horizon View Potential Annexation Area

PROPERTY OWNERS' NAME: Various

PROPOSAL LOCATION (street address and nearest cross street or intersection as well as a legal description if available): The unincorporated Hilltop portions of the Hilltop/Horizon View PAA; in an area roughly south of SE 51st St., west of 150th Pl SE, north of SE 58th St., and east of 145th Pl SE.

PROPONENT'S NAME: City of Bellevue, Department of Planning and Community Development

CONTACT PERSON'S NAME: Nicholas Matz AICP

CONTACT PERSON'S ADDRESS: Department of Planning and Community Development
City of Bellevue
P.O. Box 90012
Bellevue, WA 98009-9012

CONTACT PERSON'S PHONE: 425-452-5371

BRIEF DESCRIPTION OF THE PROPOSAL'S SCOPE AND NATURE:

1. **General description:** Establish R-2.5 pre-annexation zoning under the authority of RCW 35A.14.330 for the unincorporated Hilltop portion of the Hilltop/Horizon View PAA.
2. **Site acreage:** approximately 43 acres
3. **Number of dwelling units/buildings to be demolished:** N/A
4. **Number of dwelling units/buildings to be constructed:** N/A
5. **Square footage of buildings to be demolished:** N/A
6. **Square footage of buildings to be constructed:** N/A
7. **Quantity of earth movement (in cubic yards):** N/A
8. **Proposed land use:** single family residential, public right-of-way, private open space network
9. **Design features, including building height, number of stories and proposed exterior materials:** N/A

10. **Other:** N/A

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

Establishing pre-annexation zoning for the unincorporated Hilltop portion of the Hilltop/Horizon View PAA requires two public hearings at least 30 days apart. These hearings are scheduled for August 1 and September 6, 2011.

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

If the pre-annexation zoning is adopted by the City Council, annexation proposed under the direct petition method at RCW 35A.14.120 will commence. Annexations actions themselves are exempt from environmental review under RCW 43.21C.222.

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

N/A

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.

N/A

List any government approvals or permits that will be needed for your proposal, if they are known. If permits have been applied for, list application date and file numbers, if known.

Ordinance action by the City Council.

B. Environmental Elements

No discussion of the individual Environmental Elements is required for GMA actions per WAC 197-11-235.3.b.

C. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (do not use this sheet for project actions)

SUMMARY

Project Summary: The proposal is to establish R-2.5 pre-annexation zoning for all of the unincorporated area of the unincorporated Hilltop portion of the Hilltop/Horizon View PAA under the authority of RCW 35A.14.330.

Environmental Summary per WAC 197-11-235(3) (b):

State the proposal's objectives: To comply with the requirements of the GMA by establishing zoning that is consistent with the Comprehensive Plan.

Specify the purpose and need to which the proposal is responding: The purpose of this action is to establish appropriate city zoning in anticipation of annexation of the unincorporated portions of the Hilltop portion of the Hilltop/Horizon View PAA. Annexation enables Bellevue to assure its community responsibilities under the Comprehensive Plan and the Growth Management Act.

State the major conclusions, significant areas of controversy and uncertainty: We conclude that there are no single or cumulative impacts from such action because impacts are foreseen by the Comprehensive Plan and will not lead to actions inconsistent with other elements of the Plan or the GMA when related to functional plan or project implementation of such actions.

State the issues to be resolved, including the environmental choices to be made among alternative courses of action: There are no issues to be resolved with establishing pre-annexation zoning. The environmental choices among alternative courses of action such as a different zoning would not be consistent with Annexation Policy AN-12 and would require Comprehensive Plan amendment action for consistency with the Comprehensive Plan.

Recognizing the environmental impacts that might occur, additional environmental analysis will be needed if proposals are made for development as regulated by the Land Use Code.

State the impacts of the proposal, including any significant adverse impacts that cannot be mitigated:
None.

Environmental Review of the attached non-project environmental checklists indicates no probability of significant adverse environmental impacts occurring as a result of the action. Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements. The Environmental Checklist is available for review in the project file.

Adverse impacts which are less than significant are usually subject to City Code or Standards which are intended to mitigate those impacts. Where such impacts and related regulatory items correspond, no further documentation is necessary. For other adverse impacts which are less than significant, Bellevue City Code Section 22.02.140 provides substantive authority to mitigate impacts disclosed through the environmental review process.

Describe any proposed mitigation measures and their effectiveness: No specific development is being approved with this proposal.

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?

The proposed action will not directly increase discharges to water, emissions to air, produce, store or release toxic or hazardous substances, or produce noise.

Proposed measures to avoid or reduce such increases are: N/A

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

There are no known direct impacts to plants, animals, fish or marine life that will result from the proposal.

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

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

The proposal will not deplete energy or natural resources.

Proposed measures to project or conserve energy and natural resources are: N/A

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?

There are no known direct impacts to sensitive areas, habitat, historic sites or other protected areas that will result from the proposal.

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

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 proposal enhances land use consistent with the Bellevue Comprehensive Plan and the King County Comprehensive Plan. The R-2.5 zoning district is consistent with the SF-M (Single Family-Medium) Comprehensive Plan designation under the GMA.

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

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

The proposal itself does not increase demands on transportation or public services and utilities.

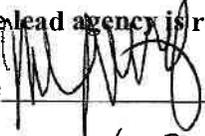
Proposed measures to reduce or respond to such demand(s) are: N/A

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

No conflicts are known or anticipated.

- D. **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

6.30.11
