DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 100th Ave NE., P.O. BOX 90012
BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Thom Gebhard, Murray Franklyn

LOCATION OF PROPOSAL: 13819 SE 10th Street

NAME & DESCRIPTION OF PROPOSAL:

Maus Short Plat Infrastructure Grading Permit - SEPA review of plat infrastructure for 5 lot short plat. Includes clearing and grading of more than 500 cubic yards.

FILE NUMBER: 12-110870-GE

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 **October 11, 2012**.

☐ 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This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information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

September 27, 2012
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

City of Bellevue Submittal Requirements	27a

ENVIRONMENTAL CHECKLIST

4/18/02

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). Our TTY number is 425-452-4636.

BACKGROUND INFORMATION

Property Owner: Mary Ellen Maus

Proponent: Murray Franklyn

Contact Person: Thom Gebhard
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 14410 Bel-Red Road, Bellevue, WA 98007

Phone: 425.644.2323

Proposal Title: Maus Property

Proposal Location: 13819 SE 10th Street
(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: Preliminary short plat application; three parcels of land subdivided into 5 parcels of land in an environmentally critical area.
2. Acreage of site: 2.797 acres
3. Number of dwelling units/buildings to be demolished: 1 single family residence and garage to be removed
4. Number of dwelling units/buildings to be constructed: 5 single family residences
5. Square footage of buildings to be demolished: 2,040 sq ft
6. Square footage of buildings to be constructed: 5 homes with approximately 3,800 sq ft of living space per home.
7. Quantity of earth movement (in cubic yards):
   2300 cubic yards of cut/1300 cubic yards of fill
8. Proposed land use: Residential 1.8
9. Design features, including building height, number of stories and proposed exterior materials:
   Maximum height allowed within the zone is 35' which could allow for a three story homes
10. Other:

Estimated date of completion of the proposal or timing of phasing:
Spring 2013

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
Preliminary and Final Conservation Short Plat
Critical Area Land Use Permit
Clearing and Grading.
Construction of 5-single family homes

List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
Geotechnical Report
Wetland and Wildlife Reconnaissance

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.
No

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 approval of SEPA, Critical Areas Land Use Permit, preliminary and final short plat, grading and building permit.
Department of Ecology-NPDES 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

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: Rolling and Steep Slopes

b. What is the steepest slope on the site (approximate percent slope)? The steepest slope is approximately 40% located in the southwest corner of the site.

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.
Glacial Till with outwash in places

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

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.
2300 cubic yards of cut/1300 cubic yards fill

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Temporary Erosion and sediment control measures BMP's to be approved by the City of Bellevue and will
be implemented and maintained to minimize impacts.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
24% which will include the shared driveway, houses, individual driveways, patios and walkways.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
Prompt stabilization of exposed soils after clearing and grading related activities will also further reduce the potential for erosion. During such activities the contractor will follow approved Temporary Erosion and Sedimentation Control Plan in accordance with the City of Bellevue standards. Typical measures
which may be employed include the use of establishing well defined clearing and grading limits, silt fencing, rock check dams, straw bales, a construction entrance and temporary storm drainage features. Covering slopes with plastic sheeting and hydroseeding exposed soil and cleared areas as necessary after construction will reduce the potential for erosion. Department of Ecology approved coagulants such as chitosan may also be used for water treatment proposes.

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 emissions dust particles generated by the construction equipment and site construction will be minimal during construction with no long term air impacts. After construction normal vehicle and residential emissions will exist.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
No off site sources of emissions are expected to affect the proposal.

c. Proposed measures to reduce or control emissions or other impacts to the air, if any:
Dust emissions will be controlled during clearing, grading and construction with the use of Best Management Practice's (BMP's) including periodic watering and re-vegetation of disturbed areas. Any water needed for dust control will be secured from a City of Bellevue source.

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.
The site does not contain any mapped wetland or streams, nor are there any within 200' of the site.

(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 applicable.

(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.
Not applicable.

(4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.
There are no surface water withdraws or diversions.

(5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.
According to the King County Sensitive Area Map (Floodplains) the site does not lie within 100-year floodplain.

(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.
The proposal does not involve any discharge of waste materials to surface waters.

b. Ground
(1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description.
No ground water will be withdrawn. Three of the lots will utilize individual infiltration systems to control runoff from roof areas.

(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.
There will be no waste materials discharged into the ground.

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.
On-site stormwater runoff will primarily be generated from road surfaces, residential structures, and associated driveways. Stormwater will be infiltrated and detained onsite. Three lots will utilize individual roof infiltration systems and two lots along with the driveways will be detained in an underground pipe.

(2) Could waste materials enter ground or surface waters? If so, generally describe.
Waste materials are generally limited to petroleum projects from the road surfaces.
The water quality portion of the storm water facility will be specifically designed to treat the storm water and pollutants generated from the site.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:
Stormwater will be infiltrated and detained onsite. Three lots will utilize individual roof infiltration systems and two lots along with the driveways will be detained in an underground pipe.

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

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?
Reference the Clearing and Grading Plan. Vegetation located within the steep slope area will not be disturbed in addition the trees located in the rear of the lots will be retained.

c. List threatened or endangered species known to be on or near the site.
There are no known threatened or endangered species on or near the site.

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

Existing landscaping will be incorporated into new landscaping amenities where possible. There new single family residences will provide new landscaping including lawn, shrubs, ornamental trees. Natural vegetation will be utilized where appropriate.

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: Rodents

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

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

According to the site observations and Washington Department of Natural Resources maps and Department of Fish and
Wildlife maps, there are no known threatened or endangered species known to be on or near the site.

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

No, reference King County Wild Life Corridor Map.

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

Preservation of existing stand of significant trees in steep slope area and its corresponding 15' buffer.

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.

General residential consumption of electricity and natural 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:

Those measures required Washington State Energy Code. Additional energy conversation features would be subject to the individual home builder and owner.

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.

It is unlikely under normal working conditions that environmental health hazard would be encountered. All project related construction will meet or exceed current, local, city, state and

federal laws.

(1) Describe special emergency services that might be required.
Other than normal police, emergency aid unit and fire protection services, no special emergency services are anticipated.

(2) Proposed measures to reduce or control environmental health hazards, if any.
State regulations regarding safety and the handling of hazardous materials will be followed during the construction process. Equipment refueling areas would be located in area where a spill could be quickly contained and where the risk of hazardous materials entering surface water is minimized.

b. Noise

(1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)?
The primary noise source near the project is from vehicular traffic on SE10th St. The current traffic noise along this roadway is not project related or generated. There is no noise expected to affect the proposal.

(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 impacts would result from the use of construction equipment during construction hours and in compliances with City of Bellevue Noise Standards. Permanent noise will be minor residential vehicular traffic.

(3) Proposed measures to reduce or control noise impacts, if any:
Construction activities will be limited to permitted City of Bellevue construction hours. Construction equipment will not be allowed to idle for continuous periods of time which will help mitigate the noise impact

8. Land and Shoreline Use

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

b. Has the site been used for agriculture? If so, describe.
Not to our knowledge.

c. Describe any structures on the site.
Single family residence and detached garage.

d. Will any structures be demolished? If so, what?
Yes, 1 single family residence will be demolished.

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

f. What is the current comprehensive plan designation of the site?
Residential 1.8

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, steep slope.

I. Approximately how many people would reside or work in the completed project?
5-13

j. Approximately how many people would the completed project displace?
2

k. Proposed measures to avoid or reduce displacement impacts, if any:
Proposed project will provide 5 total housing units.

i. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
Development design consistent with the R-1.8 zoning category and will adhere to City of Bellevue, SEPA, Critical Areas Land Use Permit, preliminary and final short plat, grading and building permit approval.

9. Housing

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

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

c. Proposed measures to reduce or control housing impacts, if any:
Adherence to City of Bellevue Comprehensive Plan and growth management planning goals would ensure that the housing development is consistent with those policies stated in the applicable land use plans.

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?
City of Bellevue zoning code requires R-1.8 single family homes to be up to the base height if 35'. Building materials include a variety of brick, rock, wood and metal materials.

b. What views in the immediate vicinity would be altered or obstructed?
None

c. Proposed measures to reduce or control aesthetic impacts, if any:
City of Bellevue, SEPA,Critical Areas Land Use Permit, grading and building permit approvals in addition to retaining a number of existing trees and vegetation.

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
Light will occur during the evening and night time hours and would be limited to street and house lights.

b. Could light or glare from the finished project be a safety hazard or interfere with views?
No light and glare would result from the finished proposal.

c. What existing off-site sources of light or glare may affect your proposal?
No off-site sources of light and glare may affect the proposal.

d. Proposed measures to reduce or control light or glare impacts, if any:
Existing off site (street) trees, installation of landscaping in open space areas will assist to alleviate with some of the light and glare created by streetlights, headlights, and residential lighting from adjacent properties.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?
Kelsey Creek Park approximately 1000' from the site.
Sunset Memorial Park approximately 500' from the site.

b. Would the proposed project displace any existing recreational uses? If so, describe.
None

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
Each single family home will propose private open space.

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.
None known.

b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.
To the best of our knowledge there is no evidence of historical, landmark, archaeological, scientific, or cultural resources on or near the proposed site.

c. Proposed measures to reduce or control impacts, if any:
None are proposed at this time.

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 proposed single family residences will gain direct access from the immediate roadways of SE 10th St. Frontage improvements are not required.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
No, closest bus stop is 4 blocks from site.

c. How many parking spaces would be completed project have? How many would the project eliminate?
The completed project will have approximately 10 parking spaces. Project is eliminating 4 parking spaces.

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).
Private access easement is proposed along the west property line.

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
The project will no use water, rail, or air transportation.

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.
Approximately 25 vehicular trips per day.

g. Proposed measures to reduce or control transportation impacts, if any:
None proposed at this time.

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 complete project would result in an increase need for police and fire protection as well as emergency medical services. there would also likely be a slight increase in school enrollment and a minor increase in demand for recreational facilities.

b. Proposed measures to reduce or control direct impacts on public services, if any.
The project will be designed and constructed with adequate water pressure, property located fire hydrants and roadways constructed to allow adequate access for fire, medical and police protection vehicles. Increased property valuations will result in increased taxes generated to support public service. The proponent will pay necessary mitigation fees.

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.
All of the above utilities are proposed for the project, by way of contracts for services with City of Bellevue, King County, Comcast, PSE and Frontier.

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.....5/15/12.....