



DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave 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. 12-127667-GH

Project Name/Address: Lake Bellevue Village Hazard Tree Removal

Planner: Kevin LeClair

Phone Number and Email: 425-452-2928 kleclair@bellevuewa.gov

Minimum Comment Period: December 20, 2012

Materials included in this Notice:

- Blue Bulletin
- Checklist
- Vicinity Map
- Plans
- Other: Site Plan

BACKGROUND INFORMATION

Property Owner: *Lake Bellevue Village Association*

Proponent:

Contact Person: *Beth Schwartz, Assoc. Mgr. McQue Assoc.*
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: *2020 - 124th Ave NE, Bellevue WA 98005*

Phone: *425-454-6404*

Proposal Title:

Proposal Location:
(Street address and nearest cross street or intersection) Provide a legal description if available.

Please attach an 8 1/2" 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: *Residential Condominiums on Lake Bellevue*
- 2. Acreage of site: *5-18 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: *remains same existing condominiums*
- 9. Design features, including building height, number of stories and proposed exterior materials: *Buildings already in place*
- 10. Other

Reviewed under Bellevue file #
 12-127667-GH
 Reviewer: Kevin LeClair
 Contact: 425-452-2928
 kleclair@bellevuewa.gov

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

Completed 10/13

Work has already been completed to
 mitigate immediate risk

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.

Site plan, hazard tree evaluation

Risk assessment is in the project file.

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.

n/a

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
- 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

Permit under review is a clearing and grading permit.

A. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site: Flat Rolling Hilly Steep slopes Mountains Other
- b. What is the steepest slope on the site (approximate percent slope)?
None
- 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.
peat, muck
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
Not known
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source
No filling or grading - no stump grinding
will be done

of fill.

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

NO

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

This will not affect the amount of impervious surface now existing.

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

Stump will remain in place.

Tall stump is still in place and leaning over water.

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.

Diesel emission from truck and chopper for a short amount of time.

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:

Only turning on equipment when in use. Turn off to prevent emission during idling.

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.

Yes, Lake Buterne

(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, see marked area on site plan

- (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 or dredge materials necessary.

- (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.

Yes.

- (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.

This is an existing site with a well maintained storm water runoff system in place. Nothing additional will be used.

(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:

NO input

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 *landscape and native*
- grass *ornamental*
- pasture
- crop or grain
- wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation
Salal

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

None

Permit is for the removal of a single cottonwood tree. Stump to remain.

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:

not necessary

3 willow shrubs to be planted as mitigation for lost tree canopy.

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.

None known

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

no knowledge

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

*Will leave stumps in place
snag*

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.

Diesel and gasoline to run equipment

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.

None

(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)?

*There is traffic noise around area But
it will not affect project.*

(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.

9-10³⁰ AM - Chainsaw, Chipper, Truck noise

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

Existing muffers on machinery.

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties? *Residential, Commercial Restaurant*
- b. Has the site been used for agriculture? If so, describe. *no*
- c. Describe any structures on the site. *Office Buildings, 72 Condo units, 1 Restaurant*
- d. Will any structures be demolished? If so, what? *No*
- e. What is the current zoning classification of the site? *R-15*
- f. What is the current comprehensive plan designation of the site? *Does not apply.*
- g. If applicable, what is the current shoreline master program designation of the site? *Do not know.*
- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify. *Yes, Area Borders Lake Bellevue*
- i. Approximately how many people would reside or work in the completed project? *3*
- j. Approximately how many people would the completed project displace? *none*
- k. Proposed measures to avoid or reduce displacement impacts, if any: *not necessary*
- i. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: *Follow City Ordinance*

9. Housing

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

72 units already in existence

- 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:

not needed

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?

Buildings already in place

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

None

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

not needed

11. Light and Glare

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

None

- 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?

Walking thru existing parking lots

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: *n/a*

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. *n/a*

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. *Will not affect access - Area is at the ^{dead} end of residential parking lot -*

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). *All roads in existence*

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

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

Two trucks on site -
1 trip in - 1 trip out

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

N/A

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 needed

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.

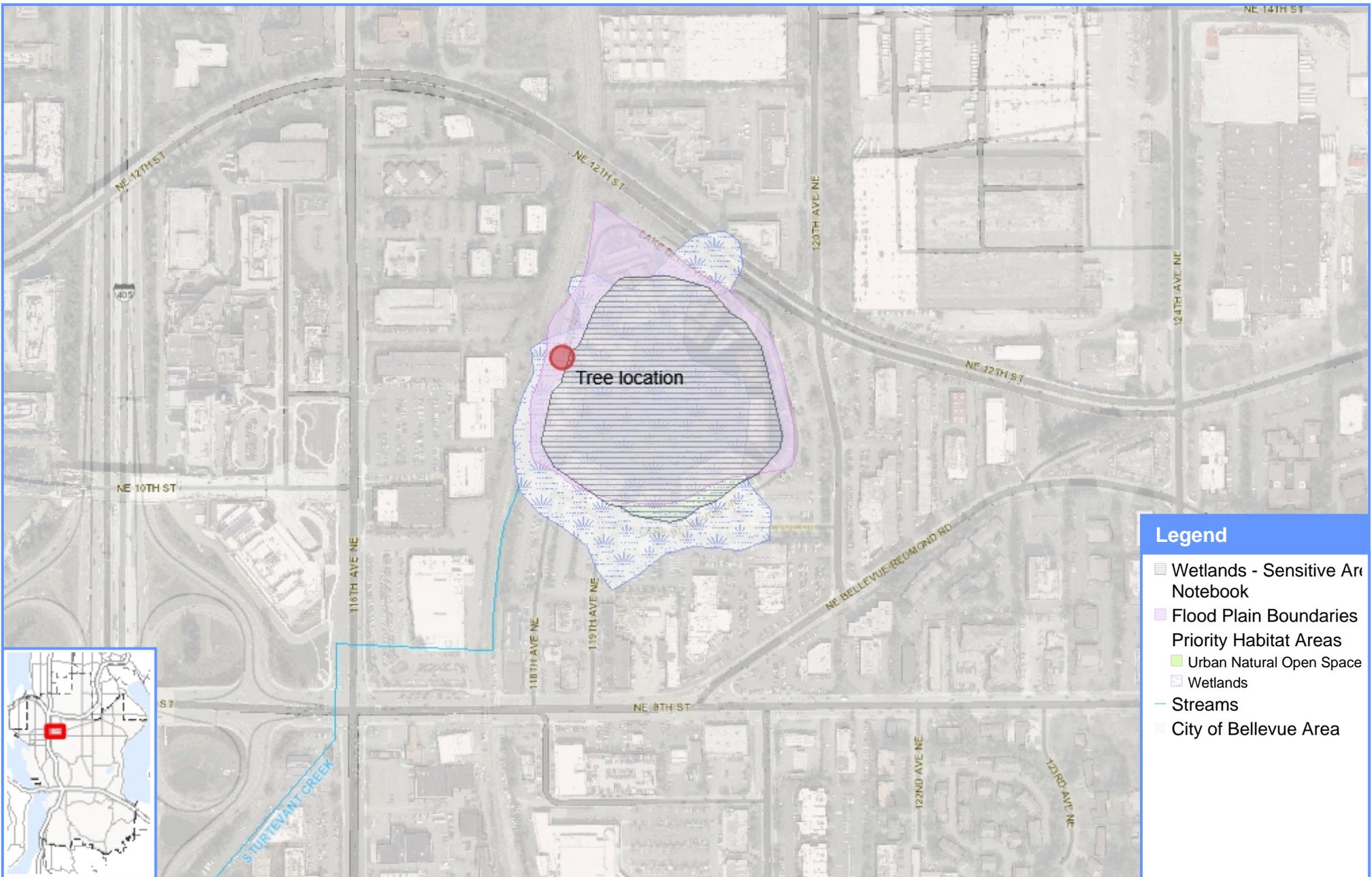
NO

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..... Beth Shevach

Date Submitted..... 10/29/11



- Legend**
- Wetlands - Sensitive Area Notebook
 - Flood Plain Boundaries
 - Priority Habitat Areas
 - Urban Natural Open Space
 - Wetlands
 - Streams
 - City of Bellevue Area

Scale 1: 7,322 Feet



12-127667-GH Lake Bellevue



Location of removed tree

water x site

Existing Building

Parking Lot/
Driveway

CAR PORTS

Lake Bellevue

Lake Bellevue

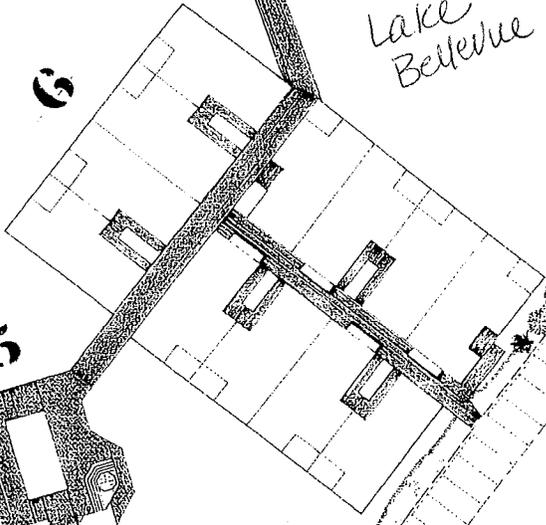
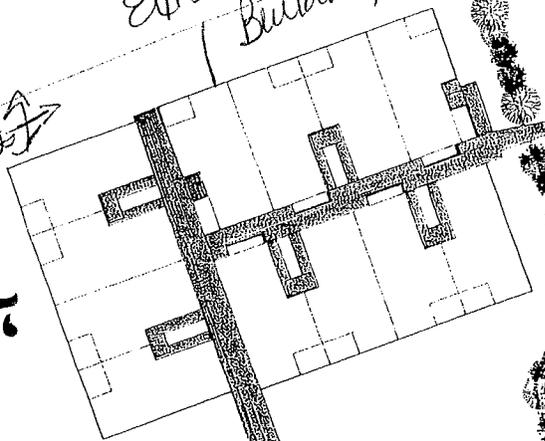
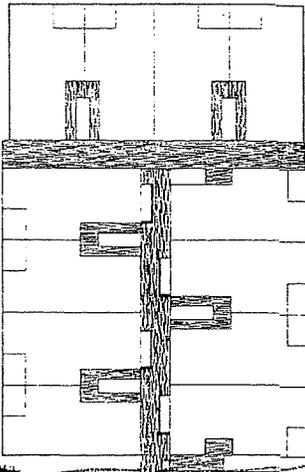


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LAKE BELLEVUE VILLAGE CONDOMINIUMS

SITE PLAN

