



DEVELOPMENT SERVICES DEPARTMENT  
ENVIRONMENTAL COORDINATOR  
450 110<sup>th</sup> 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. 14-128739-LO

Project Name/Address: Pang 88 House/3958 179th Ln SE

Planner: Heidi M. Bedwell

Phone Number: 425-452-4862

**Minimum Comment Period:** May 22, 2014

Materials included in this Notice:

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

**OTHERS TO RECEIVE THIS DOCUMENT:**

- State Department of Fish and Wildlife / [Sterwart.Reinbold@dfw.gov](mailto:Sterwart.Reinbold@dfw.gov); [Christa.Heller@dfw.wa.gov](mailto:Christa.Heller@dfw.wa.gov);
- State Department of Ecology, Shoreline Planner N.W. Region / [Jobu461@ecy.wa.gov](mailto:Jobu461@ecy.wa.gov); [sepaunit@ecy.wa.gov](mailto:sepaunit@ecy.wa.gov)
- Army Corps of Engineers [Susan.M.Powell@nws02.usace.army.mil](mailto:Susan.M.Powell@nws02.usace.army.mil)
- Attorney General [ecyolyef@atg.wa.gov](mailto:ecyolyef@atg.wa.gov)
- Muckleshoot Indian Tribe [Karen.Walter@muckleshoot.nsn.us](mailto:Karen.Walter@muckleshoot.nsn.us); [Fisheries.fileroom@muckleshoot.nsn.us](mailto:Fisheries.fileroom@muckleshoot.nsn.us)

## ENVIRONMENTAL CHECKLIST

10/9/2009

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 Development Services (425-452-6800) 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.**

Received  
APR 7 2014  
Permit Processing  
City of Bellevue

**ENVIRONMENTAL CHECKLIST**

4/11/2013

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**BACKGROUND INFORMATION**

Property Owner: Guang Long Investments LLC

Proponent: Jacob Young

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

Address: 46 Etruria St Seattle WA 98019

Phone: 206.853.8055

Proposal Title: Propose Single Family Residences at 179th Ave SE

Proposal Location: 179th Ave SE Bellevue WA  
(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: Develop two single family residences on existing two undeveloped lots.
2. Acreage of site: .97 Acres
3. Number of dwelling units/buildings to be demolished: 0
4. Number of dwelling units/buildings to be constructed: 2
5. Square footage of buildings to be demolished: 0
6. Square footage of buildings to be constructed: 6773
7. Quantity of earth movement (in cubic yards): 1300 cu yd export
8. Proposed land use: Single Family Residence
9. Design features, including building height, number of stories and proposed exterior materials:  
Pang 33: 4 bedroom residence: 3100 SF Main Floor attached 1104 SF garage, and 1509 SF lower level  
Pang 88: 4 bedroom residence: 2,000 sf, 273 SF lower floor with 1104SF lower garage and 1,931 sf upper floor.
10. Other

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

October 2014 to dry in,  
Construction completion anticipated March 1st, 2015.

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.

Geo technical Environmental Study dated March 28, 2014  
Critical Areas Assessment and Buffer establishment program for the development of single family home-sites, March 21, 2014.

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.

Boundary Lot Adjustment is to be submitted concurrently but has not yet been submitted.  
Clearing and Grading permit is to be submitted separately.  
Building permit for each residence will be submitted separately.

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.

Not known at this time.

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

No Rezone  
proposed- a  
boundary line  
adjustment file  
14-129059-LW

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)?  
50% slope across a vertical relief of 25 feet.

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.  
Top soil underlaid w/ medium dense to dense silty sand with gravel (USCSM),

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.  
No indications of large scale erosion or slope instability were observed.

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.  
It is estimated that upwards of \_\_\_ cu yd of fill may be required.

Plans indicate proposed quantity of cut-1450 cy and fill-150 cy

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.  
Yes, if proper protection is not made of the steep slope or adjacent stream erosion is likely.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?  
Pang 33: Approximately 33%  
Pang 88: Approximately 18%

Application under consideration  
only for Pang 88 House

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:  
Best Management Practices  
Erosion control Plan  
Vegetaion and mitigation plan  
5 year vegetation management plan

Erosion control per BCC 23.76

## 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, automobile, truck exhaust and typical construction odors would be experienced during construction. EPA estimates PM emissions from residential construction: 0.032 tons PM10/acre/month for homes = 1/4 acre per residence = 0.024 tons of Particulate Mater per residence.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.  
None are known at this time

c. Proposed measures to reduce or control emissions or other impacts to the air, if any:

The proposed Best Management Practices and erosion control are established to maintain a clean construction site and mitigate the emissions of dust from the site.

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### 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.

A seasonal stream designated Type 'N' is found along the westerly property line of the site. The seasonal surface water drainage corridor was identified to enter a buried culvert at the northwestern corner of the project site which discharge at the shoreline of Lake Sammamish offsite to the north. No other water body or source is found on the project 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.

Work is required up to 75' of the existing seasonal drainage corridor (or Type 'N' stream). Grading for a new driveway, a new asphalt driveway and a retaining wall to resolve the site grading.

- (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.

None known at this time.

- (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, the strategy with all water runoff or otherwise is to controll the velocity and flow of water from the site so to limit any erosion impact to the steep slope and type 'n' stream corridor.

- (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.

Domestic sewage will be discharged into the existing Sanitary Sewer (City of Bellevue). The two residences will serve at the most about 12 people.

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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.

Storm water run off from the roof (shed roof) will be collected with a gutter and downspout that will be connected to the driveway trench drain at the bottom of the northerly slope of the driveway. The runoff will collect and discharge into the existing Storm drain connection locate on 179th Ave SE at the bottom of the proposed driveway.

- (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:

direct the Rain run off to the storm drain to control the velocity of the run off as well as direct the drainage away from the steep slope and drainage corridor present on site.

#### 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
- 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 Oregon Grapes, Sword fern, Ivy

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

Trees, fern, Ivy ground cover.

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

No state threatened or State endangered species were found onsite.

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

Vegetation management plan \_\_\_\_\_ see landscape plans and 5 year management plan.

**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: Salmonoid are found offsite in Lake Sammamish

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

None

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

No

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

None

**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.

Natural gas fueled water heater and furnace will be provided for both residences

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:

High efficacy lighting, High efficient water heater, and Highly efficient HVAC equipment

**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.

Best Management Practices for the clearing grading and construction of the project will be strickly enforced and will serve to contain any potential health or environmental concerns.

b. Noise

(1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)?

light traffic noises related to the neighbor home sites exist. No other noise sources are known.

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- (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.

Typical construction noises will occur during normal business hours between 8am-5pm. The noise would begin as early as mid July and would likely be maintained to varying degrees through construction completion roughly 9 months later.

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

The main strategy to control noise impacts is to limit the hours of construction to normal business hours.

## 8. Land and Shoreline Use

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

single family Residential homesites.

- b. Has the site been used for agriculture? If so, describe.

No

- c. Describe any structures on the site.

On the site, there is a shared asphalt roadway made available by an ingress/egress and utility easement which serves each of the adjacent homesites. There is also a drainage culvert to which the onsite stream drains as it passes under the asphalt roadway.

- d. Will any structures be demolished? If so, what?

No

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

R-5

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

Residential

- g. If applicable, what is the current shoreline master program designation of the site?

- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

Yes

- i. Approximately how many people would reside or work in the completed project?

As many as 10 people

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

0

- k. Proposed measures to avoid or reduce displacement impacts, if any:

n/a

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

n/a

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**9. Housing**

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

One unit would be provided on each lot. Two total high income homes would be created.

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

0

- 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?

27'-3"

- 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?

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?

No known sources

- d. Proposed measures to reduce or control light or glare impacts, if any:

None

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**12. Recreation**

- a. What designated and informal recreational opportunities are in the immediate vicinity?  
None
- 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
- 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.  
Asphalt roadway is shown on the site plans
- 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?  
two parking spaces would be created at each residence
- 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).  
No roadway improvements are required
- 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.  
4 trips per day per residence. Therefore 8 total per day.
- g. Proposed measures to reduce or control transportation impacts, if any:  
none.

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**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.

Electricity, Natural Gas, Water, refuse service, Cable/internet, Sanitary sewer

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.

Electricity & Natural Gas by PSE, Water & Sanitary sewer by Bellvue utilities, refuse service by Allied Waste, Cable/internet by 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..... 4/7/14

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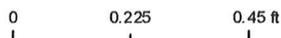
# King County



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Date: 2/26/2014

1 in : 1,926 feet



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