



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. 14-141426-LN
Project Name/Address: JayMarc 113th Short Plat
3027 113th Ave SE & 3040 112th Ave SE
Planner: Carol Orr
Phone Number: 425-452-2896

Minimum Comment Period: 14 Days

Materials included in this Notice:

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

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.

BACKGROUND INFORMATION

Property Owner: Jay Marc Estates, LLC & Gary OLSON

Proponent: JAYMARC ESTATES, LLC

Contact Person: GARY UPPER

(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 7525 SE 24th Street, Mercer Island, WA. 98040

Phone: 425-281-2706

Proposal Title: JAYMARC 113^m SHORT PLAT

Proposal Location: 3027 113th AVE SE, Bellevue, WA.

(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: 3 lot short plat
2. Acreage of site: .89 acres
3. Number of dwelling units/buildings to be demolished: 1
4. Number of dwelling units/buildings to be constructed: 2 new, retain one existing
5. Square footage of buildings to be demolished: 19000'
6. Square footage of buildings to be constructed: 4000 x 2 = 8000
7. Quantity of earth movement (in cubic yards): 50 c yds
8. Proposed land use: R 3.5
9. Design features, including building height, number of stories and proposed exterior materials:
two story homes not to exceed 35' in height, composition roofs
hardi siding.
10. Other N/A

Estimated date of completion of the proposal or timing of phasing: Homes will be constructed and utilities installed on continuous schedule approx. 1 year upon receipt of permits.

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

NO

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1/29/2015

List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. *40% slope exists on site and has been identified on topographic survey.*

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 other than this application*

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. *home building permits, Prel. plat, clear & grade, utilities, ROW*
Preliminary Plat approval, Plat Infrastructure, Utilities Extension, Right of Way Final Plat approval & Building permits will be required. These have not yet been applied for.
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 *N/A*
- Preliminary Plat or Planned Unit Development *on file LN 141426*
Preliminary plat map
- Clearing & Grading Permit ~~*on file LN 141426*~~
Plan of existing and proposed grading *14-141426-LN is not a Clear & Grade permit, This is a Preliminary Plat permit only*
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: Flat Rolling Hilly Steep slopes 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.
ALDERWOOD SERIES
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

NO

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1/29/2015

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill. *MINOR EARTHWORK FOR UTILITIES, DRIVEWAYS & BUILDING PADS. MOSTLY CONFORMED TO EXISTING GRADES.*

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. *SLOPE IN AREA OF CONSTRUCTION IS $\approx 4\%$ TO THE EAST, LOW EROSION CONCERNS.*
Temporary erosion and sedimentation controls will be required prior to and during all work

g. About what percent of the site will be covered with impervious surfaces after project construction (for per BCC 23.76 example, asphalt or buildings)? *$\approx 40\%$*

Individual lots will be reviewed for compliance with the dimensional requirements of the Land Use Code under Building permit review.

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

NORMAL BMP'S SUCH AS SILT FENCING AND CONSTRUCTION ENTRANCE & MULCH.

NPDES standards and BMP compliance will be a requirement of permit approval.

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 FROM BACKHOVE & TRUCKS.*

MACHINE EXHAUST FROM SAME

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:

DUST CONTROL IF NECESSARY

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.

NO

(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

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1/29/2015

- (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 N/E

- (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

- (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.

N/A

c. Water Runoff (Including storm water)

This project will be required to comply with NPDES standards

- (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.

THERE WILL BE RUNOFF FROM NEWLY CONSTRUCTED IMPERVIOUS SURFACES. PERMITTING WILL REQUIRE A DESIGNED DRAINAGE SYSTEM WHICH WILL TIE INTO EXISTING SYSTEM IN 113rd AVE SE.

- (2) Could waste materials enter ground or surface waters? If so, generally describe.

NO

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1/29/2015

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

DURING CONSTRUCTION, EMPLOY BMP'S. POST CONSTRUCTION UTILIZE INSTALLED STORM SYSTEM.

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

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

12 Evergreens and 2 Deciduous Trees will be removed.

A minimum retention of 30% of the significant diameter inches on site will be a requirement of approval.

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:

Disturbed areas will be landscaped in typical urban, single family manner

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:

- owls, woodpeckers, doves, jays
- Birds: hawk, heron, eagle, songbirds, other: NOT OBSERVED
- Mammals: deer, bear, elk, beaver, other: coyote, raccoon, chipmunk, squirrel, rabbit opossum, and other small mammals such as voles, shrews and bats.
- Fish: bass, salmon, trout, herring, shellfish, other:

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- b. List any threatened or endangered species known to be on or near the site.
Bald eagles are known to be near the site none
- c. Is the site part of a migration route? If so, explain.
The Puget Sound Basin is part of the Pacific Flyway. NO
- d. Proposed measures to preserve or enhance wildlife, if any:
Tree preservation requirements will preserve some N/A habitat for native wildlife.

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 + ELECTRICITY
- 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: Adherence to building codes
which promote energy efficiency

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.
NORMAL MATERIALS ASSOCIATED WITH CONSTRUCTION
of single family homes
- (1) Describe special emergency services that might be required.
None known
 - (2) Proposed measures to reduce or control environmental health hazards, if any.
Federal regulations such as OSHA will apply.

b. Noise

- (1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)? *Background traffic noise from the east.*
- (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. *MINOR NOISE FROM TRUCKS & BACKHOE during site work. Nail guns & saws during SF HOME CONSTRUCTION.*
Construction noise shall comply with the regulations of BCC 9.18
- (3) Proposed measures to reduce or control noise impacts, if any: *LIMIT WORK to city regulations.*

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties? *TWO EXISTING SF HOMES.*
- b. Has the site been used for agriculture? If so, describe. *NO*
- c. Describe any structures on the site. *SF HOME 2800 SF TO REMAIN.
SF HOME 1800 SF TO BE DEMOLISHED.*
- d. Will any structures be demolished? If so, what? *1800 SF SINGLE FAMILY HOME.*
- e. What is the current zoning classification of the site? *R3.5*
- f. What is the current comprehensive plan designation of the site? *SINGLE FAMILY*
- 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. *40% SLOPE BY DEFINITION*
- i. Approximately how many people would reside or work in the completed project? *~ 10*
- j. Approximately how many people would the completed project displace? *0*

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1/29/2015

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

N/A

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

Adhere TO ZONING CODE

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. ONE NET NEW SF HOME, middle to HIGH END TWO NEW TOTAL.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. ONE LOW INCOME (unsuitable for occupancy)

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?

< 35', COMPOSITION ROOF, HARDI PLANK SIDING

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

CLO
1/29/2015

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
PORCH LIGHT - NIGHT
- 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?
CITY PARKS, MERCER SLOUGH
- 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:
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.
113rd AVE SE,
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
BUS SERVICE PART OF RIDE & NEW LIGHT RAIL STATION ARE NEARBY TO THE NORTH
- c. How many parking spaces would be completed project have? How many would the project eliminate?
10 new spaces including garage spaces.
2 informal spaces eliminated.

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1/29/2015

Land Use Code requires a minimum of two parking spaces for each single family residential lot.

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

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.

ONE NET NEW SF HOME AMOUNT

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

NONE

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.

SINGLE FAMILY HOME

ONE NET NEW

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.

THE SITE WILL BE DEVELOPED TO PROVIDE GAS, WATER, ELECTRIC, CABLE, SANITARY SEWER & REFUSE SERVICE.

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.

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1/29/2015

Signature..... [Signature] Date Submitted..... 1/15/15