DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
ENVIRONMENTAL COORDINATOR
11511 MAIN ST., P.O. BOX 90012
BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Mike Perry

LOCATION OF PROPOSAL: 1776 136th Place NE
NAME & DESCRIPTION OF PROPOSAL: Rain City Fencing

Paving of existing compacted gravel parking lot, raise a portion of an existing paved parking area to match grade with existing building, and modification of approximately 450 square feet of Type N stream buffer using a Critical Areas Report. Proposal includes removal of two trees and mitigation of stream buffer impacts through removal of invasive plant species with an adjacent stormwater detention pond and restoration planting adjacent to the stream and in the detention pond with red maple, serviceberry, evergreen huckleberry, western spiraea, salal, oregon grape, Swordfern and other native plant species.

FILE NUMBER: 06-122303 GC

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 Department of Planning & Community Development. 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 _____.

☒ 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 **4/5/07.**

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This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information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

Michael M. Paine
Environmental Coordinator

March 22, 2007
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

3-20-07

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

RECEIVED
AUG 30 2006
PERMIT PROCESSING

Property Owner: JBJ HOLDINGS II, LLC

Proponent: FENCING PROPERTIES, LLC

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

Address: 30006 NORTHUP WAY, #302
BELLEVUE, WA 98004

Phone: 425-827-9293

Proposal Title: RAIN CITY FENCING

Proposal Location: 1776 130TH PL NE
(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: PAVE EXISTING GRAVEL LOT FOR 28 COMPACT STALLS AND RAISE EXISTING PARKING LOT UP TO BE 6" BELOW BLDG F.F.
2. Acreage of site: 2 ACRES
3. Number of dwelling units/buildings to be demolished: 0
4. Number of dwelling units/buildings to be constructed: 0
5. Square footage of buildings to be demolished: 0
6. Square footage of buildings to be constructed: 0
7. Quantity of earth movement (in cubic yards): 300
8. Proposed land use: GENERAL COMMERCIAL
9. Design features, including building height, number of stories and proposed exterior materials: N/A
10. Other

Estimated date of completion of the proposal or timing of phasing: FALL 2006

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
YES, FACADE UPGRADE TO ~~FACE~~ WING OF BUILDING, WHERE RAIN CITY WILL BE OPERATING

List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. TWO LETTERS FROM PBS ENGINEERING AND ENVIRONMENTAL GROUP BY KATHERINE LEE DISCUSSING UNNAMED TRIBUTARY TO KELSEY CREEK RUNNING ACROSS PROPERTY. REPLY LETTER FROM CITY DATED MARCH 14, 2006 FILE NO: 05-123946 DC

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.
TENANT IMPROVEMENT PERMIT

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.
PARKING ANALYSIS - SEPT 2005 - 05-123946 DC
BUILDING PERMIT FOR TENANT IMPROVEMENT - 06-106712 BZ

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

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)? 8%

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.
SOIL IS ALDERWOOD-GRAVELLY SANDY LOAM.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

NO

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

300 CY OF FILL TO RAISE EXISTING PARKING LOT IN FRONT OF [redacted] INCLUDES REMOVAL OF SEDIMENT IN EXISTING STORMWATER DETENTION POND.

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

POSSIBLE ALONG SOUTH EDGE WHERE PARKING LOT IS BEING RAISED.

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

78%

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

SILTATION FENCING ALONG PERIMETER OF WORK BETWEEN STREAM & WORK AREA.

IMPACTS MITIGATED BY APPLICATION OF CLEAR AND GRADE CODE BCC 21.76.090

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.

POSSIBLE DUST DURING GRADING ON DRY DAYS. WATERING OF SOIL DURING GRADING WILL REDUCE DUST.

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:

NONE

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.

PROPOSED PEDESTRIAN BRIDGE OVER STREAM HAS BEEN REMOVED.

A STREAM CLASSIFIED AS A "TYPE Ns" BISECTS THE PROPERTY & EMPTIES INTO EFFLUSEY CREEK. NOTE "Ns" MEAN NONFISH, SEASONAL) FISH BARRIER LOCATED DOWNSTREAM OF 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.

PAVING OF EXISTING COMPACTED GRAVEL AND REDESIGN OF EXISTING PARKING WILL EFFECT VERY SMALL AREAS OF THE 25' STREAM BUFFER.

YES. ENTIRE PROJECT IS WITHIN 200' OF STREAM, SPECIFIC ACTIVITIES INCLUDE PAVING AN EXISTING GRAVEL PARKING LOT MODIFING AN EXISTING PAVED LOT, ADDING A PEDESTRIAN BRIDGE & LANDSCAPIN

(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.

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.

NO

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.
ROOF & PARKING AREA STORM WATER WILL FLOW TO

(2) Could waste materials enter ground or surface waters? If so, generally describe.
DURING CONSTRUCTION, CATCH BASIN INSERTS WILL BE USED TO PROTECT SEDIMENT TRANSPORT TO THE STREAM.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:
THE STORMWATER COLLECTION SYSTEM WILL BE UPGRADED AND CORRECTED TO REDUCE STORM RUN OFF DIRECTLY TO THE STREAM, THE DETENTION POND WILL BE CLEANED OUT & PUT IN WORKING ORDER

EXISTING STORMWATER DETENTION POND HAS BEEN DEEMED ADEQUATE TO HANDLE EXPECTED RUNOFF FROM EXISTING AND NEW IMPERVIOUS SURFACES PER BLC 24.06.

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?
LANDSCAPING WILL INCLUDE REMOVAL OF WEEDY AND INVASIVE SPECIES AND SOME NATIVE AND INTRODUCED SHRUBS AND TREES

REMOVAL OF INVASIVE SPECIES SUCH AS ENGLISH IVY, JAPANESE KNOTWEED, REED CANARY GRASS, PURPLE LOOSESTRIFE, AND HIMALAYAN BLACKBERRY. ONE 12" ~~AND~~ COTTONWOOD AND 14" CONIFER TO BE REMOVED.

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

NONE

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: THE STREAM BUFFER AND STORMWATER DETENTION POND WILL BE PLANTED WITH ADDITIONAL NATIVE PLANTS TO IMPROVE FUNCTIONING.

REMOVAL OF ~~IN~~INVASIVE AND RESTORATION OF STREAM BUFFER AND DETENTION POND WITH NATIVE PLANTS AND SHRUBS INCLUDING RED SCARLET MAPLE, EVERGREEN HUCKLEBERRY, SERVICE BERRY, WESTERN SPIREA, OREGON GRAPE, SALAL, KINNIKINICK, AND SWORDFERN. ADDITIONAL ORNAMENTAL LANDSCAPING THROUGHOUT THE SITE. NO

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 ON SITE, CHINOOK SALMON IN KELSEY CREEK 600 FEET SOUTH OF SITE.

c. Is the site part of a migration route? If so, explain.
NO

NO SPECIES OF LOCAL IMPORTANCE IMPACTED BY THIS PROPOSAL. NATIVE PLANTS PROPOSED FOR MITIGATION WILL PROVIDE IMPROVED WILDLIFE HABITAT.

d. Proposed measures to preserve or enhance wildlife, if any:
NATIVE PLANTINGS ALONG STREAM AND DETENTION POND WILL PROVIDE HABITAT FOR SONGBIRDS AND AMPHIBIANS. SHADE FROM PLANTINGS WILL HELP KEEP WATER TEMP COOL FOR DOWNSTREAM SALMON.

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.
ELECTRICITY FOR LIGHTING & AIR CONDITIONING, GAS FOR HEATING

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:
BUILDING ENVELOPE IS BEING UPGRADED W/ WALL & ROOF INSULATION IN RAIN CITY SPACE

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.
N/A

(2) Proposed measures to reduce or control environmental health hazards, if any.
N/A

b. Noise

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

NONE

(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 - CONSTRUCTION NOISE FROM GRADING & RAISING PARKING LOT & PAVING BOTH LOTS.

HOURS OF WORK 8:00 AM TO 4:00 PM.

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

NONE.

IMPACTS MITIGATED BY NOISE CODE BCC 9.18.

8. Land and Shoreline Use

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

WAREHOUSE, VEHICLE STORAGE AND REPAIR

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

NO

c. Describe any structures on the site.

TWO BUILDING - ONE IS A TWO STORY OFFICE THE OTHER IS A 35,000 SF SINGLE STORY WAREHOUSE

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

NO

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

GENERAL COMMERCIAL

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

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.

THE STREAM ON THE PROPERTY

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

20

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

NONE

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

NONE

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

CONSISTENT WITH DEVELOPMENT IN THE VICINITY

9. Housing

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

NONE

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:

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? 20'. EXISTING MATERIAL IS TILT UP CONCRETE AGGREGATE PANEL.

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

PROPOSED SITE AND LANDSCAPE IMPROVEMENTS WILL BE AN IMPROVEMENT OVER EXISTING CONDITIONS.

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?
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.
NONE

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:
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. NONE

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
NO, 1/4 MILE

c. How many parking spaces would be completed project have? How many would the project eliminate?
72, NONE

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.

PEAK VOLUMES WOULD OCCUR FROM @ 2:00 PM UNTIL 8:00 PM

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

LANDSCAPING ALONG STREET FRONTAGE WAS MODIFIED TO MITIGATE ANY IMPACTS TO SIGHT DISTANCE.

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.

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.

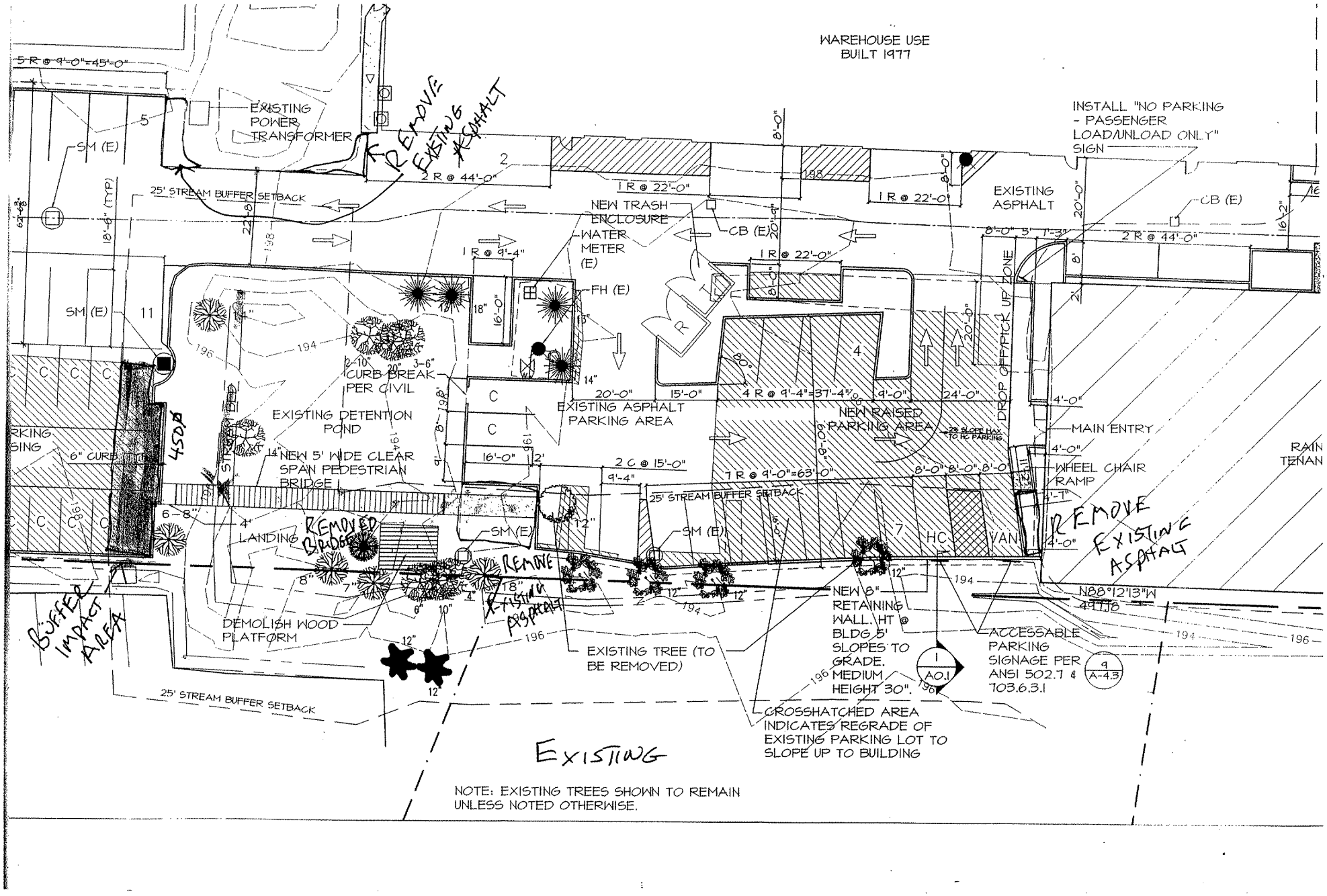
EXISTING UTILITIES WILL BE USED

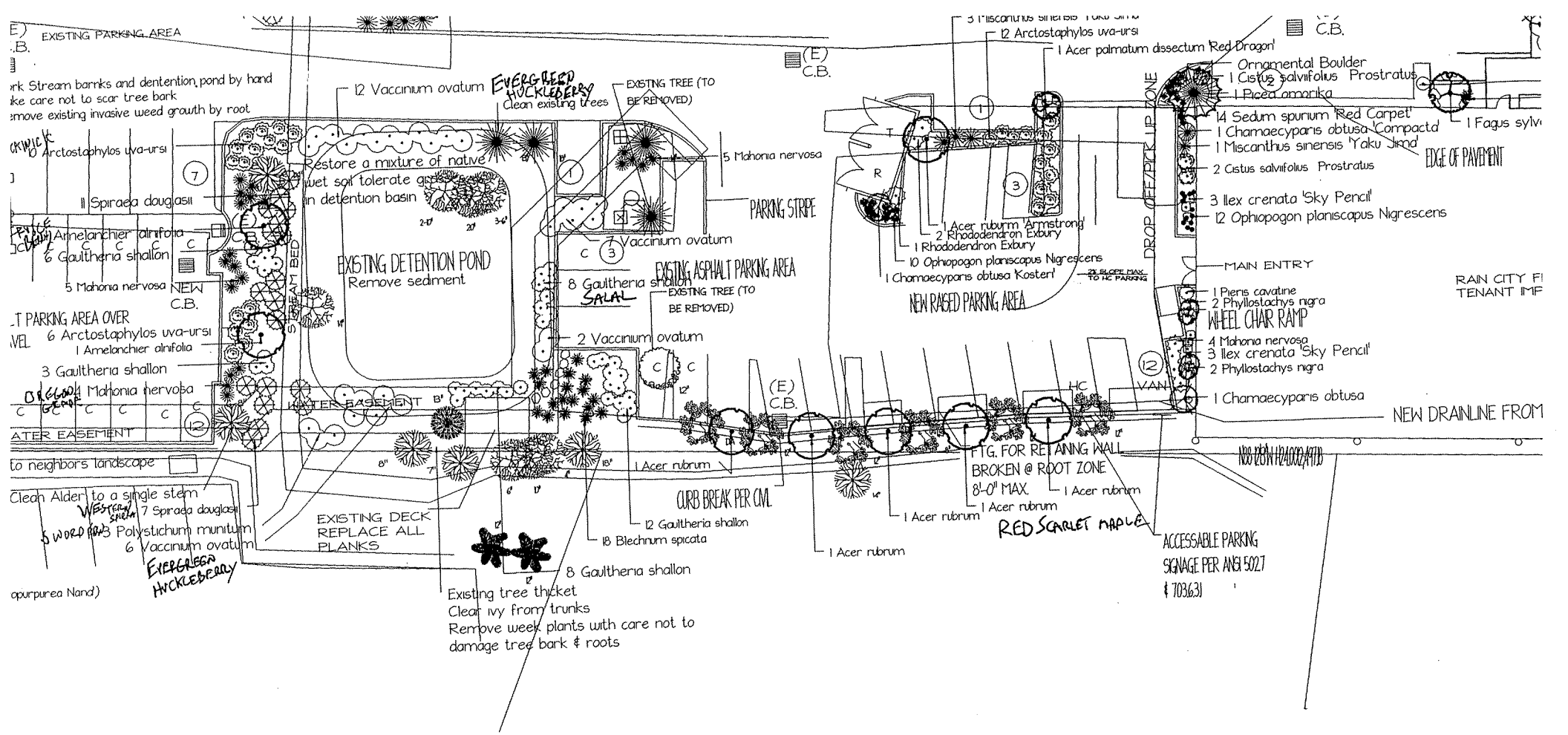
Signature

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..... Melissa Perry .....

Date Submitted..... 8-30-06 .....


WAREHOUSE USE
BUILT 1977
5 R @ 9'-0" = 45'-0"
EXISTING POWER TRANSFORMER
REMOVE EXISTING ASPHALT
INSTALL "NO PARKING - PASSENGER LOAD/UNLOAD ONLY" SIGN
SM (E)
25' STREAM BUFFER SETBACK
2 R @ 44'-0"
1 R @ 22'-0"
NEW TRASH ENCLOSURE
WATER METER (E)
CB (E)
EXISTING ASPHALT
1 R @ 9'-4"
FH (E)
2-10" 20" 3-6" CURB BREAK PER CIVIL
EXISTING DETENTION POND
EXISTING ASPHALT PARKING AREA
4 R @ 9'-4" = 37'-4"
NEW RAISED PARKING AREA
DROP OFF/PICK UP ZONE
MAIN ENTRY
WHEEL CHAIR RAMP
NEW 5' WIDE CLEAR SPAN PEDESTRIAN BRIDGE
2 C @ 15'-0"
7 R @ 9'-0" = 63'-0"
HC
VAN
REMOVE EXISTING ASPHALT
4' LANDING
REMOVED BRIDGE
REMOVE
EXISTING ASPHALT
BUFFER IMPACT AREA
DEMOLISH WOOD PLATFORM
NEW 8" RETAINING WALL. HT @ BLDG 5' SLOPES TO GRADE. MEDIUM HEIGHT 30".
ACCESSABLE PARKING SIGNAGE PER ANSI 502.7 & 703.6.3.1
EXISTING TREE (TO BE REMOVED)
CROSSHATCHED AREA INDICATES REGRADE OF EXISTING PARKING LOT TO SLOPE UP TO BUILDING
N88°12'13"W
EXISTING
NOTE: EXISTING TREES SHOWN TO REMAIN UNLESS NOTED OTHERWISE.



PLANTING PLAN FOR REVISED SITE PLAN 2-14-07

PBS

CRITICAL AREA REPORT

For Proposed Renovation of Property Located at:
1776 136th Pl NE
Bellevue, WA
King County Parcel No. 2725059142

Prepared for: Fencing Properties, LLC

130 Nickerson Street
Suite 107
Seattle, WA 98109
206.233.9639 MAIN
206.762.4780 FAX
www.pbsenv.com

Project #: 0040615.001

ENGINEERING AND ENVIRONMENTAL

The report has been prepared to meet the requirements of the City of Bellevue for projects that may impact identified Critical Areas or their buffers.

Prepared by:
Katharine Lee
PBS Engineering and Environmental
130 Nickerson Street, Suite 107
Seattle, Washington 98109
(206) 233-9639

PBS Project No: 0040615.001

August 2006

TABLE OF CONTENTS

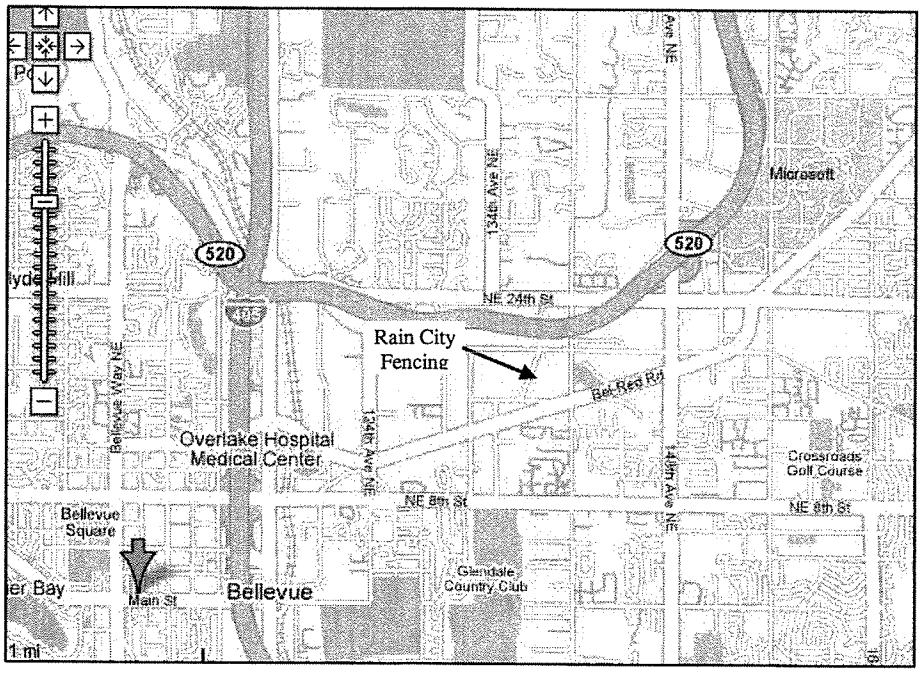
1.0 INTRODUCTION

Rain City Fencing has acquired part of an existing office/warehouse complex in Bellevue for use as their training facility. They will be undertaking renovations and improvements to the warehouse building, parking lots and landscaping. This Critical Areas Report has been prepared to meet City of Bellevue, WA requirements for development proposals on lots that may have critical areas issues. This report has been prepared utilizing the newly adopted (June 26, 2006) City of Bellevue Critical Areas Ordinance

1.1 Property Location

The subject property is located in the NW ¼ of Section 27, Township 25 North, Range 5 East (WM). The property fronts on 136 Pl in Bellevue, WA. Figure 1 is a map showing the location of the property. The property is generally rectangular in shape, measuring about 190 ft. wide and 460 ft. long. Total acreage is approximately 1.88 acres.

Figure 1. Property Location



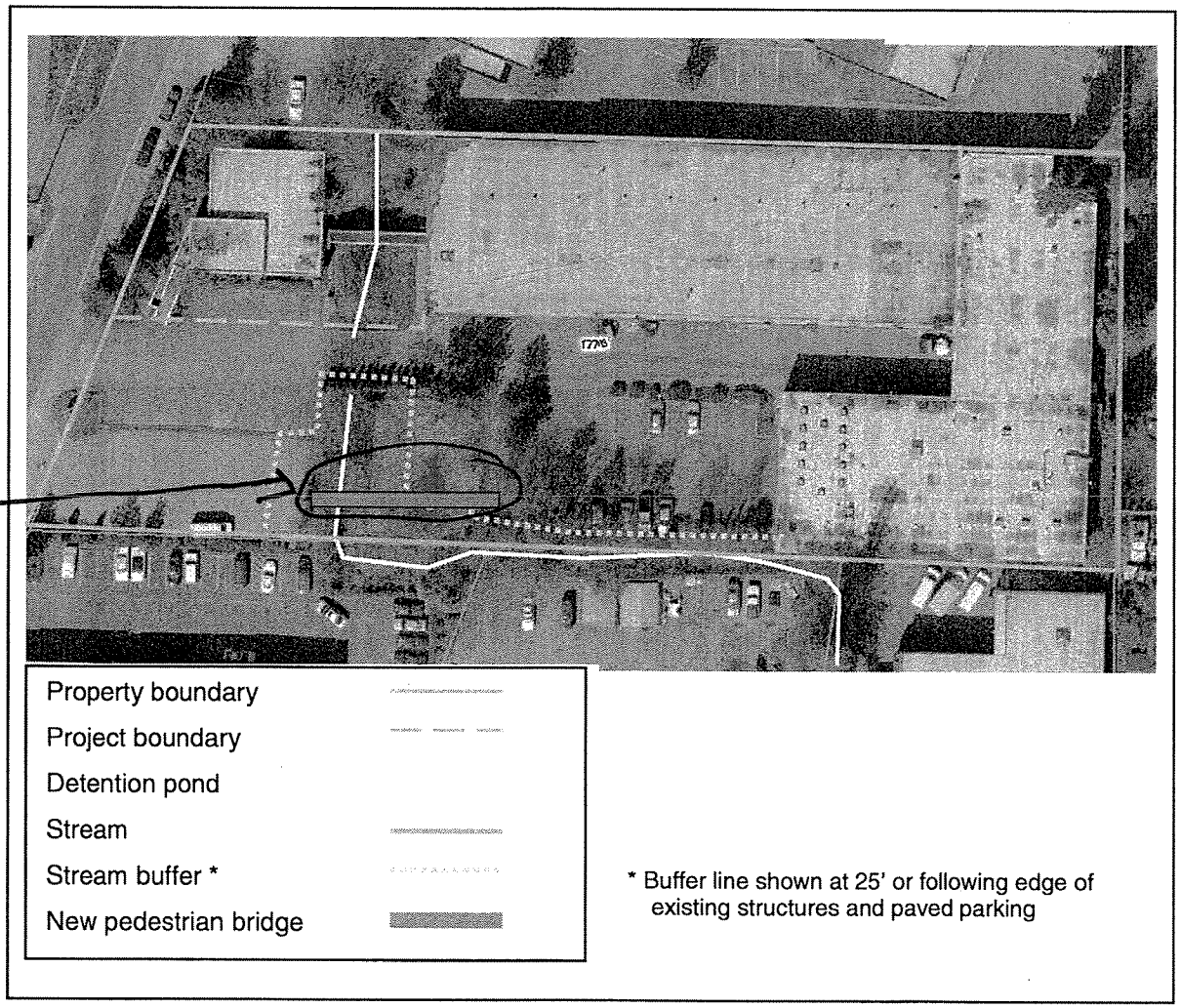
1.2 Existing Condition

Most of the property is relatively flat with elevations ranging from 195 feet to 200 feet. Existing development consists of an office building (6,340 sq ft), warehouse (38,200 sq ft), driveways, parking and landscaping. The surrounding area is fully built out with commercial development. The property is located in a tributary watershed to Kelsey Creek. A small un-named stream flows through the property in a confined ditch. A stormwater detention facility was built proximate to the stream to treat stormwater runoff from a portion of the site.

1.3 Project description

The project involves renovation of the eastern warehouse, improvements to the parking and traffic circulation and landscaping. An existing gravel parking lot in the southwest portion of the property will be paved. The eastern half of the southeast parking area will be raised to accommodate traffic flows. A retaining wall will be constructed along the stream in this area. A pedestrian bridge will cross the stream to connect the two parking areas.

Figure 2. Aerial photograph of site showing existing conditions, stream location and approximate buffers



2.0 CRITICAL AREAS

PBS performed a critical areas scan of the property that included several field visits. We reviewed relevant databases, maps and aerial photographs for information on the site and also reviewed the City of Bellevue environmental regulations pertaining to development within or near the designated critical areas and discussed the project with the City planning staff.

2.1 Stream

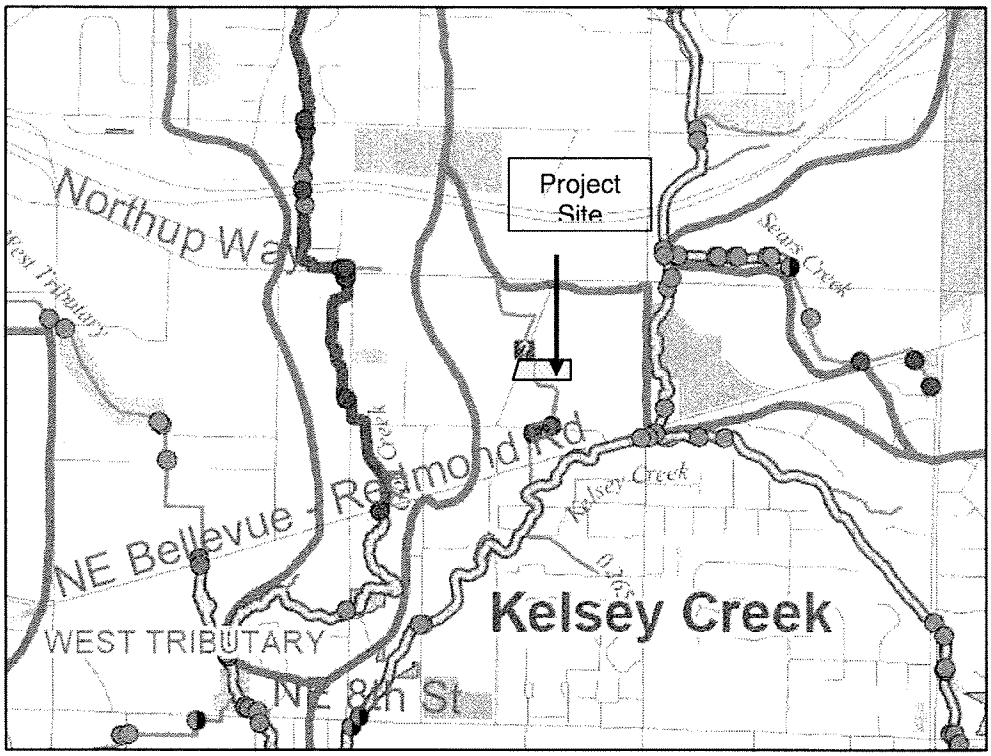
As mentioned above, there is a small stream on the property. This stream is an unnamed tributary to Kelsey Creek. The watershed originates just north of NE 20th St. and drains an area of approximately 70 acres, over 90% of which is currently impervious surface. The upper reaches of the stream are mostly culverted with some open ditch segments. Where the stream enters the property it emerges from a culvert under the driveway on the property to the north. Once on the property, the stream flows between the office building and warehouse under a covered bridge, under the main driveway in a culvert and then in a straight ditch to the southern property boundary where it takes a right-angle turn to the east and generally follows the southern property boundary for about 200 ft. At this point the stream leaves the subject property, taking a right-angle turn south, where it is ditched for about 100'and then culverted for approximately 350 ft. South of NE 16th St, there is another short ditch segment and then the stream passes under the Bellevue-Redmond Rd and into a ravine that flows into Kelsey Creek. The total channel length from the subject property to Kelsey Creek is just under 1,000 ft.

Alterations to this stream likely began when the area was first developed for agriculture. As the watershed was developed, the channel was further ditched and culverted. When the office/warehouse complex was built on the site in 1978, the stream was likely further altered to accommodate the buildings and parking. The width of the stream channel on the property averages approximately 8 to 10 feet at top of bank, though average flow widths are considerably less. Normal depths range from zero in the summer to about 6 inches in the winter. Because almost the entire watershed is impervious surface, peak flows tend to be flashy. It is doubtful that fish utilize the stream segment on the property. The City of Bellevue Stream Map shows the 350' culvert below the property as a fish barrier (Figure 3).

2.2 Other Critical Areas

No other critical areas as identified in the City of Bellevue Critical Areas Code were identified on the site. There is no mapped flood hazard area for this stream. The site does not support habitat for species of local importance as defined in the Wildlife Inventory for the City of Bellevue. A stormwater detention pond was constructed at the time the current buildings were built. This facility has not been maintained and has developed some wetland characteristics. Nonetheless, because it is a constructed stormwater facility it is not considered a jurisdictional wetland.

Figure 3. City of Bellevue, WA stream survey map showing fish distribution and fish passage structures. The red circles indicate barriers to fish passage.



3.0 REGULATORY CONTEXT

3.1 Federal

Any dredging or filling of the below the ordinary high water mark of the stream would require a permit under Section 404 of the Clean Water Act. This act is administered by the Army Corps of Engineers. As long as the proposed activities avoid direct impacts to the waters/wetlands, a federal permit should not be required.

3.2 Washington State

The state administers Section 401 of the Clean Water Act. The project may need to obtain a Construction Stormwater General Permit. Under the new state regulations, after October 1, 2006, sites one acre and greater must sample stormwater discharges for pH, if the project involves over 1,000 yrds^3 of poured or recycled concrete. Turbidity sampling will likely not be required since the site is less than 5 acres. If any work is done in the stream below the ordinary high water mark or over the stream (proposed pedestrian bridge), the project will

need to apply for an Hydraulic Projects Approval (HPA) permit through the Washington State Fish and Wildlife.

3.3 City of Bellevue

The property is located within the City limits of Bellevue, WA. The City of Bellevue has just recently (6/06) approved a new Critical Areas Ordinance. Under the old ordinance the stream was classified as a category B stream because of its proximity to Kelsey Creek, which is a salmon spawning stream. The newly adopted ordinance uses the State of Washington stream typing system. Under this system, the stream would likely be classified as a type Ns or Non-fish seasonal stream. The City of Bellevue sets buffers for type N streams on developed sites at 25 feet. The 25' buffer currently includes developed portions of the site including buildings and gravel and paved parking areas.

City of Bellevue CAO regulations and standards pertaining to this project

Number	Regulation or Standard	Project Applicability
20.25H.035A 20.25H.075B 20.25H.075C1	Buffer for Type N Water on developed site: 25 ft.	Type Ns stream identified on property
20.25H.035B	Buffer and setback on sites with existing primary structure	Buildings and paved parking exist within 25' buffer - buffer line excludes existing primary structures
20.25H.055	Uses and development allowed within critical Areas	Modification of existing paved parking area near building will result in no expansion of area of permanent disturbance
20.25H.055C2 20.25H.055C3e	New bridges and culverts must comply with WA Fish & Wildlife design criteria	Proposed pedestrian bridge across stream
202.5H.065	Uses and development within critical area buffers or setbacks not allowed under 20.25H.055	Paving of existing gravel parking lot west of stream encroaches on stream buffer – reduced buffer width to equal 12-15 ft
20.25H.085	Mitigation and monitoring	Mitigation for reduced stream buffer west of stream will include enhancement of functions and values of remaining critical area buffer and stormwater detention pond
20.25H.210	Mitigation and restoration requirements	Project minimizes impacts and is proposing mitigation in the form of enhancement of stream buffers and detention pond

4.0 EXISTING CRITICAL AREA FUNCTIONS

The identified stream on the project site has been highly altered in the past such that most of its historical watershed is now impervious surface and the channel is confined to ditches and culverts for nearly its entire length. Hydrologic, water quality and habitat functions have all been seriously impaired.

4.1 Hydrologic Functions

The stream is confined to a ditch through the property that is from 4 to 12 feet wide at top of bank and 1 to 3 feet deep. Average water depths during winter flows are generally less than 6 inches. Most of the stream dries up in the summer, except for a pool just below the culvert outlet for the driveway in the center of the site which ponds water most of the year. The gradient across the site is quite flat so flows are usually quite slow. Because nearly the entire watershed is impervious surface, runoff is rapid during precipitation and the hydrograph is very flashy. Since any historic floodplain or associated wetlands have been eliminated, this stream section does not have much opportunity to reduce flooding downstream. It is possible that the detention pond may interact with the stream at high flows to reduce downstream flooding. There is no recollection among existing tenants of the stream ever topping its banks and flooding the parking lot.

4.2 Water Quality Functions

The stream probably performs only limited water quality functions because of its current degraded condition. Practically all the historic floodplain and wetlands that may have been associated with the stream have been eliminated. A stormwater detention pond was constructed proximate to the stream channel when the site was developed in 1978. Runoff from the warehouse area and eastern driveways is captured in stormdrains that drain into the detention facility. Stormwater from the western portion of the site is collected in a series of catch basins, which drain directly to the stream. Runoff from the southeast portion of the site also appears to currently drain into the stream.

4.3 Plant Community Functions

The current vegetation along the stream consists of a mix of native trees and shrubs, ornamentals and invasive species. Native conifers consist of one large Douglas-fir between the detention pond and the stream along the southern property boundary, a couple of small 4" diameter cedars that were planted along the stream south of the parking lot and a young Douglas-fir on the east side of the detention pond. Native deciduous trees consist of several willows in the detention pond, some alders along the north/south section of the stream and several 10-12" paper birches between the stream and the parking lot on the southern property boundary. Non-native trees include black locusts and pines. Rhododendrons and other ornamentals line the parking lot. Invasive species include reed canary grass, purple loosestrife and Himalayan blackberry in the detention pond and Japanese knotweed,

Himalayan blackberry and English ivy along the stream. Few native shrubs or herbaceaous plants are present.

4.4 Habitat Functions

The stream and detention pond on site have rather limited habitat potential. The property is in a highly urbanized environment and there are no vegetated connections to nearby habitat. Flows in the stream are seasonal and, as mentioned above, a 350 ft culvert downstream of the project site precludes migratory fish from getting to the site. There may be some small resident fish, but none were observed and habitat is limited. Amphibian use of the detention pond is possible and songbirds and crows likely utilize the vegetation along the stream and in the detention pond. Despite its degraded condition, the combined stream corridor and overgrown detention pond does represent a small urban refuge for birds.

5.0 IMPACTS TO CRITICAL AREAS AND THEIR BUFFERS

The project has been planned to avoid and minimize impacts to the stream to the extent possible, while still meeting other requirements of the City of Bellevue development code. Please refer to the site plan and civil drawings for details on the proposed project elements.

5.1 Pedestrian Bridge

REMOVED FROM PROPOSAL

A pedestrian bridge is planned to allow pedestrians to access the Rain City entrance from the western parking area without walking in the driveway. A large percentage of the clientele at the fencing classes are children. A safety issue exists with pedestrian use of the driveway because there is two-way traffic and large trucks utilize this driveway to make pickups and deliveries at the warehouse. The bridge will be designed to minimize impacts to the stream. Footings will be located well above the Ordinary High Water mark of the stream, and the bridge deck will be high enough above the banks to preclude any interference with flows. This should result in minimal impact on the stream. Since no migratory fish are documented in this stream reach, shade should not be an issue.

5.2 Stream Buffer Impact

The project will result in an impact to the 25-foot buffer west of the stream. Figure 4 shows this impacted buffer area in orange. The buffer in this area currently extends into an existing gravel parking lot that will be paved as part of the project. There is no vegetation removal associated with this buffer impact. The existing gravel parking lot may provide some infiltration, though this is probably limited and runoff may contribute to degradation of water quality through sediment entering the stream.

Activities planned for the eastern parking area will not encroach beyond the existing pavement edge, which under the new critical areas ordinance is the new buffer edge.

6.0 MITIGATION MEASURES

The project proposes the following mitigation measures to offset impacts to the stream buffer.

6.1 Enhancement of the Stream Buffer Vegetation

The project proposes removal of non-native weed species from within the buffer zone and replanting to native trees and shrubs. Removal of these invasive species will allow native species to become established and improve the habitat value of the buffer. Removal of the Japanese knotweed is particularly important because of its ability to completely take over the site. The landscape plan developed for this project provides details on the native plantings within the buffer. Vegetation between the stream and the parking area currently consists of a strip of grass, a couple of ornamental trees and blackberries. The project will replace this vegetation with native trees and shrubs that will provide a higher level of functioning.

6.2 Convert Areas of Existing Asphalt Pavement to Landscaping

Several areas that are currently paved will be converted to landscaped areas. Three of these areas are within the 25 ft stream buffer and are shown on Figure 4 in dark green. Areas within the stream buffer will be planted to native species. The reduction in impervious surface in these areas will provide improve water quality functions and provide some additional habitat.

6.3 Enhancement of Stormwater Detention Pond Vegetation

The stormwater detention pond that was constructed when the property was developed in 1978 has not been maintained for some time. It has partially filled in with sediments and currently is dominated by non-native weed species, including reed canary grass and purple loosestrife. The project will remove the weedy vegetation and replant to native wetland shrubs and herbaceous species per the landscaping plan. A wetland seed mix will be used to stabilize exposed soils in the detention pond. Theses enhancement measures will allow the detention pond to provide enhanced water quality and habitat functions, while continuing to provide detention for storm runoff.

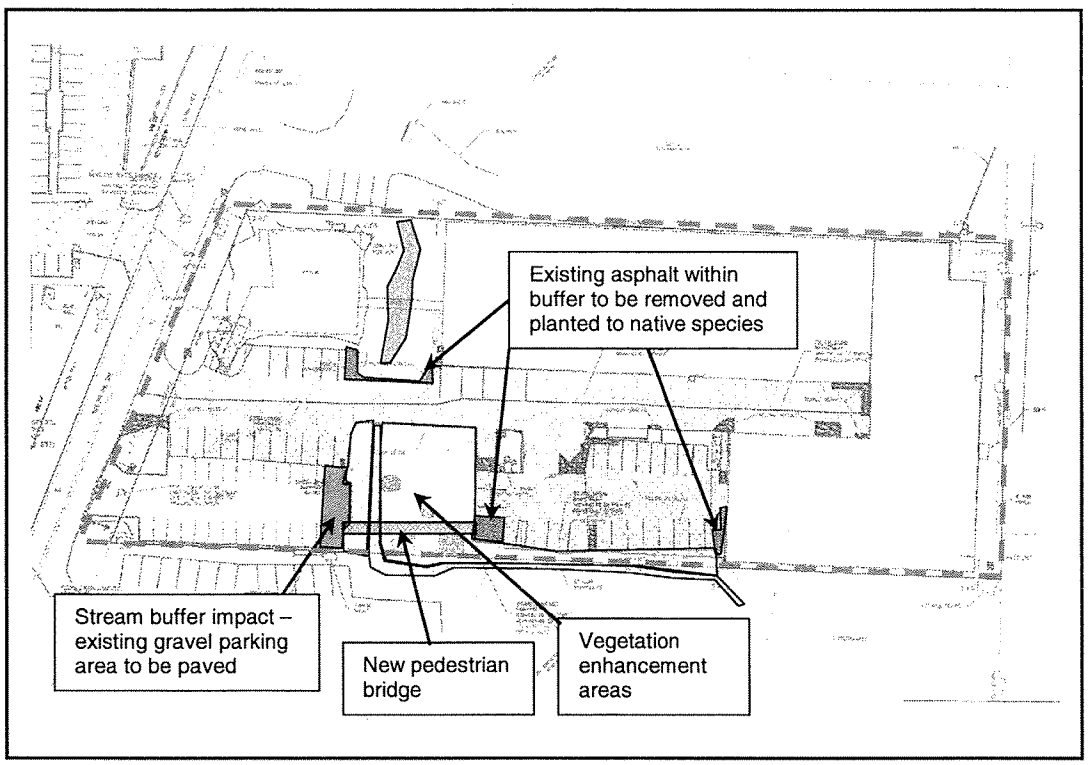
6.4 Construction Best Management Practices

The following best management practices will be followed during construction to protect the stream from construction related impacts. No equipment will be allowed below the ordinary high water mark of the stream. If any invasive species are rooted within the active channel, they will be removed by hand. A sediment fence will be installed at the edge of the work area to prevent sediment from entering the stream. Catch basins will either be plugged or protected with inserts during construction. Weedy vegetation removed will be disposed of offsite in an approved location.

5.3 Cumulative Impacts

The project is occurring in an area that is already over 90% impervious surfaces. The conversion of the gravel parking lot to a paved parking lot will add to the amount of impervious surface in the watershed. However, a highly compacted gravel parking lot does not provide much infiltration and runoff from these areas can contribute to increased turbidity in the stream. The planned paving will be offset in part, by decreases in impervious surface through conversions of existing asphalt areas within the buffer to landscaping. The net cumulative impact to the stream as a result of this project should be negligible.

Figure 4. Site plan showing areas impacted by project and proposed mitigation areas



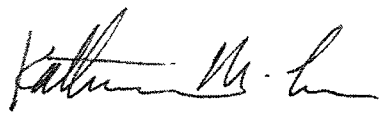
7.0 MAINTENANCE AND MONITORING

Maintenance of the site will include watering of planted stock during the summer for at least the first two growing seasons and continued weed control. Weeding should occur at least twice a year and should focus on removal of the following species: Himalayan blackberry, Japanese knotweed, reed canary grass, purple loosestrife and English ivy.

The site will be monitored for three years to insure that planted stock is surviving and weeds are being controlled. Contingency measures will include replacement of any mortality of planted stock with native species and additional weed control.

8.0 CONCLUSIONS

Rain City Fencing proposes renovations to an existing office/warehouse complex for their training facility. Activities include remodel of the warehouse, parking lot improvements, addition of a pedestrian bridge and landscaping. The small stream that flows through the property can be classified as a type Ns stream according to the Washington State stream typing system. Portions of the property development currently extend into the 25 ft. critical area buffer established by the City of Bellevue. Encroachment by existing buildings and paved parking areas are now excluded from the buffer per the new critical areas ordinance. A gravel parking area on the west side of the project site that is partly within the 25' buffer is a non-conforming use. The project proposes paving this gravel parking area, which will result in an impact to the critical area buffer. Mitigation proposed to compensate for this impact includes (1) enhancement of the on-site stream buffers to replace non-native invasive species with native trees and shrubs, (2) conversion of two areas of existing asphalt to native plantings, and (3) planting the stormwater detention pond to native species. The proposed project will result in no net loss of stream function or value and should provide improved plant community, habitat and water quality functions. Since no work will be performed below Ordinary High Water, hydrologic functions will likely remain the same.



Katharine M. Lee — August 2006
Senior Project Manager