



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

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Clean Energy

LOCATION OF PROPOSAL: 13230 SE 32nd St

NAME & DESCRIPTION OF PROPOSAL:

Construction of a new compressed natural gas fueling station. The project will require approximately 2,500 cubic yards of fill.

FILE NUMBER: 07-107759-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 March 16, 2006.
- 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 May 26, 2007.
- 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This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information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.

Christina Davis for C. Farrell 5/10/07
 Environmental Coordinator 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

ENVIRONMENTAL CHECKLIST

4/18/02

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 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.

INTRODUCTION**Purpose of the Checklist:**

The State Environmental Policy Act (SEPA), Chapter 43.21 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 program 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 82 x 11 vicinity map which accurately locates the proposed site.

RECEIVED
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07-1077514C
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ENVIRONMENTAL CHECKLIST

4/18/02

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BACKGROUND INFORMATION

Property Owner: Puget Sound Energy

Proponent: Clean Energy Corporation

Contact Person: Damien Hooper, Barghausen Consulting Engineers, Inc.
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 18215 – 72nd Avenue South, Kent, WA 98032

Phone: (425) 251-6222

Proposal Title: Clean Energy CNG Fueling Station

Proposal Location: 13230 S.E. 32nd Street
(Street address and nearest cross street or intersection) Provide a legal description if available.

Please attach an 8 ½" x 11" vicinity map that accurately locates the proposal site.

Give an accurate, brief description of the proposal's scope and nature:

1. General description: The project proposes to construct a new compressed natural gas (CNG) fueling station.
2. Acreage of site: ± 4.49 total site; project area ± 10,600 square feet.
3. Number of dwelling units/buildings to be demolished: Not applicable.
4. Number of dwelling units/buildings to be constructed: Not applicable.
5. Square footage of buildings to be demolished: Not applicable.
6. Square footage of buildings to be constructed: The proposed canopy over the fueling island will be approximately 650 square feet.
7. Quantity of earth movement (in cubic yards): The project will require approximately 2,500 cubic yards of fill.
8. Proposed land use: Compressed natural gas fueling facility
9. Design features, including building height, number of stories and proposed exterior materials:

The project includes construction of a canopy structure to cover the fueling island. The project will provide for two CNG fueling positions. The proposed canopy will maintain a height of approximately 14 feet 6 inches.
10. Other

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

It is estimated that the necessary permit approvals by the City of Bellevue will be completed in March 2007. Construction will begin immediately upon issuance of necessary building permits.

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

At this time, Clean Energy Corporation does not have any plans for future additions or expansions at this site.

List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

A geotechnical report dated February 27, 2007, prepared by Earth Solutions NW, LLC.

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.

We are unaware of any pending governmental approvals that directly affect the property subject to this development.

07-107759-6C

List any government approvals or permits that will be needed for your proposal, if known. If permits have been applied for, list application date and file numbers, if known.

- City of Bellevue SEPA Determination
- Grade and fill permit
- Building permits
- Puget Sound Energy service approval

07-107759-6C

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

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- b. What is the steepest slope on the site (approximate percent slope)?

The steepest slopes on site are located at the south end of the Puget Sound Energy property and are associated with S.E. 32nd Street. A slope categories map has been prepared. On-site slopes range from nearly flat to 40 percent. Individual areas of 40 percent slope do not exceed 1,000 square feet and have been determined by the City Planning Department not to be protected slopes.

- c. What general types of soil are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Pursuant to the Geotechnical Report dated February 27, 2007, prepared by Earth Solutions, NW, LLC, the site contains glacial tills.

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

There are no surface indications of unstable soils at the subject site or in the immediate vicinity.

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

The project will require approximately 2,500 cubic yards of structural fill to create the fueling island pad. In addition, minor amounts of cut material will be required for locating the foundation pad for the equipment as shown on the site plan.

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

Erosion could occur as a result of site construction. Erosion could occur during rain and/or windstorms that might occur during the construction phase of this project. The erosion would be associated with clearing and grading of the site in preparation for construction of new improvements. Temporary erosion and sedimentation control measures approved by the City of Bellevue will be implemented at the site and will minimize the potential for erosion.

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

Approximately 6,960 square feet of impervious surfaces will be added to the project site.

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

As described in section f above, the project will require the installation of erosion control devices to eliminate erosion and impacts to other portions of the site. A sediment and erosion control plan has been prepared and is included with this SEPA submittal.

Impacts mitigated
by application of Clear
and Grade Code 23.076

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.

The project may result in an increase of minor emissions to the air, both during and following construction completion. During construction there will be construction equipment exhausts that will be emitted from vehicles using gasoline or diesel fuels. These fuels will be temporary in nature and in our opinion will not have a lasting or harmful effect on the project or adjacent properties. There may also be airborne dust particles affecting air quality, principally during the filling and grading phase of the project. The amount of airborne dust particles generated will be minimal. Following construction the project will generate vehicle emissions. This will increase the amount of

suspended particles, carbon monoxide, hydrocarbons, and other typical pollutants. The vehicle emissions will be associated with the exhaust fumes will be associated with the exhaust fumes from patron trucks and automobiles associated with the new facility as well as service vehicles that may need to attend the site periodically.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

Off-site sources of emissions include traffic on the adjacent street. This source of emissions is not expected to affect this project.

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

All applicable EPA and DOE standards as they relate to air quality will be followed for the project both during and after construction.

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.

There are no surface water bodies on the subject site; however, Sunset Creek is located across S.E. 32nd Street to the south. As this creek goes under S.E. 32nd Street in a culvert structure, it remains underground through the PSE property. Sunset Creek has been identified as Type F stream by the City of Bellevue.

- (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.

The project will require work within 200 feet of the described waters; however, because the portion of Sunset Creek that is open channel is located across the street, it is not anticipated that the project will have any impacts on that stream.

- (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 material will be placed in the surface waters.

- (4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

The project will not require surface water withdrawals or diversions.

- (5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

The project site is not located within a designated flood zone/floodway.

- (6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

The project does not propose to discharge any waste materials to surface waters.

b. Ground

- (1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description.

Groundwater will not be withdrawn for this project.

- (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 waste material will be discharged into the ground from septic tanks or other sources at this site.

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.

Project generated stormwater will be conveyed to an existing stormwater catch basin in the PSE site via a system of underground pipes.

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

No, the proposed stormwater conveyance system is a closed pipe system.

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

The project will comply with the City of Bellevue stormwater management requirements. The project will also provide the necessary 10-foot building setback line from the underground portion of Sunset Creek as required by Bellevue City Code.

Impacts mitigated through application of Clear + Grade Wde 23.076

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, bullrush, 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?

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Site vegetation including grass and some trees will be removed to accommodate the proposed development.

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

We are unaware of any threatened or endangered plant species that might exist on the site.

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

The project will require a complete landscape plan. The landscape plan has been prepared and is concluded in this submittal for SEPA.

5. ANIMALS

- a. Check or circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

Birds: hawk, heron, eagle, songbirds, other

Mammals: deer, bear, elk, beaver, other rodents

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

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

We are unaware of any threatened or endangered animal species that utilize this site.

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

The project site may be located in the Pacific Flyway.

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

The project will maintain all necessary buffers and building setback lines from the underground portion of Sunset Creek. In addition, where possible existing significant trees will be retained.

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.

The project will require electricity for site lighting and equipment operation. The project will also require a high-pressure natural gas line from an existing gas main in the street to provide the compressed natural gas fuel.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

The project will not affect the potential use of solar energy by adjacent properties.

- 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:

The project will comply with all Washington State Nonresidential Energy Code requirements.

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.

As designed, the project does not pose an exceptional risk of fire or explosions. The proposed storage vessels are designed to ASME Codes with pressure release systems that will reduce the potential for explosion. This stored material and natural gas is not a source of hazardous waste or threat of spill. The facility is designed to NEC, NFPA, and Building Codes for compressed natural gas fueling facilities.

- (1) Describe special emergency services that might be required.

No emergency services will be required for this project.

- (2) Proposed measures to reduce or control environmental health hazards, if any:

During the construction phase all OSHA standards will be followed to reduce the potential need for emergency responses to the project site.

- b. Noise

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

Existing sources of noise in the area include traffic on the adjacent street and large commercial vehicles on adjoining properties. The sources of noise are not anticipated to affect the project.

- (2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

On a short-term basis, construction noise will likely elevate the existing noise levels in the area. These noise levels will subside upon completion of construction. The noise generated by the project after construction will be for a minimal increase in the number of vehicles utilizing the site to fuel their automobiles and incidental noise from the gas compressor.

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

The equipment area for the CNG facility is contained within a CMU block wall to help minimize the noise. In addition, the compressor is enclosed in a sound attenuated steel enclosure to help reduce the noise generated by that piece of equipment.

*Impacts mitigated
by BCC 9.18*

8. Land and Shoreline Use

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

The site is currently used as a Puget Sound Energy facility. Adjacent uses to the north, east, and west include light industrial users.

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

To our knowledge the site has not been used for agricultural purposes.

- c. Describe any structures on the site.

The site includes an existing Puget Sound Energy building. It contains office uses as well as accessory utility building utilized for storage and maintenance of equipment.

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

No structures will be demolished.

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

The site is zoned Light Industrial.

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

The Comprehensive Plan designation is Light Industrial.

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

There is no shoreline master program designation for the site.

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

The site does not contain environmentally sensitive/critical areas.

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

The proposed CNG fueling station is unmanned.

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

The project will not displace people.

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

No measures proposed.

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

The project will comply with all applicable Bellevue Codes, including zoning, critical areas, landscape, public works, and building codes.

9. Housing

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

No residential housing units will be provided.

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

No residential units will be eliminated.

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

No measures proposed.

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?

The tallest structure on the site will be the canopy over the fueling positions. The canopy typically maintains a height of approximately 14 feet 6 inches.

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

No views in the immediate vicinity will be obstructed. Territorial view will be altered with the addition of the new canopy structure.

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

The project proposes a complete landscape plan that will enhance the existing landscape that is there as well as serve to reduce any aesthetic impact that might come from a fueling station canopy.

11. Light and Glare

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

The project will provide on-site lighting for fueling purposes in hours of darkness. Typically this would be most noticeable after dusk.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

The proposed site lighting will not be a safety hazard or interfere with views.

- c. What existing off-site sources of light or glare may affect your proposal?

Off-site sources of light or glare would typically result from vehicles using S.E. 32nd Street. It is not anticipated that these sources of light would affect the proposal.

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

On-site lighting will be directed and shielded in such a manner as to eliminate off-site glare to the greatest extent possible.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

We are unaware of any recreational opportunities in the immediate vicinity.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

The project will not displace any recreational uses.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

No measures are proposed.

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.

We are unaware of any places or objects at the site listed on preservation registries.

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

There are no landmarks or historically significant features at the site.

Proposed measures to reduce or control impacts, if any:

No proposed.

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:

Primary access to the site will be provided by S.E. 32nd Street. This street is an unclassified street according to the City of Bellevue Transportation Department. The project will require a new commercial driveway to connect the fueling area to the public street. It is our understanding that this driveway will need to comply with the City of Bellevue Standard Drawings DEV-7C.

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

The site is not currently served by public transit.

- c. How many parking spaces would the completed project have? How many would be project eliminate?

Because the CNG fueling station is an unmanned use and there is no associated convenience store aspect with this site. The project does not propose the installation of parking spaces.

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

It is our understanding, based on discussions with the City's Transportation Department, that the project will not require street improvements. According to Ray Godinez, the unclassified street is not likely to receive any street improvements on adjoining properties in the foreseeable future and he has indicated that Section 14.60.110.e.1 provides that this site should not require street improvements beyond complying with the new commercial driveway approach.

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

The project will not use water, air, or rail transportation.

LH

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

Based on anticipated customer usage, the project will generate approximately 50 vehicular trips per day.

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

The project will comply with the requirement for a new commercial driveway as required by the City of Bellevue.

15. Public Services

- a. Would the project result in an increased need for the public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

The project would not result in an increased need for public services.

- b. Proposed measures to reduce or control direct impacts on public services, if any:

No measures are proposed.

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.

Sanitary Sewer	:	City of Bellevue
Water	:	City of Bellevue
Storm Drainage	:	
Power	:	Puget Sound Energy
Telephone:	:	Qwest Communications
Gas	:	Puget Sound Energy

Pipes exceeding 8 inches in diameter may be required to be installed underground for the project. Any impacts to environmentally sensitive areas will be mitigated as required by the City of Bellevue.

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

28 FEB 07

