



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
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. 07-126670-LO
Project Name/Address: Safeway Bread Plant / 2100 120th Ave NE
Planner: David Pyle
Phone Number: 425-452-2973

Minimum Comment Period: August 2, 2007

Materials included in this Notice:

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

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

City of Bellevue File Number 07-126670-LO
07/19/2007
Safeway Bread Plant Critical Areas Land Use Permit
2100 120th Ave NE

SEPA Checklist Reviewed By:
David Pyle, Senior Planner
425-452-2973 - dpyle@bellevuewa.gov

Property Owner: *SAFEWA INC*

Proponent: *D. R. S. LIMITED*

Contact Person: *DAVID L. WELLS*

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

Address: *P.O. Box 2014 Poulsbo, WA 98370*

Phone: *360 981-8473*

Proposal Title: *none*

Proposal Location:

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

2100 120th Ave N.E., 120th & Northrup, SEE ATTACHMENT FOR LEGAL DESC

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:

Remove HAZARD trees, Repair Building walkway

2. Acreage of site:

8.14

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):

10 yards

8. Proposed land use:

Light Industrial

9. Design features, including building height, number of stories and proposed exterior materials:

Existing no changes

10. Other

N/A

This is a proposal to remove 50 mature Black cottonwood trees from a regulated hillside adjacent to the Safeway Bread Plant. The applicant is proposing the removal of these trees through the establishment of a vegetation management plan that includes the phased removal of cottonwood trees and the replanting of the hillside with conifer species. Currently, roots from the cottonwood stand have damaged the sidewalk between the building and hillside and have begun to damage the foundation of the building. The applicant is requesting City approval of this proposal to repair the root damage problem and prevent future damage. No change to the building or use is proposed.

Reviewer Initials: *DP*

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

Phase 1 Remove trees treat Root System 15 Feb 07
Phase 2 Repair walkway (SAFETY) April 1, 2007

The work will be done in multiple phases over several years. The different phases will include the planting of conifers, the topping of the cottonwood trees, the suppression of invasive plant species, and maintenance and monitoring of the planting to ensure success.

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

no

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

n/a

A vegetation management plan has been prepared in support of this proposal.

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known.

no

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

no

Clearing and Grading Permit - File No. 07-105102-GH
Critical Areas Land Use Permit - File No. 07-126670-LO

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)?

30%

This site contains slopes in excess of 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.

SANDY LOAM, GRAVEL

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

No

Evaluation of the surface conditions of this site did not reveal any indications of past failure or unstable soils.

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

Approx 10 yds, pit run, crushed rock, Local Quarry
To fill root Damage

The only grading proposed is associated with repairing the damaged sidewalk adjacent to the building.

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

Minimal Damage from Logging

Yes. Erosion could occur as a result of surface disturbance due to activity within the slope area.

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

No new

No change in the amount of impervious surface is proposed.

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

lift logs with crane
Hay Bales / Silt Screen Bio Swale

Erosion control BMP's will be required as part of the Clearing and Grading permit review. An abatement device may be required dependent on the final project proposal.

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: Machinery Noise

Emissions from internal combustion engines (regulated by other government agencies). No burning is proposed.

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:

Use Best management Practices

Follow State and Federal regulations.

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

yes, Kimberly Creek, work is outside 100' Buffer

Reviewer Initials: DP

appropriate, state _____ t stream or river it flows into.

Yes. The proposed project is adjacent to the west tributary of Kelsey Creek that drains into the main channel of Kelsey Creek and eventually into Lake Washington. The sections of stream that may be influenced by this proposed project are Segments 80_07 and 80_06, as identified in the City of Bellevue Stream Typing Inventory. These reaches are documented as Type N segments and are subject to a 50 foot buffer. All proposed activity is outside of the 50 foot buffer.

- (2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If Yes, please describe and attach available plans.

Yes, All work outside 100' Buffer

- (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

Erosion control BMP's will minimize the potential for sediment to be transported into this section of stream by surface sheet flows during a rain event.

Yes. Some clearing activity will occur as close as 100 feet from the west tributary of Kelsey Creek, however all clearing and grading activity will take place outside of the 50 foot buffer.

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

None

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

No

The City of Bellevue GIS Floodplain layer does not indicate the presence of a floodplain on or adjacent to this site.

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

No

b. Ground

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

No

- (2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None

c. Water Runoff (Including storm water)

(1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

No changes to System

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

No

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

Hay Bales (wind) Silt Screen

Standard erosion control BMP's will be required as part of the Clearing and Grading permit review. If the proposal is determined to be a high risk, and abatement device will be required.

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 Blackberries

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

Cotton wood trees As noted

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

None

No known threatened or endangered species are present on this site. This site is within one of Bellevue's large commercial areas that has been heavily degraded through past clearing and development activity. This proposal is intended to enhance wildlife habitat and increase the site's ability and potential to provide habitat to resident and migratory wildlife

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

None

The applicant is proposing the phased removal of a monoculture stand of cottonwood trees and the replanting of the trees with a mixed palette of conifer trees.

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:

Use of this site or the surrounding landscape by Chipmunks, Coyotes, Deer, Rabbits, Raccoons, Squirrels, Eagles, Crows or Ravens, Doves or Pigeons, Hawks, Herons, Jays, Owls, and Woodpeckers is possible.

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

none

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

no

This site is functionally connected to the west tributary of Kelsey Creek and may provide habitat associated with that linear corridor.

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

n/A

Increase the diversity of the trees located in the area.

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.

n/A

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:

n/A

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

no

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

none

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

n/A

Standard construction management practices would be followed during construction to minimize the potential for environmental hazards.

b. Noise

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

n/A

(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.

Consistent with tree removal: chipping
Consistent with root removal

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

None

Noise associated with clearing and grading / construction is regulated by the Bellevue City Code Title 9.18.

8. Land and Shoreline Use

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

Heavy ~~light~~ Industrial

This site is currently built out with the Safeway Bread Plant (Bakery).

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

no

c. Describe any structures on the site.

102,000 Sq. Ft +/- Light Industrial

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

no

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

Industrial

LI- Light Industrial

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

Commercial

LI- Light Industrial

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.

Yes. The site contains areas of protected slopes and a portion of the site is occupied by the west tributary of Kelsey Creek, a Type N regulated stream.

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

Same 100+

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

none

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

none N/A

D.P.

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

Fill out Sept Form :

9. Housing

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

n/a

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

n/a

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

N/A

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?

N/A

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

N/A

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

N/A

11. Light and Glare

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

N/A

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

N/A

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

N/A

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

N/A

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:

No

13. Historic and Cultural Preservation

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

No

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

N/A

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

N/A

14. Transportation

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

130th Ave N.E. NORTHROP AVE, Hwy 520

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

yes 500' +/-

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

Same

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.

None

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

N/A

15. Public Services

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

No

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

No

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.

None

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..... [Signature]

Date Submitted..... 1/23/07

Safeway Bread Plant Vegetation Management – Vicinity Map
City of Bellevue File No. 07-126670-LO
2100 120th Ave NE

