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.	07-132214-LM
Project Name/Address:	Puget Sound Energy – Factoria Service Center Preliminary SEPA 13230 SE 32nd Street, Bellevue, WA 98005
Planner:	Kevin LeClair
Phone Number:	425-452-2928
Minimum Comment Period:	**October 11, 2007**

Materials included in this Notice:

- [x] Blue Bulletin
- [x] Checklist
- [x] 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

Reviewed by:
Kevin LeClair
9-19-07

Property Owner: Puget Sound Energy

Proponent: Puget Sound Energy

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

Address: P.O. Box 97034 PSE 10S, Bellevue 98004-9734

Phone: (425) 456-2951

Proposal Title: Factoria Service Center

Proposal Location: 13230 SE 32nd St. Bellevue, WA 98005
(Street address and nearest cross street or intersection) Provide a legal description if available.
Parcel #5453300302 - see attached legal description
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: The project site is located at 13230 SE 32nd Street in Bellevue and is approximately 4.48 acres. The proposed site is fully developed and consists of an existing warehouse and office building, asphalt and gravel parking, truck parking, equipment storage, and grass landscaping. The proposed improvements will consist of a new office building and warehouse, building demolition, and associated parking and landscaping upgrades. The primary access is a 40' wide driveway from SE 32nd Street. Secondary access is a 20' wide driveway from SE 30th Street.

2. Acreage of Site: 4.46 Acres

3. Number of dwelling units/buildings to be demolished: 1

4. Number of dwelling units/buildings to be constructed: 1

5. Square footage of buildings to be demolished: 4,833 sf

6. Square footage of buildings to be constructed: 34,652 sf

7. Quantity of earth movement (in cubic yards): Estimated grading quantities (includes 10% contingency): 4,110 cubic yards cut and 480 cubic yards fill.

8. Proposed land use: Maintenance/Service Facility for PSE

9. Design features, including building height, number of stories and proposed exterior materials: 2 stories; 34'-4"; The proposed materials will have brick veneer, steel beam, metal siding, wood brackets, storefront, and CMU.

10. Other: The project is currently targeting a LEED Silver rating.

Estimated date of completion of .oposal or timing of phasing: Approximately .mer 2009.

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. Summer 2009

No.

List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. Bellevue Stream Survey has classified Sunset Creek as Type F stream

None.

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.

Clean Energy has proposed a fueling station for this site. SEPA determination has been completed and a building permit is pending approval.

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.

- Bellevue Building Permit
- Bellevue Clearing and Grading Permit
- Bellevue Drainage and Utility Permit
- NPDES Permit

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

The site generally slopes to the northwest.

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

There is a 33% (average) along southernmost property boundary.

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.

The soils are classified by NRCS as UR (Urban Land). UR soil is characterized as having very slow infiltration (high runoff potential) when thoroughly wet. It consists chiefly of clays that have a high shrink-swell potential, high water table, with clay layer at or near the surface and has very slow rate of water transmission.

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

No.

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e. Describe the purpose, and approximate quantities of any filling c ing proposed. Indicate source of fill.

Approximately 480 cubic yards of fill is anticipated for landscaped areas and to establish subgrade for paving, curb, gutter and sidewalks. Also, approximately 760 cubic yards of asphalt paving and concrete are anticipated for the project, i.e., roadways, sidewalks and driveways. The source of fill would likely be local suppliers of crushed rock, select fill and premix concrete.

TESC Required per C+G code 23.76

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

Yes, from grading, wall and building construction. BMPs will be implemented to eliminate downstream impacts of erosion.

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

The maximum impervious area allowed by the City of Bellevue is 85%. This project proposes 83% impervious surface (includes approximately 10,200 square feet of green roof).

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

Standard BMPs will be included in the project TESC plan in conformance with the current City of Bellevue and WDOE Stormwater Management Manual for Western Washington.

TESC Required per C+G code 23.76

2. Air

a. What types of emissions to the air would result from the proposal (i.e. dust, automobile odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

No indirect air quality effects are expected as a result of this project.

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

None.

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

Construction mitigation measures could include the following:

- Prevent dust emission during transport of fill material or topsoil by covering loads, by wetting down, or by ensuring adequate freeboard space
- Prompt cleanup of spills from transported material on public roads by frequent use of a street sweeper machine
- Cover loads of asphalt to minimize odors
- Schedule work tasks to minimize disruption to the existing vehicle and pedestrian traffic in the vicinity of the proposed project
- Maintain all construction machinery engines in good mechanical condition to minimize exhaust emissions

TESC Required per C+G Code 23.76

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.

Yes, Sunset Creek is classified as a Type F riparian corridor with a 50 foot buffer by the City of Bellevue. It is piped in a 72-inch storm drain for approximately 180 linear feet across the southwest corner of the site. Verified from Bellevue mapping + DC per 07112295

Reviewed: KL 9-19-07

(2) Will the p require any work over, in, or adjacent to (w :00 feet) the described waters? If Yes, please o. .oe and attach available plans.

Yes, native riparian plantings are proposed within required minimum 8' landscape side setback that overlaps the buffer area. Existing asphalt footprint occurs within the buffer. This area will be repaved without increasing area. New perm. or temp. impacts must be mitigated or restored per LUC 20.25H - Critical Areas Overlay.

(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.

Not applicable.

(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.

OK

b. Ground

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

Groundwater encountered during construction would be discharged into existing stormwater system. TESC will be in place on-site and in ROW C+G Code 23.76 ROW Use Code BCC 14.30

(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.

Run-off is expected to come from building and impervious ground surfaces. On-site treatment of stormwater is planned. Polluting surfaces must be treated before release

(2) Could waste materials enter ground or surface waters? If so, generally describe. per DC permit response 5-10-07

No.

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

Stormwater management including quantity and quality control of run-off will be achieved with the following:

- Biofiltration swale along the western property boundary
- rain garden along the eastern property boundary
- 10,200 square foot green roof

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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?

Existing lawn, Himalayan blackberry and juniper shrubs on the site will be removed and replaced according to attached landscape plan. A 16" caliper pine spp. and a 20" caliper Douglas fir tree will be removed for construction of the new building.

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:

Landscaping will consist of native and adaptive drought tolerant plans only. See Landscaping Plan, attached.

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.

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

None.

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

Landscaping with native plants.

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.

Electric & natural gas

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

Not likely.

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:

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The project is curr targeting a LEED Silver and tracking a L Gold rating through a variety of strategies, includin ut not limited to the following: commissio of the building energy system, achieving minimum energy performance, on-site stormwater treatment, reducing heat island effect, reduced site disturbance, use of recycled and regional materials, green roof and water efficient landscaping.

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.

During construction, typical construction-related hazards would be possible. These could include anything from minor cuts to building fire. There is potential for hazardous materials to leak from construction vehicles and machinery, or for accidents to take place with natural gas lines, etc.

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

Emergency fire and medical and/or hazmat containment could be required in the event of a construction accident.

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

The contractor will be responsible for providing and implementing a health and safety plan in accordance with state and local agencies.

b. Noise

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

None.

Noise Code 9.18

(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.

The construction phase of the project will require the use of diesel powered heavy construction equipment that generates high noise levels. Chapter 9.18 of the City of Bellevue's Noise control ordinance exempts construction activities during daytime hours (7 a.m. – 6 p.m. weekdays, 9 a.m. – 6 p.m. Sundays and holidays). Noise levels during evening hours shall not exceed 60 dBA in light industrial districts, such as the project site.

OK

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

Daytime construction noise is exempt per Bellevue City Code Title 9 9.18.020 C. Potential noise mitigation to minimize discomfort to pedestrians and patrons of local retail businesses during daytime hours may include:

- Keeping all machinery well lubricated and keeping mufflers in good working condition
- Using portable plywood walls to muffle stationary generators or compressors
- Selecting truck haul routes that minimize truck travel in residential areas, especially during evening hours

No mitigation measures are proposed for operation of project.

8. Land and Shoreline Use

- What is the current use of the site and adjacent Properties?

The site is currently a PSE service center for transmission line repair, materials, equipment, and personnel.

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

Reviewed: KL 9-19-07

Not since 1960.

c. Describe any structu ı the site.

Existing site had a 1 story CMU building, two portable buildings and a covered loading dock.

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

Yes, The west portion of the existing building will be demolished and the two portable buildings will be removed.

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

Light Industry (LI)

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

Factoria Subarea Plan designates it as "Office".

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

Not applicable.

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

Yes, Sunset Creek and its buffer.

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

Approximately 120 people will work in the completed project.

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

None.

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

Not applicable

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

Proponent is participating in a Design Review process with the City of Bellevue. OK

9. Housing

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

Not applicable.

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

Not applicable.

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

Not applicable.

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 highest point of the building will be 34'-4". The proposed materials will have brick veneer, steel beam, metal siding, wood brackets, and storefront.

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

None

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

Reviewed:
KL 9-19-07

None

11. Light And Glare

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

Lighting of building exterior & parking lot. It would only occur after dark.

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

Not likely.

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

None.

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

All lights directed inward toward center of site

Performance standards for Stream Critical Area Buffers 20.25H.080

OK

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:

Not applicable.

OK

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.

Not applicable.

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

Not applicable.

OK

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.

The site is currently served on the south side by SE 32nd Street and the north side by SE 30th Street.

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

No. The nearest transit stop is located approximately 0.5 miles away at SE 36th St. & Factoria Blvd. SE.

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

The completed proje uld have approximately 120 parking spaces spaces would be eliminated.

No spaces eliminated.

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).

There are no new roads or streets.

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.

At the high end, about 381 Average Daily Trips (ADT) will occur when completed. The project will generate about 53 AM peak hour trips and 51 PM peak hour trips. TIA probable BCC Concurrency Test 14.10

g. Proposed measures to reduce or control transportation impacts, if any: will be required when 30 trips exceeded

No transportation impacts are expected.

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.

Not likely.

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

Not applicable. OK

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.

Electric and Natural Gas to be provided by Puget Sound Energy

Water and Sewer service to be provided by City of Bellevue

Garbage and Recycling to be provided by Rabanco (or Waste Management?)

Telecommunications to be provided by local service providers.

OK

Signature

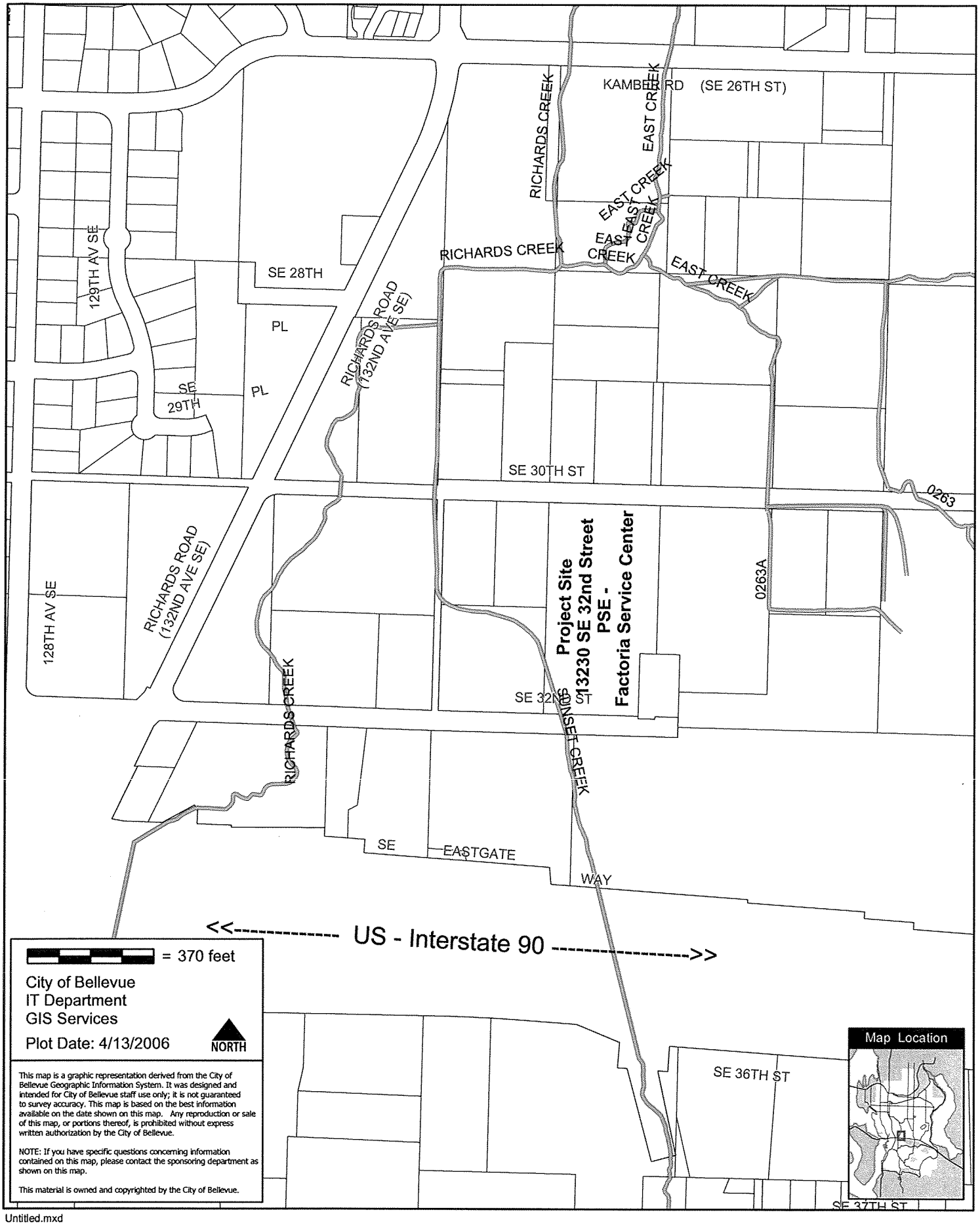
The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____ Reviewed by:

Date Submitted: 9/5/07 9-19-07

Vicinity Map

Puget Sound Energy - Factoria Service Center



= 370 feet

City of Bellevue
IT Department
GIS Services

Plot Date: 4/13/2006

NORTH

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