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-~~124727~~ 142727-GC
Project Name/Address:	Pacific TopSoils Retaining Wall/12601 Northup Way
Planner:	Leah Hyatt
Phone Number:	425-452-6834
Minimum Comment Period:	**12/27/07**

Materials included in this Notice:

- [x] Blue Bulletin
- [x] 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

Property Owner: Dave and Sandra Forman

Proponent: Pacific Topsoils, Inc.

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

Address: 805 80th St SW, Everett, WA 98203

Phone: 425-337-2700

Proposal Title: Pacific Topsoil, Inc. Bellevue Retaining Wall

Proposal Location: 1733 127th Ave NE, Bellevue WA 98055
(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: Construction of retaining wall to improve existing operations.
2. Acreage of site: 4.12 acres, Parcel #282505-9297-07
3. Number of dwelling units/buildings to be demolished: N/A
4. Number of dwelling units/buildings to be constructed: N/A
5. Square footage of buildings to be demolished: N/A
6. Square footage of buildings to be constructed: N/A
7. Quantity of earth movement (in cubic yards): 935 cubic yards backfilled to construct wall
8. Proposed land use: Existing Processing Operation
9. Design features, including building height, number of stories and proposed exterior materials:
10. Other

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PERMIT PROCESSING

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

Summer 2008

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

No plans for expansion are currently proposed.

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

No information prepared as part 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 known pending applications

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 permits.

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)?
Site appears manipulated with constructed platforms and artificial slopes for processing operations.

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.
Native soils consist of silty sand or sandy silt.

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

No unstable soil indications visible.

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

The area behind the proposed wall will be backfilled with approximately 935 cubic yards to fill to create the improved working surface. The fill will be supplied by Pacific Topsoils, Inc. originating from local projects likely.

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

Some erosions could occur. Erosion control silt fencing will be installed during contsruction.

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

The improved working surface will be overlayed with asphalt. No net increase in impervious surface, with a 2-4% increase in asphalt surface onsite.

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

Erosion control BMP's during construction.

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 additional emissions would result with project development.

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

No off-site source impacts.

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

Non proposed.

3. WATER

a. Surface

(1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If

appropriate, state what stream or river it flows into.

No surface water body exists in the immediate vicinity of the property.

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

No surface water within 200 feet of the project.

(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 surface water withdraws or diversions would result with project development.

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

Project is not within 100-year floodplain.

(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 discharges of waste material involved.

b. Ground

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

No ground water will be withdrawn. no catch basins exist within the proposed project area, and therefore no impacts to ground or surface water would result with project development.

(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 systems would be discharged.

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.

Drainage system currently exists onsite, draining into a settling pond at the southwest corner of the property. The settling pond drains into the Bellevue Utilities storm drain system, which leads south and ultimately discharges into Kelsey Creek south of the property. Stormwater monitoring is performed under the existing DOE NPDES permit for the property.

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

Only topsoil and natural materials are processed to create products. The proposed improved operating area will also be paved. No waste materials would enter the ground or surface water as a result of project development.

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

Stormwater BMP's are continuously monitored and modified as necessary onsite. No additional measured are proposed with the proposed project, besides construction BMP's.

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?

No vegetation will be removed with project development.

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

Project area is completed disturbed with constant heavy machinery. No threatened or endangered species known onsite.

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

Project consist of construction of a retaining wall. no landscaping proposed as the entire surrounding area is utilized in our operations.

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:

- [x] 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.

Non-known to be on or near site.

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

The site is not part of a migration route.

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

No wildlife areas exist onsite.

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.

No changes to sites energy consumption would result with project development

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

No impacts.

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:

No energy impacts or conservation is proposed.

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 environmental health hazards would result with project development.

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

No additional special emergency services would be required with project development.

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

No measures proposed.

b. Noise

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

During construction, some additional noise may occur during development of the wall. No operational noise changes are anticipated once the project is completed.

(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.

During construction, some additional equipment may be required to construct the wall. The site and surrounding area are zoned light industrial, so no additional noise impacts are anticipated during constructions. No long-term noise impacts would results with project developments as the area is currently used for the same purposes.

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

No measures proposed.

8. Land and Shoreline Use

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

Site used for topsoil manufacturing. Adjacent uses: storage to west, Rabanco and KC Metro to south, vacant east

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

Possible agriculture could have occurred prior to topsoil processing.

c. Describe any structures on the site.

Existing office is located in the south portion of site. an abandoned steel screen structure is located along the southeast portion of the site. No additional structures are proposed or will be impacted with development of the proposed wall.

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

No structures proposed for demolition.

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

Light Industrial.

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

Light Industrial.

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

The site is not within the shoreline.

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

No environmentally sensitive area is known onsite.

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

No additional employees would result with project development.

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

No displacement would occur with project development.

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

None proposed.

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

No measures proposed.

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?

The wall structure will be approximately 18-20 feet in height. The project will not create any additional heights onsite

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

No impacts/changes should occur to existing surrounding views. Material piles also surround the project area.

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

No measures proposed.

11. Light and Glare

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

No new light or glare would result with project development.

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?

No existing off-site sources would effect the proposed project.

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

Non proposed.

12. Recreation

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

No community recreation areas exist within close proximity of the project area. The proposed project will not impact recreational opportunities.

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:

Non 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.

No preservation or historic sites know to be onsite.

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

Know exist onsite or are known in close proximity of the site. The site is zoned industrial and surrounded to similar operations.

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

Non 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.

The site is accessed via 127th Ave NE to the east, and via 124th Ave NE to the west through a private easement road. The proposed project will not impact site access.

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

The nearest public transit system is likely within 1/2 mile of the site on 124th Ave NE or Northup Way. the project will not not impact public transit.

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

No additions of elimination of parking would result with project development.

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 new street or roads proposed.

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

No water, rail, or air transportation will be impact with project development.

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

No new vehicle trips per day would result with project development. The project will likely eliminate vehicle trips.

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

Due to more efficient loading capabilities, the project will allow more high capacity vehicle loading and transportation of materials, relying less on smaller volume vehicles, which are currently used.

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 additional public services demands would result from development of the proposed project.

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

None 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.

The project will not impact any existing utilities onsite. All existing utilities will remain.

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.....11/2/07.....