



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

**DETERMINATION OF NON-SIGNIFICANCE**

**PROPONENT:** Daniel R. Baggen Associates, 9914 NE 134<sup>th</sup> Court, Kirkland, WA 98034

**LOCATION OF PROPOSAL:** 11919 SE 56<sup>th</sup> Street, Bellevue, WA

**NAME & DESCRIPTION OF PROPOSAL:** Newport Hills Chevron

Removal of one 12,000 gallon and two 10,000 gallon underground gasoline tanks and one 1,000 gallon underground waste oil tank. Includes 400 cubic yards of total earth movement. Site will be paved and new parking stalls added upon completion of tank removal.

**FILE NUMBER:** 07-143833-GC

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Department of Planning & Community Development. This information is available to the public on request.

- There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on \_\_\_\_\_.
- This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on ~~5/01/08~~ 5/15/08.
- 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This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information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.

*[Signature]*  
 Environmental Coordinator

April 14, 2008  
 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

Christina Beaman  
MTR/08 4/15/08

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: Corky Heimbigner  
Proponent: Evergreen Environmental Services, Inc.  
Contact Person: Greg Sleister  
(If different from the owner. All questions and correspondence will be directed to the individual listed.)  
Address: 17108 9th Ave. SE - Mill Creek, WA 98012  
Phone: 425-797-8987

Proposal Title: Newport Chevron Tank Removal  
Proposal Location: 11919 SE 56th St. Bellevue, WA 98006  
(Street address and nearest cross street or intersection) Provide a legal description if available.

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 and dispose of four Underground Tanks. CURBING & GRADING LIMITS WILL BE EXTENT OF NEW PAVING AREA ± 6,694 S.F.
2. Acreage of site: 1/4 Acre. (25,000 SF OF NEW PAVEMENT GENERATING PAVING)
3. Number of dwelling units/buildings to be demolished: None 1 building, gas pumps & canopy under a separate permit 07-139109-BE
4. Number of dwelling units/buildings to be constructed: None
5. Square footage of buildings to be demolished: None
6. Square footage of buildings to be constructed: None
7. Quantity of earth movement (in cubic yards): Remove 200 yards of pea gravel Back fill pea gravel after removal.
8. Proposed land use: Vacant.
9. Design features, including building height, number of stories and proposed exterior materials:  
NA
10. Other NA

**RECEIVED**

DEC 13 2007 CB

PERMIT PROCESSING

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

Two weeks after permit issue.

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.

Tank excavations will be tested for contamination after removal. Any contaminated soil must be removed and dispersed at an approved location and meet MORTA requirements.

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.

Building Demolition Permit from the City of Bellevue. ISSUED 11/15/08

DOE 30 Day Notice to remove tanks.

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.

30 Day DOE Notice

Bellevue Demo Permit # 07-139109-BE Applied 10/29/07

Need a GC permit (Clear & Grade w/ SEPA)

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)? 05 Percent

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.

Concrete and asphalt and landscaping. Ur.

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

No

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

Remove 200 yards of pea gravel, back fill  
Pea gravel after tanks are removed. Import  
190 yards of fill to bring excavations to grade.

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

No, we will keep ~~q~~ surface water from entering excavations.

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

40% ± 10%

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

Divert surface water from tank excavations during BMPs  
removal. ~~utilize existing catch basins at site.~~ ↓

Per Bellevue  
Clear & Grade Code

23.76.090

## 2. AIR

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

Some equipment and trucks for  
one week.

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:

Turn equipment off when not in use.

## 3. WATER

a. Surface No

(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.

- (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*

- (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. *NA*

- (4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. *No*

- (5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. *No*

- (6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. *No*

b. Ground

- (1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description. *No*

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

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.

Any surface water will run to existing catch basins at site.

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

No, tanks will be pumped of product and triple rinsed before project start.

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

Divert any surface water to existing catch basins at site per DMNDs & inspector directions.

IMPACTS MITIGATED  
BY CLEAR AND GRADE CODE  
BCC 23.76.090.

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?

~~None, all concrete areas will be topsoiled and hydro seeded after removal is complete.~~

- 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:

~~Top soil and hydro seed all excavated areas at project completion.~~ EXISTING LANDSCAPING TO REMAIN.  
Site shall be brought into compliance with existing LUC requirements. CB

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:

- NA Birds: hawk, heron, eagle, songbirds, other:
- NA 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.

NA

NONE

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

NA

NO

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

NA

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.

Some Gasoline and electricity for equipment.

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:

Turn trucks and equipment off when not in use.

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, all product lines and tanks will be emptied before project start.

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

None

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

Remove all product in tanks and lines before project start.

b. Noise

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

~~NA~~ NONE

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

Some construction equipment for one week.

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

Turn all equipment off when not in use.

IMPACTS MITIGATED BY APPLICATION OF NOISE ORDINANCE BCC 9.18.

8. Land and Shoreline Use

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

Closed Service Station, grocery store next door.

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

No

c. Describe any structures on the site.

One service station and one canopy.

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

Yes ... building and canopy

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

Neighborhood Business ✓

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

Do not know.

NEIGHBORHOOD BUSINESS

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

NA

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

Do not know. NO

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

None

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

None

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

None

- i. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: *Follow DOE guidelines for tank removals.*

**9. Housing**

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. *None*
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. *None*
- c. Proposed measures to reduce or control housing impacts, if any:  
*None*

**10. Aesthetics**

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? *None*
- b. What views in the immediate vicinity would be altered or obstructed? *None*
- c. Proposed measures to reduce or control aesthetic impacts, if any:  
*None*

**11. Light and Glare**

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?  
*None*
- b. Could light or glare from the finished project be a safety hazard or interfere with views?  
*NA*

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

None

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

None

12. Recreation

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

Swimming Pool across street

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:

NA

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.

NA

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

NA

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

None

14. Transportation

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

56<sup>th</sup> St.

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

~~No~~ Yes

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

~~None~~ 28

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

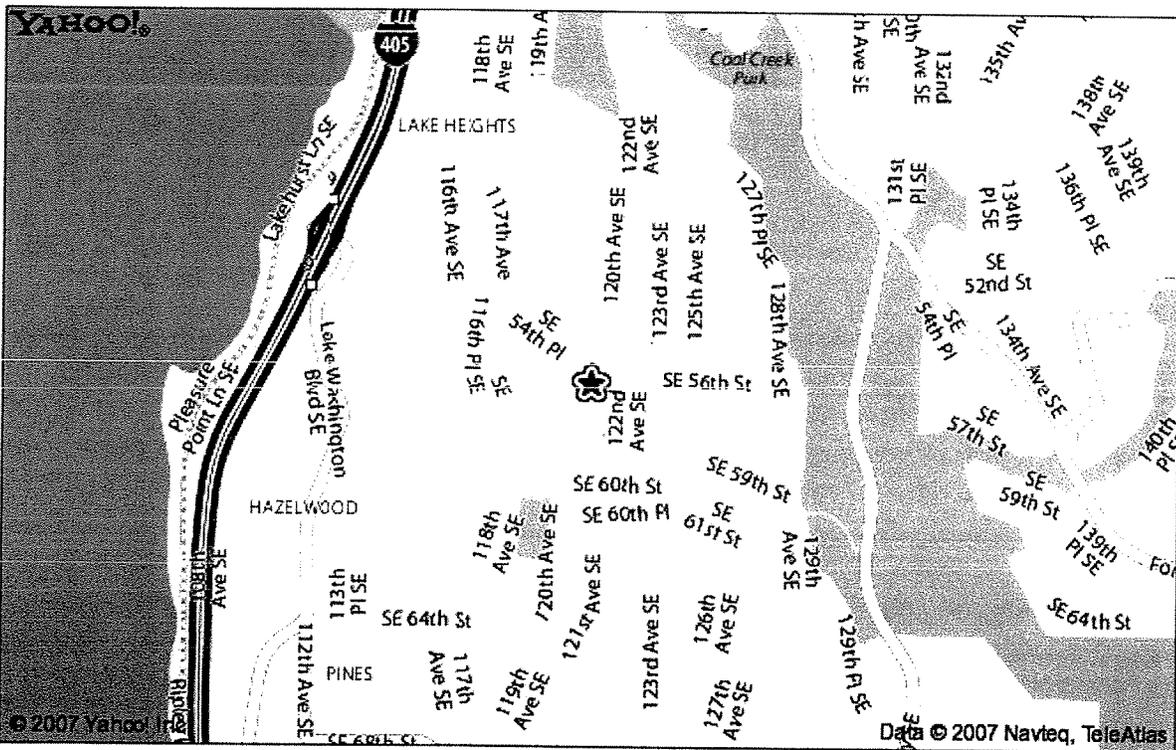
e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No



# Newport Hills Chevron (425) 747-6991

Yahoo! Maps - 11919 SE 56th St, Bellevue, WA 98006, US



When using any driving directions or map, it's a good idea to do a reality check and make sure the road still exists, watch out for construction, and follow all traffic safety precautions. This is only to be used as an aid in planning.