



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. 16-139347-LA

Project Name/Address: Verizon Wireless Safeway Distribution Center
1800 124th Ave NE.

Planner: Mark C. Brennan

Phone Number: (425) 452-2973

Minimum Comment Period: 14 days

Materials included in this Notice:

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

ENVIRONMENTAL CHECKLIST

10/9/2009

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 Development Services (425-452-6800) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

INTRODUCTION**Purpose of the Checklist:**

The State Environmental Policy Act (SEPA), Chapter 43.21c 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 programs 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 8 ½" x 11 vicinity map which accurately locates the proposed site.

REVIEWED BY:
MARK C. BRENNAN
SEPTEMBER 8, 2016

BACKGROUND INFORMATION

Property Owner: Public Storage

Proponent: Seattle SMSA Limited Partnership dba Verizon Wireless

Contact Person: Madeline Chaney, Camp + Associates, obo Verizon Wireless
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 19401 40th Ave West, Suite 304

Lynnwood WA 98036

Phone: (425) 346-0128

Proposal Title: Verizon Wireless site "Safeway Distribution Center (DC)"

Proposal Location: on south central portion of the subject property
(Street address and nearest cross street or intersection) Provide a legal description if available.

1800 124th Ave NE, Bellevue WA Lot 2, SP No. 77-81, Rec #791 *PARCEL # 2825059262*
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: Construct a 70' tall light pole style monopole with enclosed antennas. Base station equipment to be housed in adjacent storage unit.
- 2. Acreage of site: 5.27 *229,546 SF*
- 3. Number of dwelling units/buildings to be demolished: None
- 4. Number of dwelling units/buildings to be constructed: None
- 5. Square footage of buildings to be demolished: NA
- 6. Square footage of buildings to be constructed: NA
- 7. Quantity of earth movement (in cubic yards): approx. 10
- 8. Proposed land use: new freestanding wireless communication facility
- 9. Design features, including building height, number of stories and proposed exterior materials:
Proposed WCF will have antennas enclosed within the pole. The pole will be painted dark bronze and fabricated of steel and RF friendly material
- 10. Other +

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

Site would be constructed within a year of receiving entitlements.

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

Antennas could be changed, and base station equipment modified from time to time with changes in wireless technology.

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9-8-16

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

Verizon Wireless, as a federally licensed carrier, is required to conduct environmental studies in accordance with NEPA. Those studies are currently in progress.

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.

None known

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.

Building permit for proposed tower and base station equipment installation. Fire permit for in-building generator and backup batteries.

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)? approximately 2%

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 work will be done within an existing paved storage yard. According to the USDA Soil Survey for the area, the underlying soil is Seattle muck, composed mostly of organic material, and which is poorly drained with high groundwater. A complete geotechnical report will be prepared prior to development of this site. +

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

No signs of unstable soils

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9-8-16

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

Approximately 10 cubic yards of soil will be removed for placement of the tower foundation.

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

Some minor erosion could occur during construction, but the property is flat it would be minor.

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

The subject property is currently about 95% impervious. There will be no change to the amount of impervious surface area on the property.

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

Covering stockpiles 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.

Aside from the initial construction, vehicle traffic will involve a light-duty truck visiting the site for routine maintenance once every 4 weeks (approx). The site will also be equipped with a 30 kW emergency generator. The generator will be tested once a week, resulting in internal combustion byproducts being emitted. During extended power outages, the generator would run constantly to keep the site operational.

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

Because this site is uninhabited, no known off site emissions will affect this proposed development.

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

None 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.

There is a wetland associated with the West Branch of Kelsey Creek located approximately 175 feet south of the subject site.

- (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 not require any work over, in, or adjacent to any surface water.

- (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.

The project will not require any water withdrawals or diversions.

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

The site is not within a 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.

The project will not require any discharge of waste material to surface waters.

b. Ground

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

No groundwater would 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.

The proposed development does not generate any waste materials, therefore, no materials will enter the ground or surface waters

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 increase in runoff would occur as a result of this project because the area is completely covered with impervious surface. Stormwater currently is handled by sheet flow.

- (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:

None proposed, as no change in impervious surface proposed.

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 for this proposal

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

None known

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

None proposed. The area of construction is a storage/parking area that is completely impervious and not amenable to the addition of vegetation

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: songbirds are in the wetland area to the south;
- Mammals: deer, bear, elk, beaver, other: mammals that are comfortable in suburban areas would be assumed to be present in the wetland area to the south and areas around Kelsey Creek.
- Fish: bass, salmon, trout, herring, shellfish, other:

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

None known

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

None known besides general bird migration throughout region

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

None are necessary, as this is an urbanized heavy commercial 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.

Electricity will be used for powering the radio equipment. A backup generator will be powered by diesel.

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:

The applicant will use energy efficient equipment as much as possible to minimize its operating expenses.

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.

The site will utilize lead acid batteries and a diesel generator for backup power. The batteries will be in a cabinet designed to prevent intrusion, leakage and overcharge. The generator fuel tank will have double walled construction for containment, and is designed with remote monitoring to warn of adverse events. Both will also be housed within a storage unit so that they will be further isolated and contained. +

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

None required, as this site is unmanned.

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

The batteries will be in a cabinet designed to prevent intrusion, leakage and overcharge. The generator fuel tank will have double walled construction for containment, and is designed with remote monitoring to warn of adverse events.

b. Noise

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

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.

Air conditioning units will be placed on the building exterior. These will produce low levels of noise similar to common residential air conditioning units on an intermittent basis. The generator will be tested on a weekly schedule for a period of approximately 30 minutes. This testing occurs around 10 AM every Wednesday.

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

None needed, as this site is within a heavy commercial area (Class B EDNA per WAC 173.60)

8. Land and Shoreline Use

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

The subject site and surrounding area are developed with various commercial uses.

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

The site has not been used for agriculture for at least 40 years.

- c. Describe any structures on the site.

There are 9 self-storage buildings and an area of paved vehicle storage on the site.

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

No structures will be demolished.

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

Bel Red Office Residential (BR-OR)

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

Bel Red Office Residential (BR-OR)

- 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.

No, none of the site is environmentally sensitive.

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

The site is unmanned. Site technicians would visit the site approximately once per month.

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

None

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

NA

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

The subject site is located in an area that offers several advantages related to screening and visual impacts. It is adjoined on the south by a wetland area and associated forest cover that will remain in place, thus providing screening from the south; it is adjoined on the east by a large elevation change that provides screening from the east; the areas west and north also have significant elevation changes that effectively screen both the storage facility and the proposed WCF from views in those areas.

The proposed WCF is being designed to fully enclose the proposed antennas thus minimizing its profile. Base station equipment will be enclosed within an existing storage unit. The proposed monopole will be painted dark bronze (Sherwin Williams SW7055 "Enduring Bronze"), and a shoebox light standard will be added to the pole exterior to closely emulate the existing parking lot light standards in the storage facility. +

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:

NA

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?

70 feet; material will be metal painted dark bronze. +

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

The proposed pole would be visible from the east and west. However, views are not considered significant

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

The proposed WCF is being designed to fully enclose the proposed antennas thus minimizing its profile. Base station equipment will be enclosed within an existing storage unit. The proposed monopole will be painted dark bronze (Sherwin Williams SW7055 "Enduring Bronze"), and a shoebox light standard will be added to the pole exterior to closely emulate the existing parking lot light standards in the storage facility.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
A standard shoe box style light fixture will be attached to the pole at the height of existing light poles in the parking area.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
No
- c. What existing off-site sources of light or glare may affect your proposal?
None, as the site is unmanned
- d. Proposed measures to reduce or control light or glare impacts, if any:
None proposed

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:
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.
None known
- b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.
None known
- c. Proposed measures to reduce or control impacts, if any:
NA

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.
Access to the site would be via secured driveway from 124th Ave NE
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
Transit service would not be utilized for the proposed use. However, transit stops are located nearby on 124th Ave NE and Northup Way.
- c. How many parking spaces would be completed project have? How many would the project eliminate?
No change

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.

Approximately 1-2 per month.

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

None proposed

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, as this site is unmanned

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.

Electricity and fiber optic service are required for operation of the site. It will be necessary to either trench or directionally bore to provide these services.

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... Madal G obo Verizon Wireless Date Submitted..... 08/08/2016

MB 9-8-16

