DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
11511 MAIN ST., 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.	09-108130-LB
Project Name/Address:	Eastside Torah Center 16199 Northup Way
Publish:	April 30, 2009
Minimum Comment Period:	May 14, 2009

Materials included in this Notice:

- [x] Blue Bulletin
- [x] Checklist
- [x] Vicinity Map
- [ ] Site Plan
- [ ] Other:

ENVIRONMENTAL CHECKLIST

4/18/02

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 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.

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.

RECEIVED
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PERMIT PROCESSING

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.

ENVIRONMENTAL CHECKLIST

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BACKGROUND INFORMATION

Property Owner: Eastside Torah Center

Proponent: Rabbi Farkash, Eastside Torah Center

Contact Person: Darla Reese, HBA Design Group, LLC
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 1721 Hewitt Avenue, Suite 401, Everett, WA 98201

Phone: (425) 252-2826

Proposal Title: Eastside Torah Center

Proposal Location: 16199 Northup Way, Bellevue, WA 98008

Cross streets before: Northup Way and 162nd Avenue NE, cross streets after: Northup Way and 164th Avenue NE.

Legal Description:

LOT 1, CITY OF BELLEVUE SHORT PLAT NUMBER 79-21, RECORDED UNDER RECORDING NUMBER 7906250824, IN KING COUNTY WASHINGTON.

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

Please attach an 8½" 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 Eastside Torah Center proposes to build a new religious facility consisting of a Torah Center, a Jewish synagogue and educational center on their approximately .75 acre site.

2. Acreage of site:

   The site is approximately .75 acres in size.

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

   Two structures in total will be demolished, a single-family residence and a barn with an attached carport.

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

One new building will be constructed.

5. Square footage of buildings to be demolished:

Existing single-family residence = 990 square feet, existing barn and carport = 1,928 square feet

6. Square footage of buildings to be constructed:

New building = 8,773 square feet

7. Quantity of earth movement (in cubic yards):

The proposed project will require approximately 1,000 CY of cut and 1,250 CY of fill. The proposed fill will include approximately 550 CY of parking lot and sidewalk surfacing material.

8. Proposed land use:

A new religious facility consisting of a Torah Center, a Jewish synagogue and an educational center.

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

Building Height: 30 feet
Number of Stories: 2 plus partial basement
Materials: Concrete and stucco

10. Other:

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

Site construction demolition and improvements will be scheduled for construction as soon as the applicant receives project/permit approval from the City of Bellevue.

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

No, there are no known future additions, expansions or further activity related to or connected with this proposal.

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

Preliminary/Construction Plans and Drainage Report by: HBA Design Group, LLC
SEPA Checklist by: HBA Design Group, LLC
Landscape Plan by: KLLA Landscape Architects
Geotechnical Report by: Geotech Consultants, Inc.
Architectural Plans by: Jeremy Miller Architects and Planners

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.

There are no known applications pending for government approvals of other proposals directly affecting the property covered by this proposal.

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.

SEPA Threshold Determination, Grading Permit, Demolition Permit Approval, Civil Engineered Construction Plan Approval, Water and Sewer Plan Approval, Building Permit Approval, Developer Extension Agreement Approval, Right-of-Way Use Permit Approval.

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 (underline one): flat, rolling, hilly, steep slopes, mountainous, other_____.

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

The entire site consists of slopes below 8%.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soil, specify them and note any prime farmland.

According to the geotechnical engineering study prepared for this property by Geotech Consultants, Inc, the general types of soils found on the site per their test pit excavations were glacial till soils. The SCS classification for the site is Alderwood gravelly sandy loam.

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

No, there are no surface indications or history of unstable soils in the immediate vicinity of the project site.

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

The applicant proposes approximately 1,000 CY of cut and 1,250 CY of fill. The purpose for the fill is to raise the site for road grades and to facilitate drainage of the property. All cut materials that meet structural fill standards will be reused onsite. All cut material exported from the site will be deposited at an approved location. All fill material imported to the property will also be from an approved location.

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

Yes, exposed surfaces during construction could be susceptible to erosion, though in very minor quantities.

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

Approximately 75% of the site will be covered with impervious surfaces after project construction. Proposed impervious surfaces for the site include: the proposed building, parking lot and sidewalks.

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

Erosion control measures needed during the site development will depend heavily on the weather conditions that are encountered. Per the geotechnical engineering study prepared for this project by Geotech Consultants, Inc., it is anticipate that a silt fence will be needed around the downslope sides and cleared areas. Rocked construction access roads should be extended into the site to reduce the amount of soil or mud carried of the property by trucks and equipment. Cut slopes and stockpiles should be covered with plastic during wet weather. Additional erosion control measures may be required depending on conditions encountered during construction.

2. AIR

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

Emissions will occur from equipment and construction dust on a temporary basis during construction. Emissions from vehicles entering and exiting the site would occur on a long-term basis.

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

No, there are no off-site sources of emissions or odor that may effect this proposal.

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

Dust control during construction including site watering and construction entrances will be used to mitigate impacts.

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, there are no surface water bodies on or in the immediate vicinity of the 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.

Not Applicable.

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.

The proposal will not require any surface water withdrawals or diversions.

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

No, the proposal does not lie 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.

No, the proposal does not involve discharge of waste materials to surface waters.

b. Ground:

1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities, if known.

No ground water will be withdrawn nor will water be discharged to ground water with the proposal of 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) is (are) expected to serve.

No waste material will be discharged into the ground from septic tanks or any other sources. The new building will be provided water and sewer services from the City of Bellevue.

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.

Runoff from the proposed project will consist of stormwater sheet flowing over the proposed roof, sidewalk and parking lot. Stormwater will be collected in an underground pipe detention system and released at pre-developed rates. Stormwater will be released to an existing stormwater sewer located southwest of the property within the existing private road.

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

No, waste materials will not enter ground or surface waters as the new building in this project will be provided water and sewer service from the City of Bellevue.

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

Temporary and permanent drainage facilities meeting County and State standards would be employed during construction and after development, as discussed previously.

4. PLANTS

a. Check or underline types of vegetation found on the site:

_X_ deciduous tree: alder, maple, aspen, other: fruit trees
_X_ evergreen tree: fir, cedar, pine, other
_X_ shrubs: native undergrowth
_X_ 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?

Native vegetation within proposed clearing limits will be removed as necessary in order to construct drainage facilities, new building pad, parking lot area, and walkways.

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

There are no known threatened or endangered plant species known to be on or near the project site.

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

The proposed landscaping utilizes native, highly adaptable, and other appropriate species of landscaping plants to enhance vegetation on the site.

5. ANIMALS

a. Underline 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, small rodents, other:

fish: bass, salmon, trout, herring, shellfish, other:

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

There are no known threatened or endangered animal species known to be on or near the project site.

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

Yes, the entire lowlands of the Puget Sound and Western Cascades are part of the Pacific Flyway. However, there is no significant habitat (feeding or resting grounds) provided on this site.

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

No measures are proposed to preserve of enhance wildlife with this application package.

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 needs? Describe whether it will be used for heating, manufacturing, etc.

Electricity and natural gas will be used to meet the completed project's energy needs.

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

This project would not affect the potential use of solar energy by adjacent properties.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

The proposed project will be constructed in conformance with the applicable building and energy codes.

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.

There are no environmental health hazards that could occur as a result of this proposal.

1) Describe special emergency services that might be required.

Emergency services typical of a development of this size and nature will be required.

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

Environmental health hazards are not expected in conjunction with the proposed commercial structure. The applicant proposes no measures to reduce or control environmental health hazards.

b. NOISE

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

Traffic along Northup Way and along the private road to the west of the site which is used to access an adjacent church and subdivision may have a small impact on this commercial project. However, these effects are expected to be minimal.

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

Short-term noise impacts would result from the use of construction equipment during daylight hours. At 200 feet from the area of construction, Leq would be approximately the following:

Activity	Leq (in decibles)
Clearing	71-72
Excavation	59-77
Foundations	65
Building Erection	60-72
Finishing	62-77

In the long-term, normal commercial noises such as those created by automobiles, landscaping equipment and parishioners entering and exiting the facility, can be expected.

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

Construction activities would comply with the City of Bellevue and Washington State laws with regards to noise levels.

8. LAND AND SHORELINE USE

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

A single-family residence and a barn with an attached carport currently exist on the site.
East: Single-family residences
South: New Single-family residential subdivision 'Sonara"
North: Northup Way and Single-family residences
West: Mormon Church

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

It is unknown if the site has been used for agriculture purposes in the past.

c. Describe any structures on the site.

One single-family residence and a barn with an attached carport currently exist on the site.

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

Yes, both the existing single-family residence and barn with attached carport will be demolished.

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

The current zoning classification of the site is R-3.5.

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

The current comprehensive plan designation of the site is Crossroads Subarea Plan – Planning District A, SF-M Single Family Medium density.

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 portion of the site has been classified as "environmentally sensitive" area.

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

On the average, three to five people will be in the building during the week. During worship on Sundays there might be 30-45 people attending on the average. Also on Sundays there will be classes for kids with about 12-15 attending on average and about three staff members.

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

Assuming three people per single-family residence, the completed project would displace a total of three people.

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

The applicant proposes no measures to avoid or reduce displacement impacts with the proposed project.

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

The site is currently designed to comply with the codes and requirements of the City of Bellevue. The project will be reviewed by the City of Bellevue for compliance with codes and policies prior to the issuance of development permits and prior to any site development work.

9. HOUSING

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

No new housing units are proposed for the site.

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

The existing single family residence and barn with attached carport will be demolished.

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

There are no measures proposed to reduce or control housing impacts because no houses are proposed with this project.

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?

Building Height: 30 feet
Numbers of stories: 2 plus partial basement
Materials: Concrete and stucco

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

Minimal views on the surrounding properties will be altered or obstructed with the proposed project.

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

The proposed commercial project meets the applicable, aesthetic development regulations and comprehensive plan guidelines of the City of Bellevue. Also, the Torah Center will provide ornamental landscaping that will be in conformance with the City of Bellevue UDC.

11. LIGHT AND GLARE

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

Light and glare will be produced by exterior parking lot lighting and interior commercial lighting, as well as vehicle headlights, during the early morning and evening hours when no other form of natural lighting is available.

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

Light and glare from the finished project would not result in a safety hazard or interfere with any views.

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

Vehicles traveling along Northup Way, the private drive to the west of the site and the internal parking lot may be minimal sources of light and glare.

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

Onsite landscaping may help minimize light and glare impacts.

12. RECREATION

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

The site is located approximately .43 miles from the Sherwood Forest Elementary School. Crossroads Park and Community Center is located to the south of this project site.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No existing recreational uses would be displaced by this project.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

The applicant proposes no measures to reduce or control impact fees on recreation.

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.

There are no known objects listed on, or proposed for, national, state or local preservation registers on or next to the site.

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

There are no known landmarks or evidence of historic, archaeological, scientific or cultural importance known to be on or near the site.

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

In the event that archaeological artifacts are discovered during grading of the site, activity in the area would be halted and a State Historic Preservation Officer would be contacted.

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 existing site is served by Northup Way along the northern site boundary. There is an existing private road on the west side of the site that the developed site will use for access. The private road accesses Northup Way.

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

The site is not currently served by public transit. However, there is a bus stop location located to the east and is about a block away at the intersection of 164th Avenue NE and Northup Way. This route is serviced by bus 230.

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

A total of 36 parking stalls including two handicap stalls will be provided on this project site.

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).

Frontage improvements will be required along Northup Way and shall include: a five-foot wide bike lane, storm drainage, curb, gutter, a four-foot wide landscape plant strip, and six-foot wide concrete sidewalk.

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

The project will not occur in the immediate vicinity of any water, rail or air transportation.

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

During the weekdays, approximately 12-15 vehicular trips in the morning (approximately 7 AM) and in the evening (7 PM in the spring, summer and fall) and around 5 PM or a bit earlier in the winter. Saturday – as this is technically a "walking shul" driving being forbidden on the Jewish Sabbath – but anywhere from 20-30 vehicular trips beginning around 9 AM and leaving around 1 PM.

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

Appropriate parking will be provided for this project per the City of Bellevue's regulations. Traffic impact fees will be paid in accordance with and as required by the City of Bellevue's land use code.

15. PUBLIC SERVICES

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

The project will result in an increased need for public services typical of a commercial development of this size.

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

Mitigation fees will be paid as a result of the project approval process.

16. UTILITIES

a. Underline utilities currently available at the site: <u>electricity</u>; <u>natural gas</u>; <u>water</u>; <u>refuse service</u>; <u>telephone</u>; <u>sanitary sewer</u>; 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:	Puget Sound Energy
Gas:	Puget Sound Energy
Water:	City of Bellevue
Sewer:	City of Bellevue
Refuse Service:	Allied Waste (Rabanco)
Telephone:	Verizon & Qwest

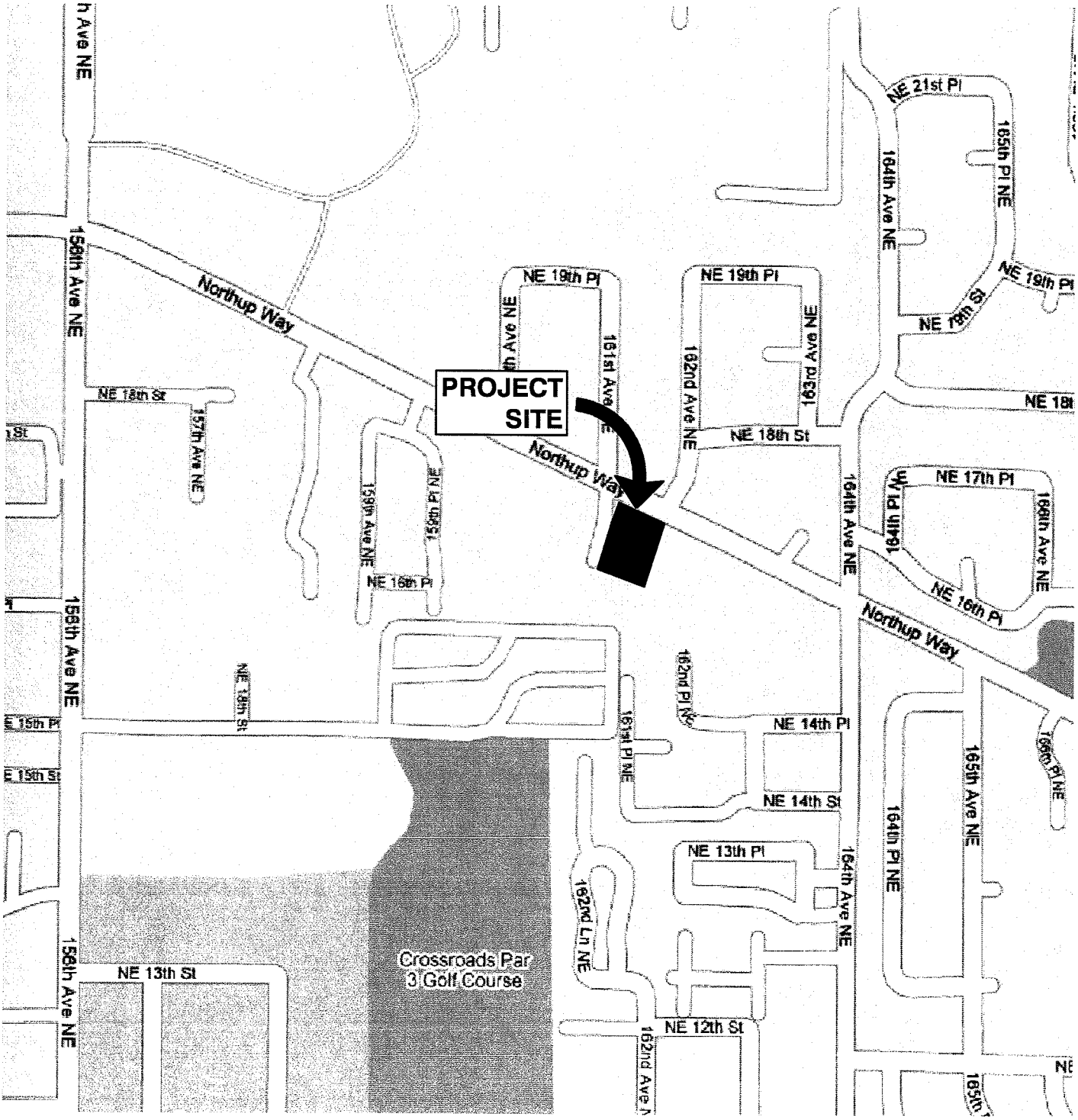
C. SIGNATURE

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: Darla Reese

Date Submitted: 3/24/09

EASTSIDE TORAH CENTER



VICINITY MAP

1"=500'

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