



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
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. 10-105559-LO
Project Name/Address: Kelsey Creek Culvert Replacement, 15015 Main Street
Planner/Phone: Mike Upston/ 425-452-2970
Minimum Comment Period: 4/1/10 (5:00 pm)

Materials included in this Notice:

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

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: Franklin West, LLC

Proponent: Costco Wholesale c/o Barghausen Consulting Engineers, Inc

Contact Person: David Segal, P.E.

(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 18215 – 72nd Avenue South, Kent, WA 98032

Phone: (425) 251-6222

Proposal Title: Kelsey Creek Culvert Replacement

Proposal Location: 15015 Main Street, Bellevue, WA
Cross Street: 148th Avenue N.E.

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

Lots 1 and 3 of City of Bellevue Short Plat No. 96-8990, according to short plat recorded March 9, 1998 under Recording No. 9803099020 in King County, Washington.

Please attach an 8 1/2- by 11-inch vicinity map that accurately locates the proposal site.

Please see attached Vicinity Map

Give an accurate, brief description of the proposal's scope and nature:

1. General description: Replace the existing Kelsey Creek concrete and timber culvert with an improved arch culvert cap and related appurtenances.
2. Acreage of site: Project area of 0.57 acres (24,742 square feet) within an overall site of 15.25 acres (664,725 square feet)
3. Number of dwelling units/buildings to be demolished: Not applicable
4. Number of dwelling units/buildings to be constructed: Not applicable
5. Square footage of buildings to be demolished: Not applicable
6. Square footage of buildings to be constructed: Not applicable
7. Quantity of earth movement (in cubic yards): Approximately 4,100 cubic yards of cut and 2,100 cubic yards of fill.
8. Proposed land use: No change to existing retail commercial center.
9. Design features, including building height, number of stories and proposed exterior materials: Not applicable.
10. Other: Not applicable.

Received
FEB 10 2010
Permit Processing

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

Upon approval and issuance of all applicable approvals and permits construction will begin. The construction of this project will occur in one phase consisting of approximately 60 days. Work is expected to occur between July 1, 2010 and September 15, 2010.

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

Redevelopment of the existing retail commercial center will occur under separate application(s).

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

- Kelsey Creek Mitigation prepared by Sewall Wetland Consulting, Inc. together with A.C. Kindig & Co. dated October 12, 2009.
- Draft Geotechnical Report prepared by Kleinfelder dated July 27, 2007.
- Stormwater Pollution Prevention Plan prepared by Barghausen Consulting Engineers, Inc. dated February 8, 2010.
- Storm Drainage Report prepared by Barghausen Consulting Engineers, Inc. dated February 8, 2010.
- Culvert replacement plans prepared by Barghausen Consulting Engineers, Inc. dated February 8, 2010
 - Storm Drainage and Culvert Replacement Plans (Sheets U1 through U5 of 5)
 - Temporary Erosion Control, Demolition, and Control Culvert Reinforcement and Grading Plans (Sheets C1 through C4 of 4)
 - Landscape Planting Plans (Sheets L1 through L4 of 4)
- ALTA/ACSM Land Title Survey prepared by Barghausen Consulting Engineers, Inc. dated April 20, 2007

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.

- The City of Bellevue is currently processing a Concomitant Rezone Agreement for the property under File No. 09-113801LQ

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.

LOCAL

City of Bellevue

- SEPA Threshold Determination
- Critical Areas Land Use Permit
- Utilities Developer Extension Agreement

- Clearing and Grading Permit
- Demolition Permit
- Building Permit

REGIONAL

Puget Sound Clean Air Agency

- Demolition Permit

Washington State Department of Fish and Wildlife

- Hydraulic Project Approval (HPA)

Washington State Department of Ecology

- National Pollutant Discharge Elimination System (NPDES)

FEDERAL

- None

Please provide one or more of the following exhibits, if applicable to your proposal. (Please check appropriate box(es) for exhibits submitted with your proposal):

- Land Use Reclassification (rezone) Map of existing and proposed zoning
- Preliminary Plat or Planned Unit Development
- Preliminary plat map
- Clearing & Grading Permit
 - Plan of existing and proposed grading
 - Development plans
- Building Permit (or Design Review)
 - Site plan
 - Clearing & grading plan
- Shoreline Management Permit
 - Site plan

A. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site: Flat Rolling Hilly Steep Slopes Mountains
 Other

The majority of the site is relatively flat, with a central low point consisting of the Kelsey Creek culvert. There is a fairly steep localized slope within an existing landscape buffer along the eastern property line.

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

The steepest portion of the site is an approximate 50 percent slope within the eastern property line buffer described above. However, the overall grade of the site is approximately one to two percent.

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

Please see attached Draft Geotechnical Report prepared by Kleinfelder. Generally, the site is underlain with fill, an upper loose/soft alluvial zone, a lower denser/stiffer alluvial zone, and glacial till.

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

None to our knowledge

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

Approximately 4,100 cubic yards of cut and 2,100 cubic yards of fill will be moved to excavate the existing structure and to backfill the new culvert. Structural fill will be imported from an approved source.

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

Air and water erosion of soils during grading and filling is a possibility, but is not anticipated to be significant.

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

The site is currently covered by approximately 95-percent impervious area. This percentage will be decreased by approximately 5,000 new square feet of pervious area after project completion to 94-percent coverage.

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

A Temporary Erosion and Sedimentation Control plan (TESC) has been designed and will be implemented in accordance with City of Bellevue standards. The TESC plan will provide Best Management Practices including:

- Areas to be cleared, grubbed, and exposed at one time will be kept to the smallest area possible.
- All temporary erosion control measures shall be checked and updated, as needed, at the end of each work week and immediately following each rain event.
- Catch basin inserts shall be placed in all adjacent and on-site catch basins during construction.
- All temporary siltation and erosion controls shall be maintained in a satisfactory condition until construction completion.

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.

The project may result in an increase in minor emissions to the air during construction however, following construction completion. No change to the existing ambient emissions are expected.

During construction, there will be construction equipment exhaust that will be emitted from vehicles using gasoline or diesel fuels. These emissions will be temporary in nature and, in our opinion, will not have a lasting or harmful affect on the project or adjacent properties. There may also be airborne dust particles affecting air quality, principally during the grading and filling phase of the project. The amount of airborne dust particles is anticipated to be minimal.

Following construction, it is anticipated that any emissions will return to pre-construction levels.

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

The only off-site source of emissions or odor that may affect this project would include exhaust emissions from vehicles travelling on the abutting street, but these are not expected to impact the project.

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

Measures to reduce or control emissions during construction will include the use of Best Management Practices outlined in the temporary erosion control plan to be prepared for this project.

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.

Kelsey Creek. Please see the attached Storm Drainage Report prepared by Barghausen Consulting Engineers, Inc., dated February 8, 2010.

- (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.

Yes. The existing concrete and timber box culvert replacement will occur above the ordinary high-water mark of Kelsey Creek. Please see the attached development plans prepared by Barghausen Consulting Engineers, Inc. dated February 8, 2010.

- (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.

Yes, the box culvert replacement will include the temporary diversion of Kelsey Creek. Rock bag dams will be placed at the head and tail of the project area. The water will be pumped through a 12-inch pipe for short periods during construction;

however, the majority of the time, Kelsey Creek will flow in a temporary 24-inch culvert.

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

No. According to the Flood Insurance Rate Map for King County, Washington and Incorporated Areas, Panel 657 of 1725, Map No. 53033C0657 F, map revised June 3, 2004 to reflect Letter of Map Revision, the project area is located in Zone X areas outside the 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

b. Ground

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

Dewatering of the project area may be possible/necessary during construction.

- (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.

Not applicable.

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.

There will be no discernable change in the source of runoff after project completion. The site is located in the Kelsey Creek Basin within the Lake Washington Watershed. All surface runoff within this area flows to Lake Washington.

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

Ground or surface water impacts are unlikely to occur with this project; however, impacts are possible without the mitigation measures described in Item No. 3d.

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

There are a variety of measures proposed to reduce or control surface and runoff water impacts. In summary:

During Construction:

- A Stormwater Pollution Prevention Plan (SWPPP) has been prepared and will be approved prior to construction. The SWPPP will be implemented and maintained throughout construction.

- As part of the SWPPP, a temporary sedimentation and erosion control plan has been prepared and will be approved prior to construction and will be satisfactorily maintained until construction is completed and the potential for on-site erosion has passed.

Following Construction:

- The functional width of the new arch culvert will be wider than the existing box culvert and upstream channel providing additional stormwater conveyance capacity.

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, bullrush, 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.

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

None to our knowledge

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

We have prepared professionally designed landscape planting of the new approximately 5,000 square feet in planting area. These plantings have been designed in accordance with City of Bellevue standards. The planting design incorporates a variety of planting materials, including trees, shrubs, and groundcover. The landscape areas will be irrigated to ensure establishment and survival of the plantings.

5. ANIMALS

a. Check or circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

- Birds: hawk, heron, eagle, songbirds, other
- Mammals: deer, bear, elk, beaver, other
- Fish: bass, salmon, trout, herring, shellfish, other

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

According to the Kelsey Creek Daylighting Feasibility Analysis, Chinook salmon of the Puget Sound Evolutionarily Significant Unit (ESU) are known to pass through the project site. Please see the attached analysis.

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

The Pacific Flyway, which encompasses the majority of the state, is a migratory route for waterfowl.

The subject section of Kelsey Creek is a migratory corridor for fish between the adjacent downstream and upstream habitats. Please see the attached Kelsey Creek Daylighting Feasibility Analysis.

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

The provision of landscape planting areas will continue to provide a small habitat area for songbirds and other small animals that live within this suburban area.

The new arch culvert has been designed in accordance with the Washington State Department of Fish and Wildlife fish passage requirements to enhance this migratory corridor for fish.

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.

None.

- 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:

None.

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.

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

No special emergency services are anticipated to be required for the completed project.

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

None.

b. Noise

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

Ambient noise from the surrounding neighborhood includes vehicles travelling on the adjacent roadway and incidental sound associated with retail commercial and office uses, none of which are expected to affect the completed project.

- (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 hours noise would come from the site.

On a short term basis, it is possible that the construction activities will generate noise due to construction equipment, power tools, and grading equipment. Following construction, noise levels are expected to return to current ambient levels.

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

The project will implement the City of Bellevue construction noise mitigation measures including adherence to allowed construction hours.

8. Land and Shoreline Use

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

The site is currently developed with a retail commercial center. Surrounding uses include:

North: Retail Commercial, Office, and Multi-Family Residential

South: Lake Hills Greenbelt Park

East: Residential

West: Retail Commercial

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

Not to our knowledge.

- c. Describe any structures on the site.

Retail commercial center

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

No aboveground structures will be demolished.

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

Community Business, CB.

- f. What is the current comprehensive plan designation of the site?
Community Business, CB.
- 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.
None to our knowledge.
- i. Approximately how many people would reside or work in the completed project?
Not applicable.
- j. Approximately how many people would the completed project displace?
None.
- k. Proposed measures to avoid or reduce displacement impacts, if any:
None.
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
None.

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?
The project does not include any aboveground structures.

- 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?

No light or glare is expected to occur from construction activities. Following construction, no lighting impacts will occur as a result of the project.

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

Light and glare is not anticipated to be a safety hazard or interfere with views.

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

Existing off-site sources of light include street lighting and headlamps from vehicles on the adjacent roadway. These are not expected to adversely affect this project.

- 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?

Lake Hills Greenbelt Park is located immediately south of the project area.

- 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:

None.

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 to our knowledge.

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

None to our knowledge.

- 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:

The site is served by Main Street and 148th Avenue N.E. No change to the existing driveways or site circulation will occur with this project.

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

Yes.

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

No change to existing.

- 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).

None.

- 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.

None.

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

None.

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.

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

None are proposed.

16. Utilities

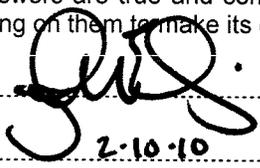
a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

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.

None.

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 2-10-10

Kelsey Creek Culvert Replacement
15015 Main Street
10-105559-LO

