DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Avenue NE, P.O. BOX 90012
BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Ara Manoogian / Trend Imports

LOCATION OF PROPOSAL: 14014 Bel Red Road NE

DESCRIPTION OF PROPOSAL: The proposal is for excavating, inerting and removing three (3) underground fuel storage tanks and replacing the tanks with approximately 700 cubic yards of structural fill and an asphalt surface to match existing.

FILE NUMBER: **10-117441-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 **September 23, 2010**.
- ☐ 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This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information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.

_____ September 9, 2010
Environmental Coordinator Date

OTHERS TO RECEIVE THIS DOCUMENT:
State Department of Fish and Wildlife
State Department of Ecology, Shoreline Planner N.W. Region
Army Corps of Engineers
Attorney General
Muckleshoot Indian Tribe

Ken Thiem.

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: Ara Manoogian & Paula Donabedian

Proponent: Avalon Management, Inc.

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

Address: 12727 Northup Way #23
Bellevue, Wa 98005

Phone: 206.310.5127

Proposal Title:

Proposal Location: 14014 NE Bellevue-Redmond RD, Bellevue, Wa 98007
(Street address and nearest cross street or intersection) Provide a legal description if available.

Please attach an 8 ½" x 11" vicinity map that accurately locates the proposal site.

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

1. General description: Removal of underground fuel Storage Tanks.
2. Acreage of site: 0.78 acre
3. Number of dwelling units/buildings to be demolished: N/A
4. Number of dwelling units/buildings to be constructed: N/A
5. Square footage of buildings to be demolished: N/A
6. Square footage of buildings to be constructed: N/A
7. Quantity of earth movement (in cubic yards):
8. Proposed land use: N/A
9. Design features, including building height, number of stories and proposed exterior materials: N/A
10. Other —

Received
JUL 07 2010
Permit Processing

Estimated date of completion of the proposal or timing of phasing: One (1) week

Changes to the structures & site layout are not part of this application

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. ~~Project activity leads to opening of auto sales lot.~~

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

Site is adj. accent to a Type F, Fish-bearing stream

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.

Not at this time.

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.

Department of Ecology 30 day notice to remove three (3) underground storage tanks.

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)? 1 %

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.

clay / Sand

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.

Replace 700 cubic yrd of compactable / structural soil for removal of 30,000 gal of U.S.T.

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

~~No~~ yes, potential for erosion

Erosion control per C+G Permit and C+G Inspector BCC 23.76

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

100% replacement of existing project area impervious surface. aprox = 40' x 50' area

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

Excavated soils will be covered with visqueen and straw bails.

See above

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.

Typical use of one track hoe to escavate and remove tanks then back-fill.

During construction emissions from motorized const. equipment & vehicles, dust during grading. After construction emissions from vehicles BCC 23.76

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

None

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

None

Construction dust suppressant measures per BCC 23.76 (Blr. & Grade Code)

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

Yes, Type F stream. Tributary to Kelsy Creek.

The on-site creek is Valley Creek, Type F

appropriate, state what stream or river it flows into.

Kelsey Creek

Valley Creek to Kelsey Creek which discharges into Mercer Slough and eventually Lake Washington LUL 20.25H.075

(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, see attached plans. Removal of tanks will occur in the south west of the site. Excavation of 40'x50' area~~

See project file for plans. This work is limited to the area from which the underground tanks were removed.

(3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None

(4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No

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

See site plan

(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.

No Discharge

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. N/o new sources of run off from site. Water will flow consistent with existing storm drainage system.

(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: Excavated soil will be contained with bails of straw and covered with visqueen. The site is subject to seasonal restrictions. Std erosion control measures will be req'd per BCC 23.76

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

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:

None

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: Known to Bellevue area in general

☐ Mammals: deer, bear, elk, beaver, other:

☒ Fish: bass, salmon, trout, herring, shellfish, other:

Type F Stream per Mapstem

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

None

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

No

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

N/A

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.

N/A

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:

N/A

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.

A marine chemist will inert the UST to address any concern for health hazards or exposure to chemicals.

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

None

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

After the tanks have been treated by the marine chemist on site. The tanks will be transported to a remote & safe location for disposal.

b. Noise

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

None

Construction Noise (vehicles equip. hammering & sawing)

(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. On a short term basis, low levels of noise consistent with the removal of U.S.T. would occur during times specified by the City of Bellevue for such work.

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

None

Truck traffic Noise and construction Noise per City's Noise Ord. BCC 9.18

8. Land and Shoreline Use

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

The site is currently not in use. Adjacent properties are commercial in tracts.

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

No

c. Describe any structures on the site.

Stick framed service station.

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

No

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

BR-CR

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

the site is designated BR-CR

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

N/A

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

Stream & Buffer

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

Ø

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

None

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

N/A

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

N/A

9. Housing

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

N/A

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

N/A

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

N/A

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

N/A

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

None

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

N/A

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?

No

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:

N/A

12. Recreation

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

Highland Park and Community Center is located approximately 100' East of the site.

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:

N/A

13. Historic and Cultural Preservation

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

No

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

None

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

N/A

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. 140th Ave on the West and Bell-Red RD. on the South of the site. No change to existing access to street.

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

Nearest transit stop is 660' away across Bell-Red Rd.

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

N/A

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. N/A

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

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.
N/A

16. Utilities

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

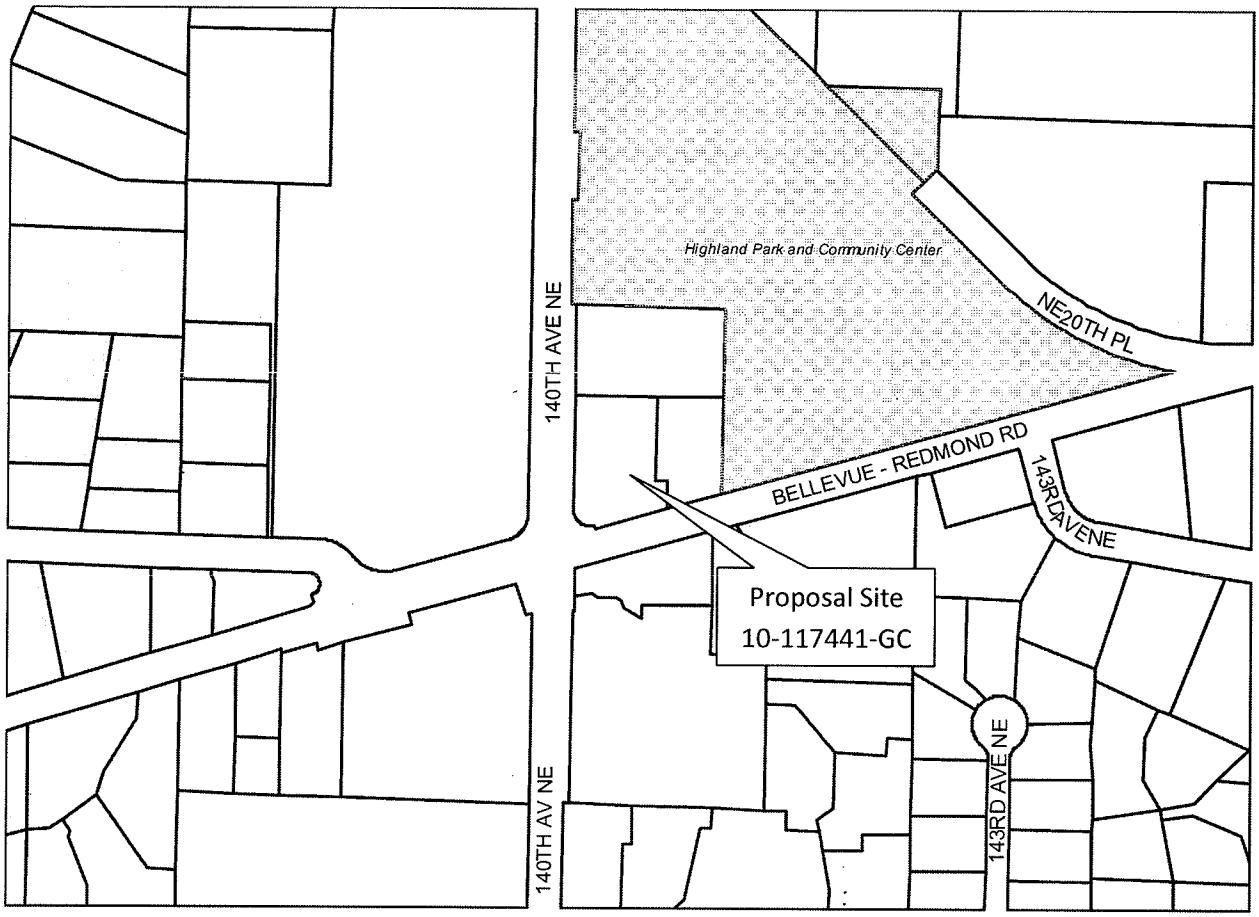
b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.
N/A

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.....5-17-10.....

Ara Manoogian / Trend Imports

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