



DEVELOPMENT SERVICES DEPARTMENT  
ENVIRONMENTAL COORDINATOR  
450 110<sup>TH</sup> AVENUE 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. 11-104748 LD  
Project Name/Address: Wade's Gun Shop  
13570 NE Bel-Red Road, Bellevue, WA  
Planner: Toni Pratt  
Phone Number: (425) 452-5374

**Minimum Comment Period Ends: March 31, 2011**

Materials included in this Notice:

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

Sonipratt  
3/10/11  
27

**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 1/2" x 11 vicinity map which accurately locates the proposed site. Received**

MAR 01 2011

**BACKGROUND INFORMATION**

Property Owner: WADE GAUGHTRAN

Proponent: WADE GAUGHTRAN

Contact Person: JOHN MORAN, RUTH-PARR/MORAN ARCHITECTS, L.L.C.  
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 2200 - 6th AVE, SUITE 780  
SEATTLE, WA. 98121

Phone: (206) 349-4001 EMAIL - JOHN.M@RUTH-PARR.COM

Proposal Title: GAUGHTRAN BUILDING ADDITION

Proposal Location: 13570 BEL-RED ROAD, BELLEVUE, WA. 98005  
(Street address and nearest cross street or intersection) Provide a legal description if available.

Please attach an 8 1/2" x 11" vicinity map that accurately locates the proposal site.

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

1. General description: BUILD A 2<sup>ND</sup> STORY GYM ADDITION WITH A FLAT ROOF OVER A PORTION OF AN EXISTING CONCRETE TILT-UP BUILDING WITH A FLAT ROOF.
2. Acreage of site: 1.37 ACRES
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: NONE
6. Square footage of buildings to be constructed: 9,840 sq. ft. GROSS FLOOR AREA
7. Quantity of earth movement (in cubic yards): NONE
8. Proposed land use: SHOOTING RANGE & RETAIL SHOP.
9. Design features, including building height, number of stories and proposed exterior materials:  
ADD A 2<sup>ND</sup> STORY ABOVE THE SOUTH PORTION OF THE EXISTING ONE-STORY BUILDING. EXISTING IS A FLAT ROOF OVER 17' HIGH CONCRETE-TILT-UP WALLS TO WHICH WILL BE ADDED 15'-10 1/2" CONCRETE MASONRY UNIT WALLS AND A NEW FLAT ROOF.
10. Other  
NONE

Estimated date of completion of the proposal or timing of phasing: APRIL 2012

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. NO

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

NONE. IING STUDY ANALYSIS PREPARED BY  
... , FEX, DATED JULY 9, 2010

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.

NO APPLICATIONS PENDING

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 - ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING,  
ELECTRICAL, DESIGN REVIEW, UTILITY DEVELOPER EXTENSION  
AGREEMENT - RIGHT-OF-WAY USE PERMIT.

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 NOT REQ'D
- 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)? 6% 1 VERT : 1.5 HORIZ  
RETAINING WALL @ SOUTH SIDEWALK  
& @ NEW CORNER

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.  
FILL AND LOOSE SOILS OVERLAY DENSE, GLACIALLY COMPRESSED GRAVELLY SILTY SAND (GLACIAL TILL). PER GEOTECH CONSULTANTS, INC. LETTER DATED NOV. 22, 2010 ALL EXISTING FOOTINGS BEAR ON GLACIAL TILL.

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

NONE

of fill.

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

NO CLEARING, NO EROSION.

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

69.8%

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

COVER STORM INLET GRATES W/ EROSION CONTROL FABRIC.

## 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.

GENERAL CONSTRUCTION VEHICULAR EMISSIONS - DIESEL & GASOLINE PLUS CONSTRUCTION WORKERS COMING & GOING.

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

NO

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

EXPANDING THE EXISTING FACILITY ON SITE RATHER THAN BUILDING NEW ELSEWHERE MINIMIZES EMISSIONS.

## 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

(2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If Yes, please describe and attach available plans.

NO

- (3) Estimate the amount and dredge material that would be placed 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.

No

- (6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

b. Ground

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

No

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

NONE

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.

STORM WATER FROM THE ROOF WILL BE DIVERTED TO INFILTRATION SYSTEMS IN THE LANDSCAPE DREAS.

(2) Could waste material 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:  
SEE C (1) ABOVE.

#### 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?

6 CRABAPPLE TREES REMOVED, 3 6" CALIPER, 2 8" CALIPER,  
1 10" CALIPER. SOME NY WILL BE REMOVED AS WELL.

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:

15% OF THE NEW LANDSCAPING WILL BE NATIVE SPECIES:  
KINNINNICK, SALAL & SWORD FERNS.

#### 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: ROBIN, BLUE JAYS, CROWS

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.

NONE

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

NO

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

## 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.

ELECTRIC & GAS.

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:

WALL AND DOOR INSUL IN COMPLIANCE WITH WA. STATE ENERGY CODE.

## 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.

NONE

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

AID CARS IN THE EVENT OF ACCIDENTAL FIREARM DISCHARGE. NORMAL SERVICES FOR A COMMERCIAL BUILDING

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

SPECIAL HVAC FILTERS TO REMOVE LEAD & GUN SHOT RESIDUE FROM THE AIR.

## 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.

ORDINARY TRAFFIC AND CONSTRUCTION RELATED NOISE DURING CONSTRUCTION.

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

CMU WALLS & WALL & CEILING INSULATION.

## 8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties? CURRENT USE: SHOOTING RANGE  
ADJACENT: N - OFFICE S - OFFICE  
E - SELF STORAGE W - RETAIL STRIP MALL & OFFICE  
RETAIL

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

POSSIBLY 50+ YEARS AGO

c. Describe any structures on the site.

A N EXISTING SHOOTING RANGE AND RETAIL OUTLET.

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

NO. A PORTABLE COFFEE STAND WILL BE MOVED TO ANOTHER SITE.

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

ER - CR

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

BEL-RED COMMERCIAL/RESIDENTIAL SUBAREA

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.

NO

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

4 WORKERS

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

NONE - ADDITIONAL WORKERS WILL BE ADDED

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

NONE

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

EXPANSION OF EXISTING USE.

NEIGHBORS ALREADY USED TO FACILITY IN PLACE.

## 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?

36'-8" / EXISTING: CONCRETE TILT-UP  
NEW: CONCRETE BLOCK

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

NONE

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

BLEND NEW WITH EXISTING BY REPEATING REVEAL PATTERNS OF EXISTING BUILDING USING RAISED STEEL ANGLES AND PLST BARS PAINTED A CONTRASTING COLOR.

## 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 - NO NEW SITE LIGHTING WILL BE ADDED FOR THIS PROPOSAL

- 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:

NO WINDOWS IN NEW ADDITION.

## 12. Recreation

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

NONE BESIDES THIS FACILITY THAT CAN BE USED FOR RECREATIONAL TARGET PRACTICE.

- 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:

EXPANDED FACILITY WILL INCREASE RECREATIONAL TARGET PRACTICE OPPORTUNITIES.

## 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:

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.

DEL-RED ROAD BORDERS SOUTH SIDE OF PROPERTY. SIDEWALKS ARE CURRENTLY PROVIDED TO DEL-RED.

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

YES. ALONG DEL-RED ROAD.

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

66 SPACES @ COMPLETION. 62 SPACES CURRENTLY ON SITE  
4 NEW SPACES TO BE ADDED

- 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

VEHICULAR TRIPS UNKNOWN. PER ATTACHED PARKING ANALYSIS, ONLY 4 NEW STALLS

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

NONE

ARE REQUIRED TO ACCOMMODATE THE INCREASED FACILITY CAPACITY.

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.

A LARGER BUILDING LOGICALLY REQUIRES ADDITIONAL EMERGENCY SERVICES - FIRE, POLICE & MEDICAL AID. ADDING TO A FACILITY AS WE ARE DOING RATHER THAN BUILDING NEW MINIMIZES THE POTENTIAL IMPACT ON THOSE SERVICES. THE EXPANDED FACILITY WILL NOT BE THE TALLEST OR LARGEST BUILDING IN THE ARE SO ADDITIONAL EQUIPMENT WILL NOT BE NECESSARY

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

NONE OTHER THAN ADDING TO RATHER THAN BUILDING NEW.

NO SCHOOL IMPACT.

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.

NO NEW UTILITIES ARE PROPOSED. THE EXISTING BUILDING WAS BUILT WITH THE INTENT TO EXPAND AS PROPOSED.

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: James Anderson
Date Submitted:



### Orthophoto Map



City of Bellevue  
 Information Technology  
 Geographic Information Services  
 March 10, 2011  
 Orthophotos flown March 2005

This map is derived from the Bellevue Geographic Information System and designed for City staff use. It is not guaranteed accurate.

If you have specific questions concerning information contained on this map please contact the department shown.

-  Parcel
-  School
-  Park
-  City Limit



LOCINITY MAP