



DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110TH 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. 11-114019 LA
Project Name/Address: Eastside Learning Community, Inc.
12443 NE Bel-Red Road Bellevue, WA
Planner: Toni Pratt
Phone Number: 425-452-5374

Minimum Comment Period Ends: June 30, 2011

Materials included in this Notice:

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

Doni Pratt
6/9/11

ENVIRONMENTAL CHECKLIST

10/9/2009

Thank you in advance for your cooperation and adherence to these procedures. If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call Development Services (425-452-6800) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

INTRODUCTION**Purpose of the Checklist:**

The State Environmental Policy Act (SEPA), Chapter 43.21c RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the City of Bellevue identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the City decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Answer the questions briefly, with the most precise information known, or give the best description you can. You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer or if a question does not apply to your proposal, write "do not know" or "does not apply." Giving complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the Planner in the Permit Center can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. Include reference to any reports on studies that you are aware of which are relevant to the answers you provide. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impacts.

Use of a Checklist for Nonproject Proposals: *A nonproject proposal includes plans, policies, and programs where actions are different or broader than a single site-specific proposal.*

For nonproject proposals, complete the Environmental Checklist even though you may answer "does not apply" to most questions. In addition, complete the Supplemental Sheet for Nonproject Actions available from Permit Processing.

For nonproject actions, the references in the checklist to the words *project*, *applicant*, and *property* or *site* should be read as *proposal*, *proposer*, and *affected geographic area*, respectively.

Attach an 8 ½" x 11 vicinity map which accurately locates the proposed site.

BACKGROUND INFORMATION

Property Owner: William R. Sternoff / Robert E. Sternoff

Proponent:

Contact Person: Cynthia Olsen

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

Address: 13883 218th Ave, Woodinville, WA 98077

Phone: 425-864-1072

Proposal Title:

Proposal Location:

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

124th Ave NE and Bell-Red Road

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: NO construction

1. General description: Change tutoring center to a alternative middle school
2. Acreage of site:
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: existing commercial building
7. Quantity of earth movement (in cubic yards): None
8. Proposed land use:
9. Design features, including building height, number of stories and proposed exterior materials: Existing Commercial one story building
10. Other

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

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, this is an existing one story commercial building.

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known.

None that we know of. This is an existing one story commercial building.

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.

Do not know

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

Does not apply.
This is an existing one story commercial building

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)? 0

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.

This is an existing one story commercial building.

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

Not to our knowledge.

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

None, this is an existing one story commercial building

of fill.

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

NO CONSTRUCTION. This is an existing one story commercial building.

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

NO CONSTRUCTION. This is an existing one story commercial building.

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

Does not apply. This is an existing one story commercial building.

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.

Does not apply. NO CONSTRUCTION. This is an existing one story commercial building.

- 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:

Our business encourages carpooling & public transit.

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.

NOT TO OUR KNOWLEDGE. This is an existing one story commercial building.

- (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, there is no construction. This is an existing one story commercial building.

- (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.

Does not apply. There is no construction. This is an existing one story building.

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

No. There is no construction. This is an existing one story building.

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

Not to our knowledge.

- (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, there is no construction proposed. This is an existing one story commercial building.

b. Ground

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

No, there is no construction proposed. This is an existing one story commercial building.

- (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.

Do not know

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.

This is an existing one story commercial building

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

NOT to our knowledge. This is an existing one story commercial building.

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

None. This is an existing one story commercial building

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. This is an existing one story commercial building.

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

None to our knowledge. This is an existing one story commercial building.

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

None. landscape is fully in place. This is an existing one story commercial building.

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: Crows
- Mammals: deer, bear, elk, beaver, other:

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

Do not know.

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

None to our knowledge.

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

Not to our knowledge.

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

Do not know.

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.

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

No, this is an existing one story commercial building.

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:

This is an existing one story building. The interior is painted a light color to promote natural daylight.

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.

Do not know.

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

None, this is an existing one story commercial building.

b. Noise

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

Traffic along 124th Ave NE & Bel-Red Road, but it does not affect us. This is an existing one story commercial building.

(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.

Traffic associated with the school. Hours of operation are 8am - 4pm, Monday - Friday. Students are here 8:30am - 3:00pm (Monday - Friday).

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

Blow down signs and cones are placed in the front of our unit.

8. Land and Shoreline Use

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

DO NOT KNOW

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

NOT TO OUR KNOWLEDGE

c. Describe any structures on the site.

EXISTING ONE STORY COMMERCIAL BUILDING

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

NO

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

DO NOT KNOW

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

DO NOT KNOW

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

DOES NOT APPLY

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

NOT TO OUR KNOWLEDGE. THERE IS NO CONSTRUCTION.

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

DO NOT KNOW

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

0

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

DOES NOT APPLY.

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

DO NOT KNOW

9. Housing

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

Does not apply. This is an existing one story commercial building.

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

Does not apply. This is an existing one story commercial building.

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

Does not apply. This is an existing one story commercial building.

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?

No structure is proposed. This is an existing one story commercial building.

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

None. This is an existing one story commercial building.

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

This is an existing one story commercial building.

11. Light and Glare

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

Existing interior lights and existing exterior lights.

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

No, this is an existing one story commercial building.

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

None to our knowledge.

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

Existing Window blinds.

12. Recreation

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

Do not know

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:

Do not know

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 to our knowledge

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

Does not apply

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.

Do not know.

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

Do not know.

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

No, parking will be eliminated. This is an existing one story commercial building.

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. This is an existing one story commercial building

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

No. This is an existing one story commercial building

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

Do not know

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

Business will encourage carpooling and use of public transit.

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.

Do not know

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

Do not know

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.

This is an existing one story commercial building.

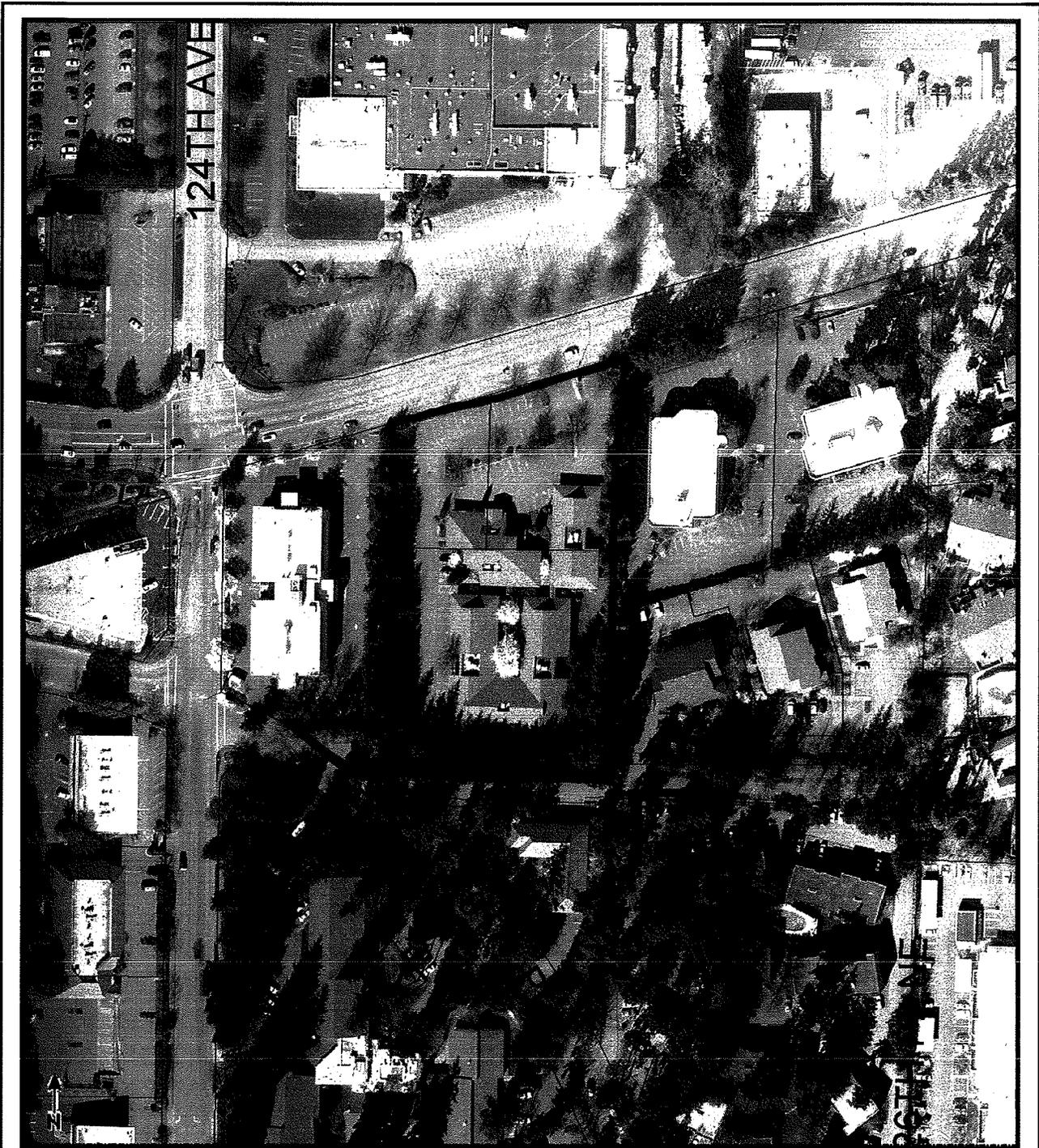
Signature

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.

We have consulted with our property manager Cynthia Olsen to answer these questions to the best of our knowledge

Signature..... [Handwritten Signature]

Date Submitted.....



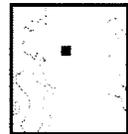
City of Bellevue
 Information Technology
 Geographic Information Services
 June 09, 2011
 Orthophotos flown March 2005

Orthophoto Map

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