



DEVELOPMENT SERVICES DEPARTMENT
 ENVIRONMENTAL COORDINATOR
 450 100th Ave NE., P.O. BOX 90012
 BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Alan Chiang with Transystems Inc. for Safeway Inc.

LOCATION OF PROPOSAL: 1635 NE 24th Street

NAME & DESCRIPTION OF PROPOSAL:

Bellevue Safeway Dairy and Ice Cream Plant Parking Lot Reconfiguration – Applicant is proposing to reconfigure the existing parking lot space to create a new employee-only personal vehicle access off of 120th Ave NE and upgrade certain portions of the parking lot surface to accommodate truck traffic and parking. The proposal also includes the creation of number of bioretention rain gardens to be used as on-site stormwater management facilities and parking lot landscaping.

FILE NUMBER: 11-114027-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 Development Services Department. 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 July 28, 2011.
- 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This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information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.

Lyndee R. Davis
 Environmental Coordinator

July 14, 2011
 Date

OTHERS TO RECEIVE THIS DOCUMENT:

State Department of Fish and Wildlife
 State Department of Ecology,
 Army Corps of Engineers
 Attorney General
 Muckleshoot Indian Tribe

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: Safeway

Proponent:

Contact Person: Alan Chiang - TranSystems

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

Address: 505 14th St. Suite 1000, Oakland, CA 94612

Phone: 510-835-9923

Reviewed under Bellevue Clearing and Grading Permit # 11-114027-GC
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Proposal Title: 2011 Life Cycle Replacement Paving

Proposal Location: 1635 124th NE Ave, Bellevue WA Nearest Intersection 12th NE St
(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. Attached at end.

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

1. General description: Pavement replacement, new employee only driveway and parking lot
2. Acreage of site: 20 acres
3. Number of dwelling units/buildings to be demolished: 0
4. Number of dwelling units/buildings to be constructed: 0
5. Square footage of buildings to be demolished: 0
6. Square footage of buildings to be constructed: 0
7. Quantity of earth movement (in cubic yards): 600 CY of pavement to be demolished
8. Proposed land use: Employee parking lot and trailer staging
9. Design features, including building height, number of stories and proposed exterior materials: N/A
10. Other

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

November 2011

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.

N/A

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.

A new wastewater plant is currently being reviewed by the County.

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.

N/A

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 Paved
- b. What is the steepest slope on the site (approximate percent slope)? Paved: 5% , Unpaved 33%
- 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.
Generally silty sand w/gravel.

Some areas of steep slope critical area exist on the site to the north and west of the proposed parking area upgrade.

REVIEWED
By Kevin LeClair at 8:31 am, Jun 13, 2011

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.

We do not anticipate any fill will be needed as we are replacing existing pavement sections with proposed sections that will likely be thicker.

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

The site is almost completely paved so there is little chance for erosion.

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

83%.

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

N/A

Temporary erosion and sedimentation controls will be required for the pavement upgrade and around the new landscape island for the newly restriped employee parking area.

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.

No new air emissions are expected after construction is complete. Construction equipment would generate expected emissions.

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:

No.

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.

Lake Sturtevant is about a half mile from the project site, just across NE 12th Street. There appears to be a basin to the east of the project site as well.

Neither appear to have streams or rivers flowing into them.

- (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 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.

No.

- (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.

N/A

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.

The storm water will be collected via drainage inlets and carried to a nearby basin, where it will percolate into the ground.

- (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:
N/A.

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?

Some existing shrubs and bushes will be removed from existing landscape islands.

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

N/A

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

The project is adding approximately 1400 SF of landscaping.

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.

N/A

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.

No

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

N/A

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

N/A

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.

The noise will typically come from the construction, some equipment will be required to put in the new pavement and concrete as well as demolish some of the older pavement and concrete. This will most likely occur during normal business hours.

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

None

8. Land and Shoreline Use

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

The site is a warehouse facility and operational plant, adjacent sites are mostly used for commercial, industrial & office.

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

No

- c. Describe any structures on the site.

The structures on site are primarily large warehouses and operational plants. There are loading docks on most of the structures.

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

No

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

Light Industrial

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

Light Industrial

- 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.

The slopes around the site fall within the Critical Area Overlay, but will be unaffected.

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

N/A

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

N/A

- 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?

N/A

- 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?

N/A

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

N/A

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

N/A

- 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?

N/A

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

N/A

- 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.

N/A

- 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.

124th Avenue NE serves the site with a driveway.

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

No, there are bus stops about a quarter mile north of the site.

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

162 parking spaces will be consolidated and 162 will be eliminated.

- 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.

Approximately 320 trips would be generated, which equals existing.

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

The project is improving the on site traffic flow, making the site safer for trucks drivers and employees. Employees will also enter off a new driveway on 120th Ave.

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.

New electrical utility for security features will be installed. This will all occur on-site.

New irrigation off existing domestic water lines will be installed on-site.

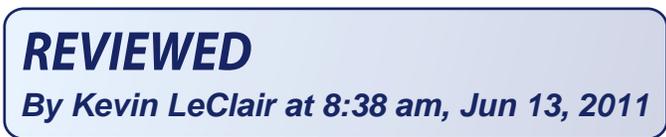
Signature

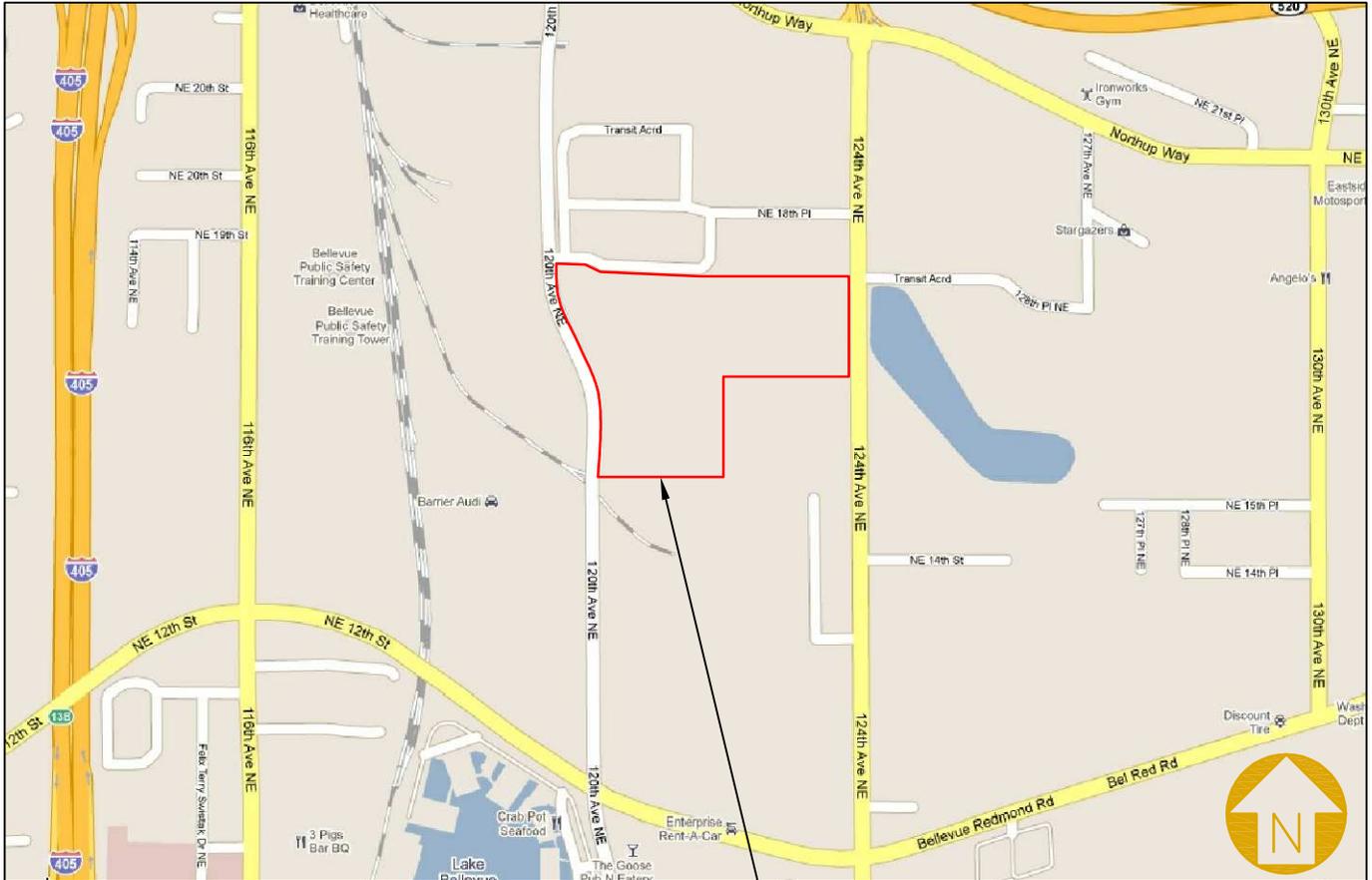
The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature.....

6/10/11

Date Submitted.....





PROJECT
LOCATION



505 14TH STREET
SUITE 1000
OAKLAND, CA 94612
PHONE: 510-835-2761
FAX: 510-835-9839

PROJ NO: P501110029
SCALE: NTS
DATE: 06/10/2011
DESIGNED BY: -
DRAWN BY: AM
CHECKED BY: AC

SHEET TITLE

VICINITY MAP

PROJECT

2011 LIFE CYCLE REPLACEMENT PAVING

BELLEVUE, WA