



DEVELOPMENT SERVICES DEPARTMENT
 ENVIRONMENTAL COORDINATOR
 P.O. Box 90012
 BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Greg McCormick, Environmental Partners Inc.

LOCATION OF PROPOSAL: 969 118th Ave SE

NAME & DESCRIPTION OF PROPOSAL: Buss LLC Property

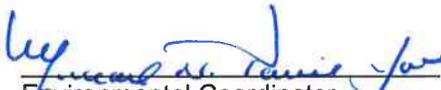
State Environmental Policy Act threshold determination for the demolition of a 2,800 square foot and 4,500 square foot building in the Office Limited Business (OLB) zoning district.

FILE NUMBER: 11-130434 BD

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 **February 2, 2012.**
- 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This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information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.


 Environmental Coordinator

January 19, 2012
 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: *Buss Investments LLC*
13704 Chain Lake Road Monroe, WA 98272

Proponent:

Contact Person: *Mr Greg McCormick / Environmental Partners Inc.*
 (If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: *295 NE Gilman Blvd. Issaquah, WA 98027*

Phone: *(425) 922-6392 cell (425) 395-0010 office*

Proposal Title: *Buss Property*

Proposal Location: *969 118th Avenue SE Bellevue, WA 98005-3855*
 (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:
2. Acreage of site: *2.22 Acres*
3. Number of dwelling units/buildings to be demolished: *Two*
4. Number of dwelling units/buildings to be constructed: *unknown*
5. Square footage of buildings to be demolished:
2,800 sq ft and 4,500 sq. ft.
6. Square footage of buildings to be constructed:
unknown
7. Quantity of earth movement (in cubic yards):
Approx 1,000 sq. yds
8. Proposed land use:
Commercial office building and parking lot
9. Design features, including building height, number of stories and proposed exterior materials:
unknown
10. Other

MJ

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

unknown

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

unknown

Future development following MOTCA cleanup.

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

Petroleum-impacted soil and ground water have been identified at the subject property in three locations. Another investigation is planned for Jan. 2012.

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.

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.

None

11-130434 BD Demolition

11-130353 GD Clearing and Grading

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

N/A

Preliminary Plat or Planned Unit Development Preliminary plat map

N/A

Clearing & Grading Permit pending ✓
Plan of existing and proposed grading Development plans pending ✓

Building Permit (or Design Review) N/A
Site plan ✓
Clearing & grading plan ✓

Shoreline Management Permit N/A
Site plan ✓

A. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site: Flat Rolling Hilly Steep slopes Mountains Other
subject property has gentle slope to the west.

b. What is the steepest slope on the site (approximate percent slope)?
< 5% grade

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.
silty sand and silt.

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. Shallow excavations in the vicinity of the Storage Building will be backfilled with Type 2 fill material or pea gravel.

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

No

Yes, runoff from exposed soils during rain events to adjacent wetlands.

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

< 40%

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

Silt fence, catch basin inserts, straw wattles and preservation of existing vegetation across the property.

Impacts mitigated by application of clearing and grading code section 23.76.090.

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.

Ground water is relatively shallow at 9' below grade. Excavated soil will be moist and windblown dust will not be an issue. No smoke or other air quality concerns.

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:

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.

Mercer Slough is located within 225 feet of the property boundary to the west. Slough has a forested buffer along the east side adjacent to the property.

- (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, we will not conduct excavation within 200 feet of the slough.

- (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.

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 surface water on the subject property.

b. Ground

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

It may be necessary to dewater the shallow remedial excavations and dispose of the water off site.

- (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.

Runoff from rain events will flow into remedial excavation pits and then be pumped out for off site disposal.

- (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:

silt fences, catch basin inserts, straw wattles, retention of existing vegetation to control erosion.

Impacts mitigated by application of clearing and grading code section 23.76.090.

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 only the borders of the property have vegetation. central part of property is open.

- b. What kind and amount of vegetation will be removed or altered?

No removal of vegetation.

- 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:

No landscaping plans until after completion of remedial excavation.

Disturbed soils to be restored to appropriate condition.

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: None

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.

None

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

No

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

Improved landscaping with property redevelopment.

This proposal does not include activities that will inhibit or reduce wildlife habitat functions.

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.

Gasoline-powered excavation equipment

- 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.

Potential dermal exposure to benzene (low concentrations) and other gasoline compounds. Excavation personnel will wear personal protective equipment (Level D) throughout excavation area.

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

Emergency medical - 911
work crews will have first aid kits with every vehicle.

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

Nitrile gloves
Tyvek coveralls
Steel-toed boots

Contaminated soil to be disposed of at Allied Waste Facility in Seattle which is approved by Ecology to receive and dispose of petroleum contaminated soil.

b. Noise

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

Use of Excavation equipment will be confined to normal work hours. No after hour or weekend work. No traffic noise.

- (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.

Normal business hours 8AM-5PM.

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

Vehicles will all have mufflers and be well maintained. Impacts mitigated by application of the Noise Code section 9.18.

8. Land and Shoreline Use

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

Site is unoccupied. South-adjacent is landscape company and

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

No

Self service warehouses. Nor is office building and furniture

- c. Describe any structures on the site.

2,800^{sq ft} wood-frame storage building
4,500 sq ft office and vehicle service building (cinder block construction) store.

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

Yes 2,800 sq ft building to be demolished Dec. 2011
4,500 building will be demolished December, 2012.

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

Zoned OLB

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

unknown OLB - Office Limited Business

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

unknown Mercer Slough to the west of the site has a current designation of Urban.

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

western edge is within wetland buffer.

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

unknown. n/a

- 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:

Follow city of Bellevue building codes.

9. Housing

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

unknown n/a

- 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:

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?

unknown

- 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

Exposed areas will be restored to appropriate conditions.

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?

Fishing and nature walks along Mercer Slough

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. Service road to I-405 along eastern property boundary, no other roads.

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

No, unknown

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

unknown

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.

unknown n/a

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

N/A ROW Use Permit will be required for associated hauling.

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.

unknown 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..... [Handwritten Signature]
Date Submitted..... 12/8/2011

DOWNTOWN

WILBURTON

13A

116th Ave Ne

Ne 8th Pl
Ne 8th St

Ne 4th St

Ne 5th St

Ne 2nd Pl

Ne 3rd St

Ne 2nd St

Bellevue



13A-B

120th Ave Ne

Main St

Wilburton Hill Park

13

112th Ave Se

12

Se 4th Pl

Lake Hills Conn

Se 8th St

128th Ave Se

Se 8th Pl

109th Ave Se



118th Ave Se

4th St

112th Ave Se

Woolridge



Norwood Village



112th Ave Se

109th Ave Se

112th Ave Se

118th Ave Se

128th Ave Se

