



DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave 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. 12-118200-LO
Project Name/Address: Bellevue Brewing Company
1850 130th Ave NE
Planner: Carol Orr
Phone Number: 425-452-2896
Minimum Comment Period: September 6, 2012

Materials included in this Notice:

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

WAC 197-11-960 Environmental checklist.

ENVIRONMENTAL CHECKLIST

Purpose of 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 agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. 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." 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 governmental agencies 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. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

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.

A. BACKGROUND

1. Name of proposed project, if applicable: **Bellevue Brewing Company - Fire Line Extension**

2. Name of applicant: **John Robertson - Bellevue Brewing Company**

3. Address and phone number of applicant and contact person:

John Robertson

Bellevue Brewing Company

1820 - 130th Avenue NE, Suite 2

Bellevue, WA 98005

(425) 785-0171

Review Contact: Roy Lewis

Triad Associates

12112 115th Ave NE

Kirkland, WA 98034

425-216-2152

4. Date checklist prepared: **July 23, 2012**

5. Agency requesting checklist: **City of Bellevue Utility Department - City of Bellevue Land Use Division**

6. Proposed timing or schedule (including phasing, if applicable):

Construction to begin and complete in August / September 2012

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

No

Reviewed
8/15/12
C. L. Orr

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

The proposed Bellevue Brewing Company is located within an existing commercial / retail mall.

A SEPA Checklist was likely prepared with that development, many years ago.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

Just the current, in-progress permits related to remodel of the commercial space into the Bellevue Brewing Company.

10. List any government approvals or permits that will be needed for your proposal, if known.

City of Bellevue Building Permit, Clearing & Grading Permit, Utility Developer's Extension Agreement, Fire Permit, Fire Sprinkler Permit and Critical Land Use Permit - Admin.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

Remodel of the existing commercial / retail space will require installation of a new Fire Sprinkler System. This application addresses the connection to the existing City of Bellevue water main; installation of a double check valve backflow preventer vault and assembly; installation of a Post Indicator Valve (PIV) and a Fire Department Connection (FDC); and, extension of approximately 200 linear feet of 4" water main from the vault to the remodeled commercial space. The entire construction will be located within existing asphalt parking lot and driveway. Mitigation plantings will be required per LUC 20.25H.210

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

This project is located in Section 28, Township 25 North, Range 5 East, W.M., within the City of Bellevue, Washington. The site address is 1820 - 130th Avenue NE, Suite 2, Bellevue, WA 98005. The remodel is located within a 14,400 Sq.Ft. space of Building A of this existing commercial / retail development. The Fire Line Extension (for which this SEPA Checklist is prepared) will extend from an existing water main approximately 165 feet east-northeast of the remodeled commercial space. The double check valve assembly and much of the trenching will occur on a property addressed as 1850 130th Ave NE. The KC parcel number for this lot is 2825059247.

B. ENVIRONMENTAL ELEMENTS

1. **Earth**

a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other **Less than 3% paved parking lot and driveway.**

b. What is the steepest slope on the site (approximate percent slope)?
Less than 3% for the alignment of the water main extension.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Though the alignment of the Fire Line Extension is entirely paved, King County Soils Survey Maps indicate the underlying soils were EvC (Everett Gravelly Sandy Loam)

Reviewed
8/15/12
C. L. Orr

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.

The existing pavement will be saw-cut and excavated for installation of the new vault and Fire Line Extension. If the encountered sub-soils are unsuitable for trench backfill, they will be removed, exported from the site, and replaced by suitable backfill. Cut ~ 156 Cu.Yds. Fill ~ 140 Cu.Yds.

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

As mentioned previously, the alignment of the proposed Fire Line Extension is less than 3% in grade and is entirely paved. As the trench is excavated and the spoils are temporarily stockpiled, there may be a slight chance of erosion. But, this can be easily protected with plastic sheeting, or simply hauled by truck from the site.

Temporary erosion and sedimentation controls will be required prior to work per BCC 23.76

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

No change - 100%

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

A temporary silt fence will be installed along the top of slope of Goff Creek, to the east. Though this is close to construction, it is also uphill. The existing downstream catch basins will be fitted with temporary erosion control socks (filters).

a. **Air**

a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Construction equipment used to excavate for and install the new vault and water main will emit exhaust. This would last only through the construction period. The new Fire Line Extension will produce no further emissions.

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

None Known

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

Construction equipment can be shut down when not in use.

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.

Goff Creek is adjacent to the project, to the east. It flows from north to south.

Goff Creek is a Type F (fish-bearing) stream.

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.

The proposed work will not be over or in Goff Creek. However, most of the proposed work will be within 200 feet of the creek. And, the work area drains away from Goff Creek.

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

b. Ground:

1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

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 stormwater):

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.

Rainfall runoff on the existing parking lot is collected by catch basins and an underground tight-lined storm drainage system. This is then discharged into Goff Creek.

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

Not intended.

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

During construction, temporary erosion control measures (as previously described) will be employed to reduce the opportunities for erosion.

Reviewed
8/15/12
C. L. Orr

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, bullrush, 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 intended.

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

None Known Goff Creek is a Type F (Fish Bearing) stream

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

Existing landscaping / vegetation is not proposed to be disturbed.

Mitigation plantings will be required per LUC 20.25H.210

5. **Animals**

a. 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: owls, woodpeckers, doves, jays
- mammals: deer, bear, elk, beaver, other: coyote, raccoon, chipmunk, squirrel, rabbit, opossum, and other small mammals such as voles and shrews
- fish: bass, salmon, trout, herring, shellfish, other:

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

None Known Goff Creek is a Type F (Fish Bearing) stream

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

None Known

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

We do not intend to alter any wildlife habitat.

Mitigation plantings will be required per 20.25H.210

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 needs? Describe whether it will be used for heating, manufacturing, etc.

The proposed Fire Line Extension is designed to be inert, utilized only in case of a significant fire.

Reviewed
8/15/12
C. L. Orr

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 this 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.

No

1) Describe special emergency services that might be required.

None anticipated, unless there is an accident during construction.

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

None Required

b. Noise

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

Traffic exists within the nearby public streets and within the parking and driveway areas of this commercial / retail business park. But, the noise will not effect the proposed Fire Line Extension.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Noise would be generated during construction of the proposed Fire Line Extension. It would be limited to the time periods defined by current City of Bellevue codes.

Noise shall be comply with BCC 9.18

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

Construction equipment should be shut down when not in use.

8. Land and shoreline use

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

The property is an existing commercial / retail business park.

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

Not recently.

c. Describe any structures on the site.

The property is an existing commercial / retail business park. Most of the structures are one-story; some with rear-access garage doors.

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

Not with this project.

Reviewed
8/15/12
C. L. Orr

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

BR-RC-1

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

Commercial / Retail Business Park

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

Not Known **Not applicable**

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

Goff Creek has been designated as a Type F salmon-bearing stream.

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

None (with respect to the Fire Line Extension).

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

None

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

None Required

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: **Project will undergo Clear/Grade review, Land Use review and Utilities review**

Not Applicable for the Fire Line Extension.

9. Housing

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

Not Applicable for the Fire Line Extension.

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

Not Applicable for the Fire Line Extension.

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

Not Applicable for the Fire Line Extension.

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?

Not Applicable for the Fire Line Extension.

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

Not Applicable for the Fire Line Extension.

Reviewed 8/15/12 C. L. Orr

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

Not Applicable for the Fire Line Extension.

11. Light and glare

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

Not Applicable for the Fire Line Extension.

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

Not Applicable for the Fire Line Extension.

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

Not Applicable for the Fire Line Extension.

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

Not Applicable for the Fire Line Extension.

12. Recreation

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

Not Applicable for the Fire Line Extension.

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

Not Applicable for the Fire Line Extension.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

Not Applicable for the Fire Line Extension.

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.

None Known

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

None Known

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

Not Applicable for the Fire Line Extension.

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.

Not Applicable for the Fire Line Extension.

Reviewed
8/15/12
C. L. Orr

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

Not Applicable for the Fire Line Extension.

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

Not Applicable for the Fire Line Extension. No parking spaces 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).

Not Applicable for the Fire Line Extension.

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

Not Applicable for the Fire Line Extension.

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

Not Applicable for the Fire Line Extension.

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

Not Applicable for the Fire Line Extension.

15. Public services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

Not Applicable for the Fire Line Extension.

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

Not Applicable for the Fire Line Extension.

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 project is a proposed Fire Line Extension, connecting to the existing City of Bellevue water system.

Reviewed 8/15/12 C. L. Orr

C. 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: Ray Lewis TRIAD ASSOCIATES

Date Submitted: 7-24-12

Reviewed
8/15/12
C. L. Orr

1850 130th Ave NE

Permit # 12-118200-LO

