DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
ENVIRONMENTAL COORDINATOR
11511 MAIN ST., 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. 13-106265 AC

Project Name/Address: Banner Bank 12433, 12443, and 12453 Bel-Red Road

Planner: Nicholas Matz AICP
Phone Number: 425-452-5371

Minimum Comment Period Ends: X

Materials included in this Notice:

- [x] Blue Bulletin
- [x] Checklist
- [ ] Vicinity Map
- [ ] Plans
- [ ] Other:

ENVIRONMENTAL CHECKLIST

4/18/02

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 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.

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 tc 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.

ENVIRONMENTAL CHECKLIST

4/18/02

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BACKGROUND INFORMATION

Property Owner: Robert Sternoff

Proponent: Robert Sternoff

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

Address: 255 - 7th Ave So, Kirkland, WA 98033

Phone: 425/822-4009

Proposal Title: Comprehensive Plan Amendment Request

Proposal Location: 12433/12443/12453 NE Bellevue-Redmond Road
(Street address and nearest cross street or intersection) Provide a legal description if available.
Excpt #5 282505-9055, 282505-9108, 282505-9149
Please attach an 8 ½" 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: Suburban Office Project of 25,557 SF
2. Acreage of site: ~2.61 A
3. Number of dwelling units/buildings to be demolished: TBD
4. Number of dwelling units/buildings to be constructed: TBD
5. Square footage of buildings to be demolished: TBD
6. Square footage of buildings to be constructed: TBD / Dependent upon Amendment
7. Quantity of earth movement (in cubic yards): TBD
8. Proposed land use: If amended and rezoned, either mixed use (residential / commercial) or commercial / office
9. Design features, including building height, number of stories and proposed exterior materials: TBD
10. Other

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.
Not at this time

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

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.
Do not Know

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.
Unknown at this time

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

b. What is the steepest slope on the site (approximate percent slope)?
N/A

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.
Unknown - Likely glacial till

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

Unknown

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

Nothing planned at this time

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

Unknown - not likely

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

Undetermined at this time

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

n/A

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.

Nothing planned at this time. Proposer knows that any new construction project will need to meet SEPA guidelines.

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

n/A

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

n/A - See above

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

Unknown

appropriate, state what stream or river it flows into.

(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.

Nothing Planned at this time

(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.

N/A

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

Unknown

(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.

Nothing proposed at this time

b. Ground

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

There is no planned project at this time

(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.

N/A

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

Unknown

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

No project planned at this time
Any project will need to meet SEPA Guidelines

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?

Unknown

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:

Nothing planned at this time

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.

unknown

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.

unknown

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

unknown

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:

Nothing planned at this time.

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.

Not to proponents knowledge

(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)?

Unknown

(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.

Undetermined. No project is planned at this time

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

N/A

8. Land and Shoreline Use

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

Suburban Office

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

Unknown

c. Describe any structures on the site.

Small office buildings (3) wood construction

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

Undetermined

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

BR-ORT

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

BR-ORT

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.

Unknown

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

Undetermined. No project is planned at this time.

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

Unknown

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:

Any project that might be planned would need to meet SEPA thresholds.

9. Housing

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

Undetermined

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

There are no residential improvements on the site at this time.

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? Undetermined

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:

Design review and SEPA would be part of any planned project.

11. Light and Glare

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

Undetermined

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

Unknown

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

Unknown

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?

Very limited, if any, exist today

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.

No proposed changes to access at this time

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

Yes

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

Undetermined

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).

Undetermined, but not Likely

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

undetermined

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

No project planned for this site at this time.

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

N/A - SEPA will guide development, when proposed

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.

Unknown

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.

Undetermined

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.....

Date Submitted..1/31/13.....

SUPPLEMENTAL SHEET FOR NONPROJECT ACTION
Continuation of the Environmental Checklist

4/18/02

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment (see Environmental Checklist, B. Environmental Elements). When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms. If you have any questions, please contact the Development Services reviewer in 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.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

   Unknown. There is no specific project proposed for this site at this time

   Proposed measures to avoid or reduce such increases are:

   N/A.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

   Unknown. There is no planned project at this time.

   Proposed measures to protect or conserve plants, animals, fish, or marine life are:

   N/A

3. How would the proposal be likely to deplete energy or natural resources?

   Unknown

   Proposed measures to protect or conserve energy or natural resources are:

   Any planned project will be subject to SEPA thresholds.

PLL 1/31/13

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection--such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Not Applicable. There is no project proposed at this time.

Proposed measures to protect such resources or to avoid or reduce impacts are:

N/A

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

N/A

Proposed measures to avoid or reduce shoreline and land use impacts are:

N/A

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Undetermined

Proposed measures to reduce or respond to such demand(s) are:

N/A

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

Undetermined. There is no project currently planned for this site.

RLS 1/31/13