



DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE., P.O. BOX 90012
BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Travis Ameche, Urban Storage

LOCATION OF PROPOSAL: 13120 NE 30th Street

NAME & DESCRIPTION OF PROPOSAL: Factoria Security Storage Emergency Footing Repairs

Land Use approval to perform emergency footing repairs where Sunset Creek has undermined the structure. This work will occur prior to stream channel, flood control and habitat improvements approved under permit #10-121739-LO and 11-105230-GH.

FILE NUMBER: 13-106404-LM

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 Department of Planning & Community Development. 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 April 4, 2013.
- 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This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information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

March 21, 2013
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: Security Storage Associates LLC

Proponent:

Contact Person: Travis Ameche

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

Address: 918 South Horton St #1000, Seattle WA 98134

Phone: 425-213-4000

Proposal Title: Emergency footing repairs

Proposal Location: East wall of building located at 13120 SE 30th St, Bellevue WA 98005
(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: install pin piles along east wall and grout under footings where Sunset Creek has undermined them.
- 2. Acreage of site: 2.7 acres
- 3. Number of dwelling units/buildings to be demolished: NA
- 4. Number of dwelling units/buildings to be constructed: NA
- 5. Square footage of buildings to be demolished: NA
- 6. Square footage of buildings to be constructed: NA
- 7. Quantity of earth movement (in cubic yards): < 1 CY
- 8. Proposed land use: NA
- 9. Design features, including building height, number of stories and proposed exterior materials: repair of existing footings on tilt-up construction structure only.
- 10. Other

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CLO
2/21/13

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

May 2013

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

NO

The City of Bellevue has been issued Land Use approval and clear/grade permits to perform stream channel, flood control and habitat improvements within Sunset Creek. This work is proposed to begin Summer 2013

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

NA

See permits # 10-121739-LO and 11-105230-GH for environmental information related to the improvements proposed by the City of Bellevue

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

10-121739-LO, 11-105230-GH and 13-106408-BW.

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.

NA

Additional permits may be required, applicant is contacting WDFW directly

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)?
The site has approximately 4 feet of elevation rise over a distance of over 445 lineal feet from north to south

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.

gravel, sand

Vashon Recessional Outwash Deposits

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

NA

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

NA

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

NO

Yes, Temporary Erosion and Sedimentation Controls will be required 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)?

NA

No change to impervious surface coverage is proposed by this project

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

NA

This project will be sequenced to occur prior to the approved City of Bellevue stream channel, flood control and habitat improvements. Significant revegetation of the area will occur under those permits.

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.

None

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:

NA

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

Yes, stream along east wall, where work is being done.
Sunset Creek - a Type F stream

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CLO
2/21/13

appropriate, state what stream or river it flows into.

Sunset Creek

Sunset Creek connects to Richards Creek, which flows into Kelsey Creek

- (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.

Yes

Work will occur within the critical area buffer, due to the location of the creek having undermined the footings of the existing structure.

- (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.

Very little material removed from under the footings where water damage has occurred. Silt removed and gravel put in place to protect footing.

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

possible diversions but extent unknown at this time

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

NO

Yes, a floodplain exists on site.

- (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.

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.

NA

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

TBO

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

NA

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

Extensive revegetation of the area will occur under the City of Bellevue stream channel, flood control and habitat improvement project.

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

NA

Salmon and Bald Eagles are known to be near the site. Sunset Creek has been designated as a Type F stream.

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

NA

See permit # 11-105230-GH for proposed vegetation enhancement

Reviewed CLO 2/21/13

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: owls, woodpeckers, jays, doves

Mammals: deer, bear, elk, beaver, other: coyote, raccoon, chipmunk, squirrel, rabbits, opossum, and other small mammals, such as voles, shrews and bats

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

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

Salmon on site, Bald Eagles nearby

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

Salmon spawning

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

Work to be done outside fish window, City of Bellevue bettering stream conditions

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:

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.

N/A

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

N/A

Reviewed CLO 2/21/13

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.

pin pile driver Construction noise shall comply with the requirements of BCC 9.18

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

Construction noise shall comply with the requirements of BCC 9.18

8. Land and Shoreline Use

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

Storage and warehouse

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

NO

- c. Describe any structures on the site.

A 3 story tilt up masonry structure utilized for storage and warehouse uses.

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

NO

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

Light Industrial (LI)

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

N/A 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.

Yes, Salmon spawning Sunset Creek is designated as a Type F stream

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

N/A No change

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

N/A - 0

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

None

Reviewed CLO 2/21/13

- i. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [This project is coordinating with the stream channel, flood control and habitat improvements proposed to begin work Summer 2013](#)

9. Housing

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

NA

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

NA

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

NA

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?

NA No change to building height

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

NA

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

NA

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?

NA

Reviewed CLO 2/21/13

- 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:

NA

12. Recreation

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

None

- 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:

NA

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.

NA

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

NA

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

NA

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.

The site is accessed from SE 30th Street, a public ROW. The site is located approximately 200 feet east of the intersection of SE 30th Street and Richards Road.

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

The nearest bus stop is approximately 1000 feet south of the site, on Richards Road

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

No parking spaces will be changed as a result of this project

- 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 new roads, streets, driveways, or improvements to existing roads, streets or driveways will occur as a result of this project.

- 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.
No change

g. Proposed measures to reduce or control transportation impacts, if any:
No change

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.

NA

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.

None

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.

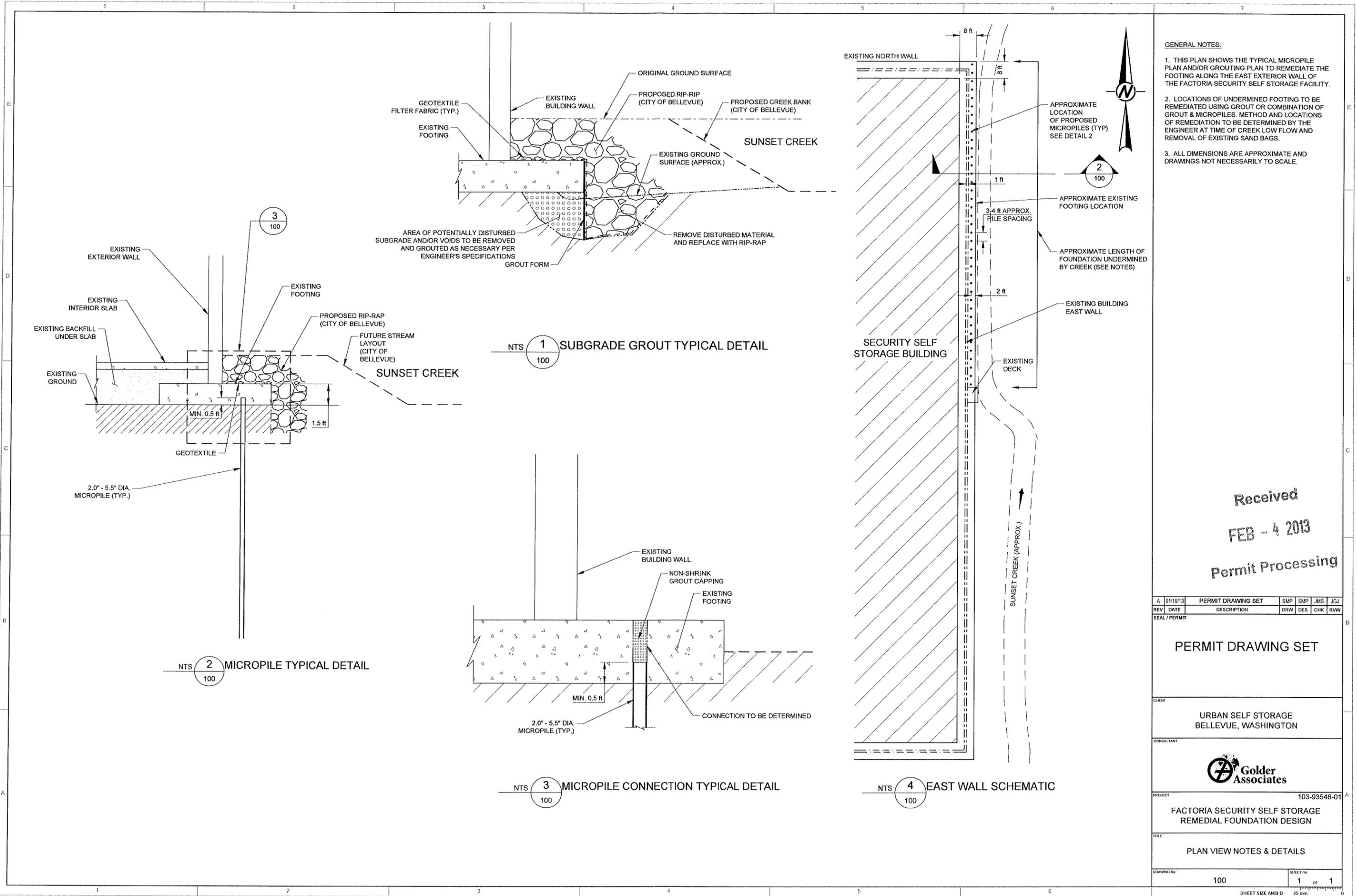
Signature.....

Date Submitted.....1/27/13

Reviewed
CLO
2/21/13

Project # 13-106404-LM
Factory Security Storage
Emergency Footing Repairs
13120 SE 30th St





- GENERAL NOTES:**
1. THIS PLAN SHOWS THE TYPICAL MICROPILE PLAN AND/OR GROUTING PLAN TO REMEDIATE THE FOOTING ALONG THE EAST EXTERIOR WALL OF THE FACTORIA SECURITY SELF STORAGE FACILITY.
 2. LOCATIONS OF UNDERMINED FOOTING TO BE REMEDIATED USING GROUT OR COMBINATION OF GROUT & MICROPILES, METHOD AND LOCATIONS OF REMEDIATION TO BE DETERMINED BY THE ENGINEER AT TIME OF CREEK LOW FLOW AND REMOVAL OF EXISTING SAND BAGS.
 3. ALL DIMENSIONS ARE APPROXIMATE AND DRAWINGS NOT NECESSARILY TO SCALE.

Received
 FEB - 4 2013
 Permit Processing

A	01/10/13	PERMIT DRAWING SET	SMP	SMP	JMS	JGI
REV	DATE	DESCRIPTION	DRW	DES	CHK	RWW
SEAL / PERMIT						

PERMIT DRAWING SET

CLIENT
 URBAN SELF STORAGE
 BELLEVUE, WASHINGTON



PROJECT 103-93548-01
 FACTORIA SECURITY SELF STORAGE
 REMEDIAL FOUNDATION DESIGN

TITLE
 PLAN VIEW NOTES & DETAILS

DRAWING No.	100	SHEET No.	1 of 1
SHEET SIZE ANSI D 25 mm			

Drawing File: K:\CAD\Projects\2010\10393548\Drawings\100 - 2.dwg
 Layed: 1/10/13 10:00 AM
 Thursday, January 10, 2013 4:23:23 PM
 By: Hildebrand