



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. 13-135778-LA
Project Name/Address: Trend Import Auto Sales/14014 NE Bel-Red Road
Planner: Laurie Tyler
Phone Number: (425)-452-2728

Minimum Comment Period: February 20, 2014, 5PM

Materials included in this Notice:

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

ENVIRONMENTAL CHECKLIST

10/9/2009

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 Development Services (425-452-6800) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

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 to 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.

Received

DEC 23 2013

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Permit Processing
City of Bellevue

City of Bellevue Submittal Requirements	27a
ENVIRONMENTAL CHECKLIST	
4/11/2013	
<p>If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call Development Services (425-452-6800) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).</p>	
BACKGROUND INFORMATION	
<p>Property Owner: Ara Manoogian & Paula Donabedian</p> <p>Proponent:</p> <p>Contact Person: Lee Michaelis, AICP, R.W. Thorpe & Associates, Inc. (If different from the owner. All questions and correspondence will be directed to the individual listed.)</p> <p>Address: 2737 78th Avenue SE, Mercer Island, WA 98040</p> <p>Phone: 206-624-6239</p>	
<p>Proposal Title: Trend Auto Imports Administrative Conditional Use</p> <p>Proposal Location: 14014 Bel-Red Road (NE corner of intersection with 140th Avenue NE) (Street address and nearest cross street or intersection) Provide a legal description if available.</p> <p>Please attach an 8 ½" x 11" vicinity map that accurately locates the proposal site.</p>	
<p>Give an accurate, brief description of the proposal's scope and nature:</p> <ol style="list-style-type: none"> 1. General description: Change use to allow automobile sales and repair 2. Acreage of site: 0.78 acres 3. Number of dwelling units/buildings to be demolished: N/A 4. Number of dwelling units/buildings to be constructed: N/A 5. Square footage of buildings to be demolished: N/A 6. Square footage of buildings to be constructed: N/A 7. Quantity of earth movement (in cubic yards): none 8. Proposed land use: Automobile sales and repair 9. Design features, including building height, number of stories and proposed exterior materials: Existing brick/concrete building to remain. 10. Other 	

Estimated date of completion of proposal or timing of phasing:

To be completed as soon as possible once permits issued (within one month, weather permitting).

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

No future additions, expansion or further activity is planned.

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

Owner indicates environmental clean up - removal of gas tanks - is complete. (DOE letter to follow).

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.

None known.

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 known.

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)?

Stream banks are approximately 60%.

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.

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

No indications of unstable soils have been observed.

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

Two driveway aprons will be removed, including removal of asphalt, new curbing to match existing, fill behind curbs and new landscape planting in these areas.

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

Erosion is not likely to occur.

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

+/-76% of the site will be covered with impervious surface. (Similar to existing conditions.)

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

Straw bales may be used around clearing areas to control potential erosion of bare soils. Revegetation will occur ~~in early spring~~ upon approval of Administrative Conditional Use Permit.

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.

Some new emissions from truck traffic to/from the site during and after construction, and from increased use by automobiles after construction may be expected.

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

No off-site sources of emission are expected that will affect the proposal.

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

Limited truck traffic will help to reduce/control emissions.

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.

Valley Creek runs along the eastern boundary of the property (through a culvert on the southeastern portion). Valley Creek runs 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.

As described in section 1.e. of this checklist, two driveway aprons will be removed, including removal of asphalt, new curbing to match existing, fill behind curbs and new landscape planting in these areas

- (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 fill or dredge material will be placed in or removed from surface waters.

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

There will be no surface water withdrawals or diversions.

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

A portion of the property is within a 100-year floodplain. No work is planned within the floodplain.

- (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 discharge of waste materials to surface waters will occur as a result of this project.

b. Ground

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

No ground water will be withdrawn, and not water will be discharged to ground water as a result of this project.

- (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.

Not applicable.

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.

Stormwater runoff on the site is directed to a catch basin near the southwest corner of the paved surface. This catch basin is connected to the public storm sewer system.

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

There is an oil/water separator in the catch basin to filter waste from runoff. No other waste/runoff is anticipated.

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

No additional measure are proposed to reduce or control potential surface, ground and water impacts.

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?

All existing trees and shrubs will be retained. Grass will be removed in planting beds along streets and replaced with groundcover.

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

No known threatened or endangered plant species are known to be on or near the site.

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

As stated previously, ll existing trees and shrubs will be retained. Grass will be removed in planting beds along streets and replaced with groundcover. New trees and shrubs are proposed where driveway aprons are to be removed.

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.

Chinook salmon, listed as endangered species, are known to be in Valley Creek.

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

The Puget Sound region is known to be a bird migratory route.

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

All existing vegetation is to be retained. No work is proposed in or near Valley Creek.

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.

No new energy needs are expected. Existing energy is electric.

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

The project is not expected to affect the use of solar energy by adjacent properties.

- 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:

No energy conservation features are planned.

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.

Standard chemicals associated with automotive repair are existing. No additional environmental health hazards are expected to result from this proposal.

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

Standard fire and medical emergency services may be required, but no additional services are expected as a result of this proposal.

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

The existing building includes fire sprinklers. No new or additional measures are proposed.

- b. Noise

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

Existing noise is not expected to affect the project.

- (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.

Short-term construction noise can be expected. Otherwise, long-term noise associated with automobile repair and automobile sales may be expected during regular business hours (i.e. 7AM-9PM).

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

As much as possible, automobile repair will be done inside the building. Otherwise, operations that generate noise will only be conducted outdoors during regular business hours.

8. Land and Shoreline Use

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

The site is currently used for automobile repair, adjacent uses are commercial retail/warehouse and dining.

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

No.

- c. Describe any structures on the site.

There is an existing brick/concrete building on the site. There is also a large metal canopy and a small metal tool shed on the site.

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

No structures are planned for demolition.

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

The current zoning is BR-CR

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

The current comprehensive plan designation is BR-CR

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

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

As mentioned previously, there is a stream and floodplain on the site.

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

There will be no residents on the site and approximately 3-4 employees.

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

No people will be displaced as a part of this project.

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

No measures are proposed.

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The proposal is compatible with existing and projected land uses and plans.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
No housing units are provided.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
No housing units exist on the site, so none will be eliminated.

- 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?
The tallest structure is 18' high.
- b. What views in the immediate vicinity would be altered or obstructed?
No views will be altered.
- c. Proposed measures to reduce or control aesthetic impacts, if any:
New plantings will help to improve the aesthetic quality of the site.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
Headlight glare from cars entering and exiting the site can be expected at night.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
The light/glare from headlights is not likely to create a safety hazard or interfere with views.

- c. What existing off-site sources of light or glare may affect your proposal?
Light/glare from traffic headlights on surrounding streets and parking areas will not likely affect the proposal
- d. Proposed measures to reduce or control light or glare impacts, if any:
Perimeter plantings will help to reduce and control any light and glare impacts.

12. Recreation

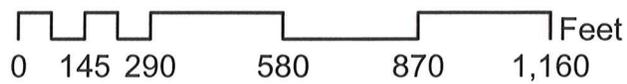
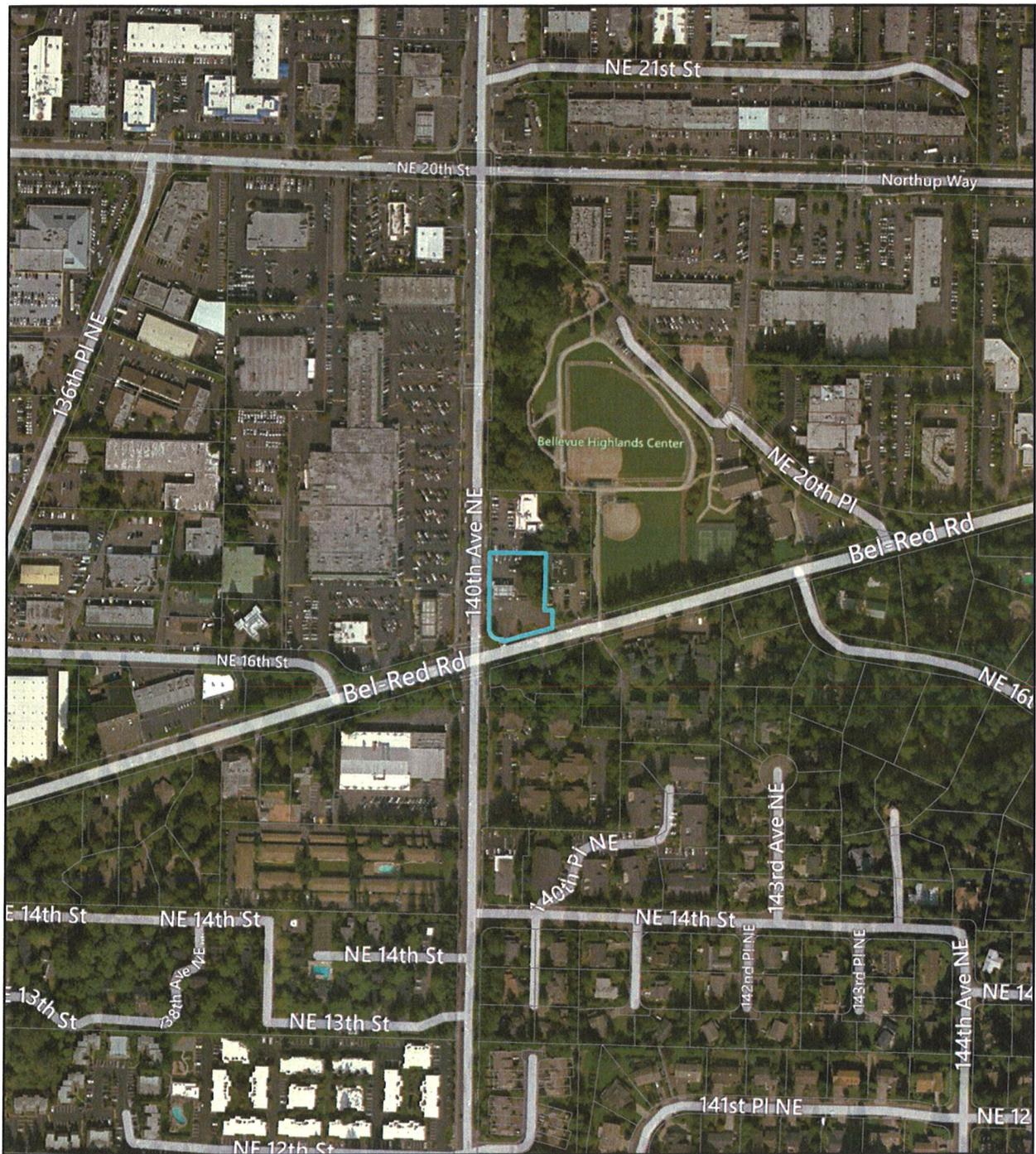
- a. What designated and informal recreational opportunities are in the immediate vicinity?
Bellevue Highlands Park is located northeast of the property just past adjacent properties.
- b. Would the proposed project displace any existing recreational uses? If so, describe.
No existing recreational uses will be displaced.
- 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.
There are no known places or objects listed on or proposed for preservation registers on or near the site.
- b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.
No known landmarks or evidence of importance are on or near the site.
- c. Proposed measures to reduce or control impacts, if any:
N/A.

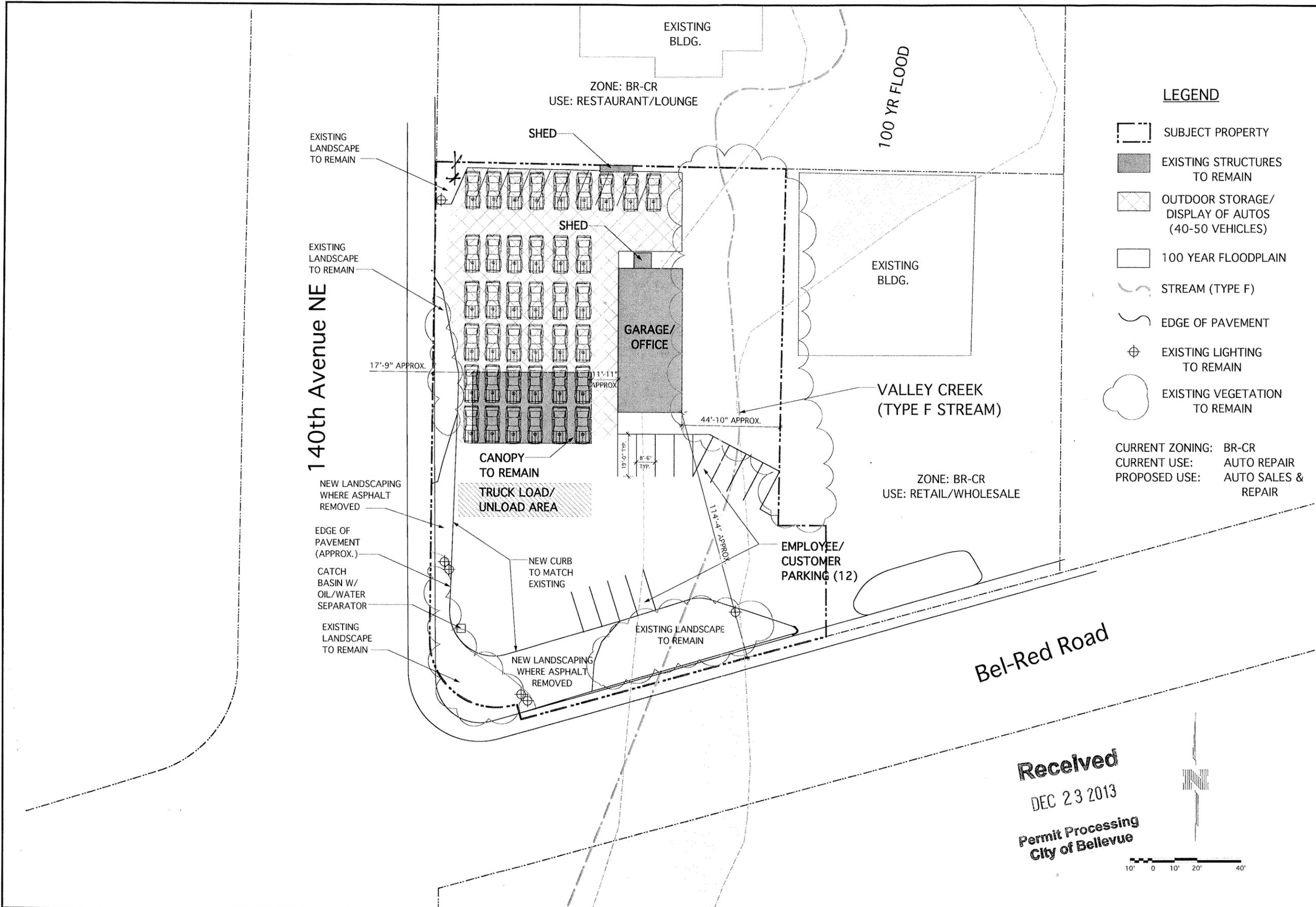
14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.
The site is served by Bel-Red Road to the south and 140th Avenue NE to the west.
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
There is a bus stop near the center of the west boundary of the site.
- c. How many parking spaces would be completed project have? How many would the project eliminate?
The completed project will have 12 parking spaces. 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).
No new road or street improvements are planned. Two private driveways will be eliminated.
- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
The project will not use, nor occur in the immediate vicinity of water, rail or air transportation.
- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.
- g. Proposed measures to reduce or control transportation impacts, if any:
Two existing driveways will be eliminated, and ingress and egress to the site will be right-in/right-out only.



Trend Auto Imports

Address: 14014 Bel-Red Road (NE corner of intersection with 140th Ave NE)



- LEGEND**
- SUBJECT PROPERTY
 - EXISTING STRUCTURES TO REMAIN
 - OUTDOOR STORAGE/DISPLAY OF AUTOS (40-50 VEHICLES)
 - 100 YEAR FLOODPLAIN
 - STREAM (TYPE F)
 - EDGE OF PAVEMENT
 - EXISTING LIGHTING TO REMAIN
 - EXISTING VEGETATION TO REMAIN
- CURRENT ZONING: BR-CR
 CURRENT USE: AUTO REPAIR
 PROPOSED USE: AUTO SALES & REPAIR

**TREND IMPORT
 AUTO SALES
 & REPAIR**

**ADMINISTRATIVE
 C.U.P.**

Address:
 14014 Bel-Red Road
 Bellevue, Washington
 (King County)

Parcel(s):
 2725059211

Data Source(s):
 City of Bellevue Maps
 King County IMAP &
 Assessor Map
 FIRM Maps

**R.W. Thorpe
 & Associates, Inc.**

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 Environmental • Economics
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ISSUED

No.	Description	Dr.	Ck'd	App'd	Date
1	Pre-App	LD	LM	RT	10/08/13

REVISIONS

No.	Description	Dr.	Ck'd	App'd	Date
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RWTA JOB NO.
1309051

SHEET TITLE
**PRELIMINARY
 SITE PLAN
 1.0**

Received
 DEC 23 2013
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