DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE
BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Ken Kroeger, City of Bellevue Parks Department

LOCATION OF PROPOSAL: 585 112th Ave SE

DESCRIPTION OF PROPOSAL: Demolition of an existing 21,773 square foot building and approximately 47,951 square feet of asphalt and concrete paving.

FILE NUMBERS: 14-143207-GD **PLANNER:** Heidi M. Bedwell

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 **12/26/2014**

☐ 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 5:00 p.m. on _____.

This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals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

12/11/2014
Date

OTHERS TO RECEIVE THIS DOCUMENT:

☐ State Department of Fish and Wildlife / Stewart.Reinbold@dfw.gov; Christa.Heller@dfw.wa.gov;
☒ State Department of Ecology, Shoreline Planner N.W. Region / Jobu461@ecy.wa.gov; sepaunit@ecy.wa.gov
☐ Army Corps of Engineers Susan.M.Powell@nws02.usace.army.mil
☐ Attorney General ecyolyef@atg.wa.gov
☒ Muckleshoot Indian Tribe Karen.Walter@muckleshoot.nsn.us; Fisheries.fileroom@muckleshoot.nsn.us

Reviewed by Heidi M. Bedwell (HMB)
11/10/2014

PART ELEVEN - FORMS
RCW 197-11-960 ENVIRONMENTAL CHECKLIST

A. BACKGROUND

1. Name of proposed project, if applicable:

Surrey Downs Park Site, King County Courthouse Demolition

Received
OCT 24 2014
Permit Processing

2. Name of applicant:

City of Bellevue Parks & Community Services

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

City of Bellevue Parks & Community Services
P.O. Box 90012
Bellevue, WA 98009-9012

Contact: Scott Vander Hyden
425.452.4169

4. Date checklist prepared:

October 23, 2014

5. Agency requesting checklist:

City of Bellevue Development Services Department

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

The demolition project will proceed approximately 6 months after application for required permits (e.g., likely during the second quarter of 2015). The estimated duration of the demolition project, including a contaminated materials abatement phase, is 6 weeks.

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

Yes. The Bellevue City Council approved a revised master plan in 2009 for redevelopment of Surrey Downs Park in 2014. Environmental review was conducted on the park master plan in 2002 and 2009. When Sound Transit made its plans known to the City for Light Rail trackage along the eastern boundary of the park site that will eliminate access from 112th Avenue SE, Bellevue Parks & Community Services modified the Surrey Downs Park master plan, and obtained Council approval in 2014 to implement the amended master plan. City park redevelopment was in the construction design phase at the time of this writing, and will be implemented following completion of the demolition project. Park elements will be similar to those in the existing park: trails, a small sports court, lawn and sports meadow areas, picnic shelters, a restroom, and parking for approximately 15 to 20 vehicles. Vehicular access will be provided at the northeast corner of the site, from SE 4th Street.

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

Hazardous Materials Inspection Report (Environmental Services, February 2014). An industrial hygienist has identified sources of contamination on the site: a potentially leaking transformer, and asbestos in some portion of the structures to be demolished.

Surrey Downs Park Master Plan SEPA Review, Determination of Non-Significance and Staff Report (City of Bellevue, January 8, 2009).

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.

Yes. Sound Transit proposes to redevelop the Surrey Downs Park frontage along 112th Avenue SE to accommodate light rail trackway. The park site is one element of the 112th Avenue SE corridor East Link Light Rail, South Bellevue system proposed by Sound Transit. This transit proposal underwent extensive environmental review between issuance of a Draft Environmental Impact Statement (EIS) (December 1, 2008), Draft Supplemental EIS (February 1, 2011), Final EIS (July 1, 2011), and a SEPA Addendum to the Final EIS (March 26, 2013). Sound Transit is currently in the permit acquisition phase for the East Link Light Rail project.

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

Project SEPA Review	City of Bellevue
Demolition Permit	City of Bellevue
Clearing and Grading Permit	City of Bellevue
Right-of-Way Permit	City of Bellevue
Traffic Control Plan	City of Bellevue
Temporary Erosion/Sedimentation Control Plan	City of Bellevue
Stormwater Pollution Prevention Plan (SWPPP)	City of Bellevue
Asbestos/Demolition Notification	Puget Sound Clean Air Agency
Asbestos Waste Material Shipment Record	Puget Sound Clean Air Agency

The owner (Bellevue Parks & Community Services) will obtain the Project SEPA Review, Demolition Permit, and Clearing and Grading Permit. The contractor selected to perform the work will be responsible for obtaining the Right-of-Way Permit and any other required permits and approvals.

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.)

The purpose of this project is to remove hazardous materials from locations shown on the Building Demolition and Site Stabilization Plan (Figure 1); to demolish the designated buildings; remove and dispose of all demolition debris; and stabilize the remaining grade. Buildings and related improvements will be completely removed, including the roof, walls, flooring, foundations, stairs, slabs, mechanical and electrical equipment, contents, furnishings, and appliances. A wood fence, retaining wall, and asphalt pavement will also be removed from within the demolition area. An existing rockery will be protected and preserved. None of the estimated 22,000 square feet (sf) of demolition debris will be buried on the site.

The Surrey Downs Park site is 11.35 acres (494,522 sf) in size. Land disturbance to implement the demolition proposal will occur on approximately 90,000 sf (approximately 18%) of the property. Significant trees will be protected on the park site.

Underground utilities (a side sewer and water service line) that serve the courthouse buildings will be abandoned and capped in-place. A locked cap will be provided on the water service line. The natural gas meter, electrical power meter, overhead power lines, and a transformer that serve existing buildings will be removed.

Existing driveway access from 112th Avenue SE will be used for construction access/egress during the demolition project. Pavement will be cleaned after vehicles leave the site. Existing pavement beyond the demolition limit will be protected and preserved.

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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.

The Surrey Downs Park site is located at 675 112th Avenue SE in Bellevue, Washington (see Figure 1), on Tax Parcel No. 322505-9140. This property is located within the SW 1/4 of the SE 1/4 of Section 32, Township 25 N, Range 5 E, Willamette Meridian, King County, Washington.

A detailed legal description is provided on the Building Demolition and Site Stabilization Plan submitted with the application.

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LEGAL DESCRIPTION

THAT PORTION OF THE SW 1/4 OF THE SE 1/4 OF SECTION 32, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING EASTERLY OF THE REPLAT PORTION OF SURREY DOWNS ADDITION NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 65 OF PLATS, PAGE 17, IN KING COUNTY, WASHINGTON; AND EASTERLY OF THE PLAT OF SURREY DOWNS ADDITION NO. 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 50 OF PLATS, PAGES 32-34, IN KING COUNTY, WASHINGTON; AND SOUTHERLY OF THE PLAT OF SURREY DOWNS ADDITION NO. 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 60 OF PLATS, PAGE 10, IN KING COUNTY, WASHINGTON;
EXCEPT THE EAST 30 FEET DEDICATED TO THE CITY OF BELLEVUE FOR STREET AND HIGHWAY PURPOSES BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 4860056; AND
EXCEPT ROADS; AND
EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:
BEGINNING AT THE SW CORNER OF LOT 3, BLOCK 12, SURREY DOWNS ADDITION NO. 2; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT TO THE SE CORNER OF SAID LOT; THENCE SOUTHWESTERLY ALONG A LINE BEARING S 33°10'10" W TO A POINT 28.7 FEET FROM SAID SOUTHEAST CORNER; THENCE IN A WESTERLY DIRECTION A DISTANCE OF 13.62 FEET TO THE POINT OF BEGINNING; AND
EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:
BEGINNING AT THE SW CORNER OF LOT 2, BLOCK 12, SURREY DOWNS ADDITION NO. 2; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT TO THE SE CORNER OF SAID LOT; THENCE SOUTHWESTERLY ALONG A LINE BEARING S 33°10'10" W TO A POINT 28.7 FEET FROM SAID SOUTHWEST CORNER; THENCE IN A SOUTHERLY DIRECTION TO THE SOUTH POINT OF SAID LOT; THENCE IN A NORTHWESTERLY DIRECTION TO THE POINT OF BEGINNING; AND
EXCEPT THAT PORTION THEREOF LYING WESTERLY OF A LINE BEGINNING AT A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION, A DISTANCE 30 FEET EAST OF THE SE CORNER OF LOT 1, BLOCK 6, SAID PLAT OF SURREY DOWNS ADDITION NO. 1; THENCE NORTHWESTERLY 315 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF LOT 2, BLOCK 5, SAID ADDITION, AND THE TERMINUS OF SAID LINE.

SITUATE IN THE CITY OF BELLEVUE, COUNTY OF KING, STATE OF WASHINGTON.

PROJECT INFORMATION

SURVEYOR	SITE SURVEYING, INC. 21923 NE 11TH STREET SAMMAMISH, WA 98074 PHONE: 425.298.4412
PROPERTY OWNER	CITY OF BELLEVUE PARKS DEPARTMENT 675 112TH AVENUE SE BELLEVUE, WA 98004
TAX PARCEL NUMBER	322505-0140
PROJECT ADDRESS	675 112TH AVENUE SE BELLEVUE, WA 98004
ZONING	R-4
JURISDICTION	CITY OF BELLEVUE
PARCEL ACREAGE	494,522.5 S.F. (@ 11.353 ACRES) AS SURVEYED

PROJECT QUANTITIES

single-story building to be removed
floor area: 21,773 Sq ft
roof area: 32,714 Sq ft

concrete pavement to be removed: 1,106 Sq ft

asphalt pavement to be removed: 46,845 Sq ft

total disturbed area (project limits): 90,928 Sq ft

A Site Data

1. The purpose of this project is to remove hazardous materials from locations shown on these drawings and to demolish the designated building, remove and dispose of all demolition debris, and stabilize the remaining grade as specified on these drawings and project specifications. Completely remove building & all related improvements INCLUDING, but not limited to: roof, walls, flooring, foundations, stairs, slabs, mechanical & electrical equipment, contents, furnishings, appliances, "dry" utilities, debris, and immediately adjacent landscaping (except as excluded on plans). Smoothly transition adjacent grade following demolition to fill footing excavation with native material. Do not bury any demolition debris.
2. All construction must be in accordance with the City Of Bellevue's Development Standards, The Bellevue City Code, Uniform Building Codes, permit conditions, and all other applicable codes, ordinances, standards, and policies.
3. A copy of the approved plan must be on-site whenever construction is in progress.
4. The Owner has obtained a demolition permit. The Contractor is responsible for obtaining all other related or required permits INCLUDING RIGHT OF WAY PERMIT(S) prior to beginning construction.
5. Utilities other than those shown may exist on this site. Only those utilities with evidence of their installation visible at ground surface are shown hereon. Underground utility locations shown are approximate only. Underground connections are shown as straight lines between surface utility locations but may contain bends or curves not shown. Some underground locations shown hereon may have been taken from public records. RVLA assumes no liability for the accuracy of public records. It is the sole responsibility of the Contractor (1) to independently verify the accuracy of all utility locations shown, & (2) to discover & avoid any other utilities not shown hereon which may be affected by the implementation of this plan.
6. Provide and maintain temporary sedimentation collection facilities to ensure that sediment or other hazardous materials do not enter the storm drainage system or any natural water course. As construction progresses and as unexpected seasonal conditions dictate, more erosion control facilities may be required to ensure complete siltation control on the project. During the course of construction it shall be the obligation and responsibility of the Contractor to address any new conditions which may be created by his activities and to provide additional facilities, over and above minimum requirements, as may be needed to ensure compliance.
7. Contractor shall hydroseed all areas disturbed by construction at the conclusion of project per Sheet D1.1.
8. Owner to arrange for discontinuation of phone, natural gas and electrical power at the EDGE OF RIGHT-OF-WAY. Provide as-built drawings of other capped utilities to Owner prior to backfilling. Stake capped utilities with white painted 2x4 labled appropriately for future recovery.
9. Construction that produces any audible noise at the site boundaries is prohibited as follows:
   - between 7 PM and 7 AM weekdays.
   - between 6 PM and 9 AM on Saturdays.
   - all day on Sundays and Holidays.
10. Dispose of debris at an approved legal dump site per specifications.
11. Foundations have not been measured and are not shown on this drawing. Bidder to endeavor to identify the extent of buried or otherwise hidden foundations prior to submitting bid.
12. DO NOT BEGIN WORK UNTIL OWNER ISSUES NOTICE TO PROCEED.

TEMPORARY EROSION CONTROL NOTES:
1. Cover exposed soil with 4 inches of straw.
2. Cover all stockpiles of soil with plastic sheeting that is anchored with sand bags.
3. Install "silt socks" in all catch basins that receive runoff from work areas, whether specifically shown or not.
4. Install silt fence and other temporary erosion and sediment control measures as required by the City Inspector. Silt fences to be per City of Bellevue Standard Detail 502.
5. Remove all temporary measures when work is completed and restore all disturbed areas unless directed otherwise by Owner.

"PERMANENT" EROSION CONTROL NOTES:
1. Smoothly blend foundation excavation to elevation of surrounding undisturbed grade.
2. Rake site to remove all surface debris and ruts upon completion of demolition.
3. Hydroseed all disturbed areas upon completion of demolition and site grading activities.
4. Utility caps must be per Bellevue City Code.
5. Erosion & Sedimentation Control Shall be inspected by the City Inspector prior to any construction activities.
6. Review Hazardous Materials Inspection Report (CMSI, February, 2014) prior to undertaking any abatement activities.
7. Conduct pre-construction meeting with Building Permit Inspector and Right of Way Inspector prior to beginning work. Coordinate with Right of Way Inspector to determine required haul route for demolition debris and required traffic control measures. Obtain copies of Building Permit, ROW Permit, Traffic Control Plan, TESC Plan, and SWPP Plan from Owner prior to beginning work.

B General Notes

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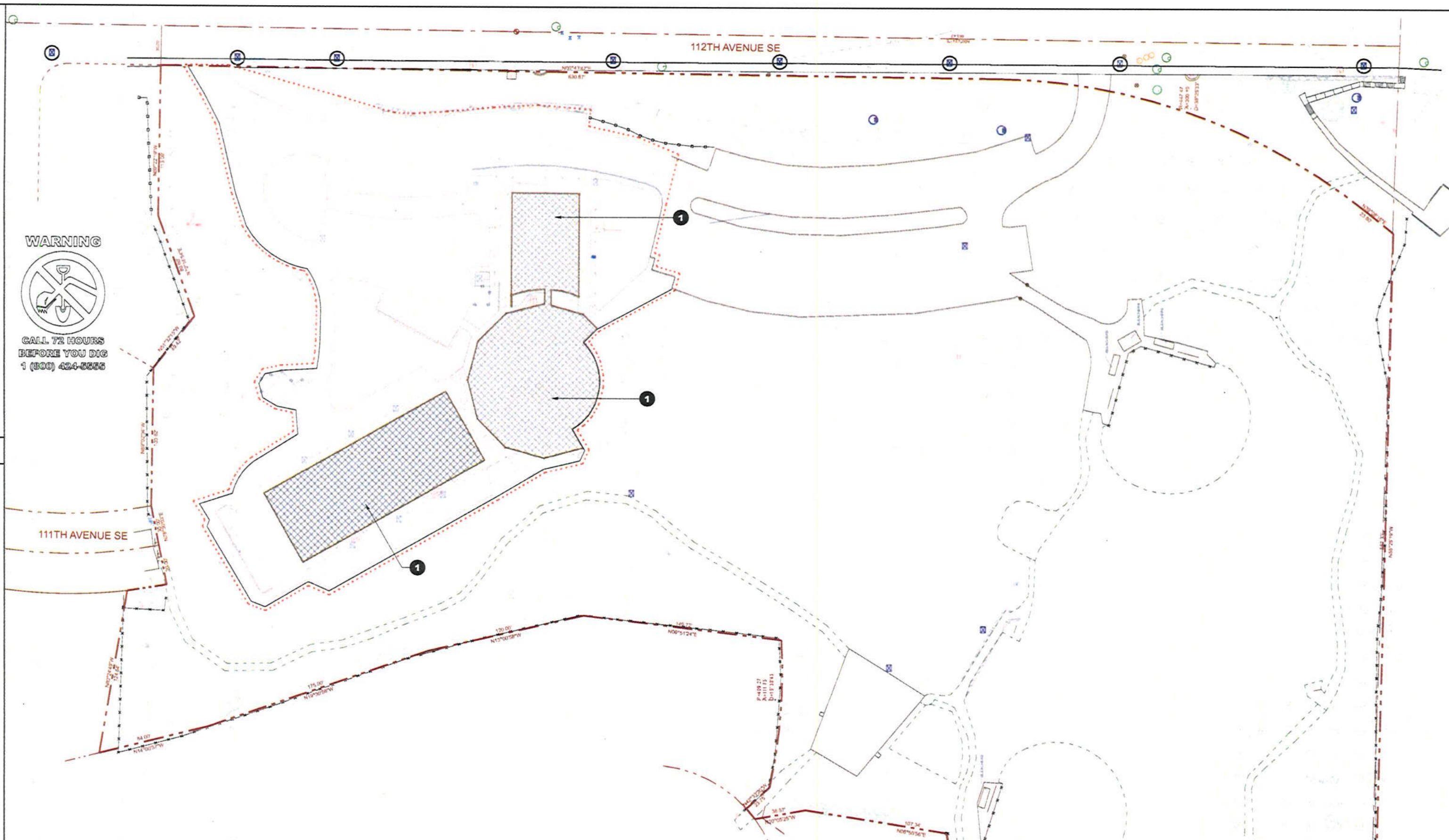
C Vicinity *no scale*

1. Crosshatched area indicates complete removal of building & all related improvements INCLUDING, but not limited to: roof, building walls, flooring, foundations, exterior walls, rockeries, stairs, fences, slabs, mechanical & electrical equipment, contents, furnishings, appliances, "dry" utilities, debris, and immediately adjacent landscaping (except as excluded on plans). Do not bury any demolition debris. Hydroseed entire disturbed area upon completion of demolition per General Notes.
2. Side Sewer Abandonment: Side sewer (location approximate, field locate) to be temporarily capped at excavation perimeter. Contact City of Bellevue Engineering Technician at (425) 452-4359 for site meeting prior to abandoning side sewer. Mark cut location with a white-painted 2x4 with the work "SEWER" stenciled on it.
3. Preserve & protect all existing water meters. Cut & cap water service line at perimeter of excavation lock water meter. Locks to be provided by Owner.
4. Construction access/egress, protect & preserve existing pavement beyond demolition limit, clean pavement after every vehicle leaves site.
5. Hatch indicates removal of asphalt and concrete pavement (typical). Quantities appearing on this sheet are for permit purposes only. Contractor is responsible for all bid quantities.
6. Protect all significant trees on site unless noted otherwise.
7. Gas & power meters & OHP to be removed by Owner
8. Remove retaining wall
9. Remove water feature
10. Remove wood fence
11. Protect & preserve rockery
12. 200 LF Silt fence per City of Bellevue Best Management Practices C233
13. Remove laurel mass including trunks.

D Construction Notes



GRAPHIC SCALE
-20 0 20 40 80
1INCH = 40 FT

N

E Existing Conditions & Site Demolition *scale: 1"=40'-0"*

Surrey Downs Park

building demolition and site stabilization
675-112th Avenue SE, Bellevue, WA
CITY OF BELLEVUE PARKS & COMMUNITY SERVICES DEPT.

Contents: **Demolition Site Plan**

Project No.:
Sheet: **D1-C**

RVLA, Inc.
33109 SE 11...
Issaquah, W...
phone • 42...
fax • 425 22...
e-mail • rvl...
Richard ...
Certif...

Issue: perm...
Revision | Date

Plot Date: 10/6/14 11:31 AM

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B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (underscore one): Flat, rolling, steep slopes, mountainous, other moderately sloped.

The east side of the site is approximately 10 to 15 feet above the elevation of 112th Avenue SE. Site access driveways bring park users to the relatively flat upper plateau of the site, to the location where building demolition is proposed.

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

The steepest slope within the proposed demolition area is the north driveway, approximately 8%, from which asphalt pavement will be removed.

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 agricultural land of long-term commercial significance and whether the proposal would result in removing any of these soils.

The Natural Resources Conservation Service uniformly maps the Surrey Downs Park site within an area of Arents, Alderwood material soils, 6 to 15% slopes, for which the NRCS symbol is AmC (USDA, NRCS, October 21, 2014). Alderwood series soils consist of moderately deep to a densic contact, moderately well-drained soils formed in glacial drift and outwash over dense glaciomarine deposits (USDA, October 21, 2014).

Environmental review documents previously prepared for the Surrey Downs Park Master Plan indicate that site soils have been so disturbed through urbanization that they no longer can be classified with the Alderwood series. Site sites are poorly drained with moderate erosion potential (City of Bellevue, January 8, 2009).

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

There are no surface indications or history of unstable soils on the site or in the immediate vicinity.

e. Describe the purpose, type, total area, approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Land disturbance to implement the demolition proposal will occur on approximately 90,000 sf (18%) of the site. The building and related improvements will be completely removed. Approximately 1,100 tons of concrete rubble will be generated, and approximately 600 tons of other forms of construction/demolition debris. All of this material will be exported from the site. Minor site grading following demolition will complete the demolition area in a manner that blends into adjacent conditions; no recontouring is proposed. The proposed action will not require importing fill material.

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

Site soils may be exposed to risk of erosion during demolition and grading if weather conditions are seasonally wet when the work occurs. However, due to the relatively level

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topography of the area where demolition is proposed (maximum 4% slope), avoidance of ground-disturbing work during the wettest months of the year, and the short duration of the work (6 weeks), no significant erosion is anticipated.

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

No new impervious surfaces will be introduced on the site with the demolition proposal.

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

Temporary sedimentation collection facilities will be constructed on the site in accordance with a Stormwater Pollution Prevention Plan (SWPPP) to ensure that sediment or hazardous materials do not enter the City storm drainage system or offsite natural water courses. As construction progresses, if unanticipated seasonal weather conditions require additional erosion control facilities, the contractor will be required to provide such facilities to ensure onsite siltation control.

Temporary erosion control measures may include, as required:

. Cover exposed soil with 4 inches of straw.
. Cover all soil stockpiles with plastic sheeting, anchored with sand bags.
. Install "silt socks" in all catch basins that receive runoff from work areas.
. Install site fencing and other temporary erosion and sediment control measures as required by the City inspector.
. Remove all temporary erosion/sedimentation control measures when the demolition work is completed, and restore all disturbed areas (as directed).

Permanent erosion control measures will include:

. Smoothly blend foundation excavation to the elevation of the surrounding undisturbed grade.
. Rake site to remove all surface debris and ruts upon completion of demolition.
. Hydroseed all disturbed areas upon completion of demolition and site grading activities.
. Install utility caps in accordance with Bellevue City Code.
. Request inspection of permanent erosion control measures by a City of Bellevue inspector.

Erosion Control per BCC 23.76
Clearing and Grading Code

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

There will be dust emissions to the air and construction vehicle exhaust emissions during the estimated 6 weeks over which demolition will occur. No significant adverse impacts to air quality are anticipated.

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

Vehicle exhaust emissions generated by traffic traveling on 112th Avenue SE and I-405 are the predominant source of emissions and odor in the project vicinity. These will have no adverse effect on the demolition proposal.

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

The contractor will be required to maintain construction vehicles in good working order and to minimize periods of onsite vehicle idling to minimize exhaust emissions to the air in the site vicinity.

Vehicle exhaust emissions are regulated by WAC 173-421. Construction-related dust suppression is a requirement of the City of Bellevue Clearing and Grading code (BCC Section 23.76), and the construction contractor will comply with the notification and permitting requirements of the Puget Sound Clean Air Agency.

Proposed hours of operation described in the response to SEPA Checklist Question B.7.b.3 (below) will avoid construction vehicle exhaust emissions in the site vicinity during nighttime hours, Sundays and holidays.

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.

There are no natural surface water bodies on the site of the proposed demolition activity. Site runoff that discharges to the City of Bellevue stormwater collection system in 112th Avenue SE enters Mercer Slough approximately 1,500 feet southeast, with ultimate discharge to Lake Washington approximately 1.75 miles south of 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. The proposed demolition will not require any work over, in or within 200 feet of any natural surface water body.

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 dredged material will be placed in or removed from surface water or wetlands.

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

No. The proposed demolition will not require surface water withdrawals or diversions.

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

No. The demolition site does not lie within a 100-year 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. The proposed demolition will not result in discharge of waste materials to surface waters, other than stormwater runoff.

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b. Ground:

1) Will ground water be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities to be withdrawn from the well. Will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

No. The proposed demolition will not withdraw water from a well for any purpose, nor will there be any discharge to groundwater.

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.

No waste material will be discharged into the ground from septic tanks or other sources.

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 from the demolition site will continue to flow overland to catch basins in the 112th Avenue SE right-of-way where it will enter the City of Bellevue stormwater collection system. Also see the response to SEPA Checklist Question B.3.a.1, above.

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

Proper methods of handling will be employed when removing asbestos-containing materials (ACMs) and the electrical system transformer from the site. It is unlikely that waste materials from these sources would enter groundwater or surface water.

3) Would the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No. The demolition proposal will not alter or otherwise affect drainage patterns in the site vicinity.

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

See the response to SEPA Checklist Question B.1.h, above.

4. Plants

a. Check or underscore the types of vegetation found on the site:

- X **deciduous trees: flowering plum, white birch and cottonwood**
- X **evergreen trees: spruce, cedar**
- X **shrubs: landscape varieties (see description below)**
- X **grass: Lawn**
- ___ **pasture**
- ___ **crop or grain**
- ___ **orchards, vineyards or other permanent crops**
- ___ **wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other:**
- ___ **water plants: water lily, eelgrass, milfoil, other:**
- ___ **other types of vegetation: weedy, invasive species:**

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Existing landscaping adjacent to the courthouse building to be demolished includes deciduous flowering plum, white birch and cottonwood trees; and evergreen spruce and cedar trees. Shrubs in landscaping adjacent to the building include vine maple, barberry, red-twig dogwood, *Ceanothus*, *Spirea*, *Viburnum*, *Pieris*, junipers, and rhododendrons. Vines include trailing juniper and English ivy. There are small areas of lawn between the building and parking areas, and between the building and some areas of landscaping.

None of the remaining hazelnut orchard trees on the park site are within the proposed demolition area.

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

The dashed line of the proposed demolition area shown on Figure 1 indicates that building entrance landscaping along the east and southeast sides will be removed. An area of mature, diverse shrub landscaping along the south side of the central pavilion building will be maintained, as will existing plantings in parking lot islands within the demolition area.

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

There are no threatened or endangered plant species known to occur on or near the proposed demolition site. The property is developed parkland within an urban area (City of Bellevue, January 8, 2009).

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

No landscaping will be introduced as an element of the demolition proposal.

e. List all noxious weeds and invasive species known to be on or near the site.

There are no noxious weeds or invasive species known to occur on or near the proposed demolition site for the same reason as reported above in response to SEPA Checklist Question B.4.c.

5. Animals

a. Check or underscore any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

X **birds: hawk, heron, eagle, songbirds, other: crows, pigeons**
X **mammals: deer, bear, elk, beaver, other: squirrels, moles**
__ **fish: bass, salmon, trout, herring, shellfish, other:**

Birds and small mammals observed during a 10/01/14 site visit included species typical of an urban park environment (underscored above).

A Washington State Department of Fish and Wildlife Priority Habitats and Species (PHS) database search requested during preparation of the revised Surrey Downs Park Master Plan SEPA Checklist (January 8, 2009) did not identify habitat for species of local importance on the site. A known bald eagle nest was identified within 3,500 feet of the site – a distance at which no construction disturbance is expected.

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

There are no threatened or endangered animal species known to occur on or near the proposed demolition site. The property is developed parkland within an urban area.

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

Birds migrate through the Puget Sound area on an annual basis. The nearby Mercer Slough complex likely provides resting and foraging habitat for some migratory species. The urban park in which the demolition site is located is not a significant, documented migratory stop-over area.

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

No specific measures are proposed to preserve or enhance wildlife. Demolition of existing buildings will create an interim condition (after the work is completed) that will likely result in less disturbance to the species that presently use the site.

e. List any invasive animal species known to be on or near the site.

There are no invasive species of animals known to occur on or near the proposed demolition site for reasons previously described in the response to SEPA Checklist Question B.4.c.

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.

There will be no energy requirements within the demolition area following the removal of existing structures and abandonment of existing utilities.

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

No. The demolition proposal will not affect potential use of solar energy by adjacent properties.

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:

The contractor will be required to maintain construction equipment in good operating order, one benefit of which would be fuel conservation. Given that there will be no energy requirements in the completed condition of the proposed action, no additional energy conservation measures are proposed.

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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.

Asbestos-containing materials (ACM) have been identified in vinyl composition tile, sheet vinyl flooring, and in wall plaster in some locations within the building complex. Roofing also contains ACM. There is a potentially-leaking transformer adjacent to the building, west of the breezeway between the circular building and the offices that extend northward from this building.

1) Describe any known or possible contamination at the site from present or past uses.

See the response to SEPA Checklist Question B.7.a above.

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

See the response to SEPA Checklist Question B.7.a above. There are no known underground hazards on the site, other than conventional utility services to be located and capped in-place. See the response to SEPA Checklist Question B.16, below.

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during development or construction of the project, or at any time during the operating life of the project.

No toxic or hazardous chemicals will be stored, used, or produced during the 6-week demolition project.

4) Describe special emergency services that might be required.

There is no anticipation of need for special emergency services.

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

The contractor will be required to review the *Hazardous Materials Inspection Report* (ES, February 2014) prior to undertaking abatement and demolition activities on the site, and to comply with the recommendations therein for handling, removal and disposal of ACMs, transformers and other minor abatement items (flourescent tubes that contain mercury, ballasts that contain PCBs, and thermostats that contain mercury). The construction contractor will comply with the asbestos notification, shipment record, and disposal requirements of the Puget Sound Clean Air Agency.

Demolition debris will be disposed at an approved and permitted offsite, in accordance with contract specifications.

b. Noise

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

The existing noise environment in the site vicinity is dominated by sounds associated with vehicles traveling on 112th Avenue SE and I-405 to the east. Intermittent noise sources

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include airplane fly-overs, park grounds maintenance equipment, neighborhood maintenance activities, and recreational noise associated with the use of play areas and sports courts in the existing Surrey Downs Park that surrounds the proposed demolition site.

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.

Sources of demolition noise will include the operation of two large track hoes, and the use of dump trucks on the site and on approach routes to the property. Demolition noise will be of relative short duration (see the response to SEPA Checklist Question A.6, above).

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

Construction that will produce audible noise at the site boundary will be limited by regulation to the hours between 7:00 AM and 7:00 PM on weekdays, and 9:00 AM to 6:00 PM on Saturdays, though contract specifications will limit demolition work on the site to the hours between 8:00 AM and 3:00 PM. No evening, Sunday, or holiday work is proposed.

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The demolition site is the location of existing buildings near the north end of Surrey Downs Park currently occupied for the King County District Courthouse (see Figure 1). Adjacent properties on the west side of 112th Avenue NE are developed as a suburban residential neighborhood. The Bellevue Athletic Club complex and Lincoln Plaza Office Park are across from the site on the east side of 112th Avenue NE.

The temporary (6-week) demolition activity on the Surrey Downs Park site will not adversely affect current land uses on nearby or adjacent properties.

b. Has the site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

Prior to construction of Surrey Downs Elementary School on the site in 1960, the property was historically used a hazelnut orchard (City of Bellevue, April 30, 2014). In urban use since 1960, the site has not been considered working farmland for more than 50 years. None of the hazelnut trees that remain on the park site are within the proposed demolition area.

The demolition proposal would not convert agricultural or forest land of long-term commercial significance.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?

No. There are no working farm or forest lands surrounding the demolition site that would affect the demolition proposal.

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c. Describe any structures on the site.

There is currently a single-story building complex on the site that has been used as the King County District Court since 1986 (see Figure 1).

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

All structures associated with the King County District Court complex will be demolished by the proposed action.

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

R-4, Urban Residential

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

SF-H, Single Family High Density

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

Not applicable.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

No portion of the proposed demolition site has been classified as a critical area by the City of Bellevue or King County.

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

No persons would reside or work within the demolition area following implementation of the proposed action.

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

No residents would be displaced by the proposed demolition. The King County Courthouse and employees are scheduled to relocate in 2014.

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

The City of Bellevue acquired this property from King County in 2005 (Resolution No. 7166) in order to develop a public park. The two agencies have engaged in long-term coordination regarding park master planning since 2007, with the knowledge that park redevelopment would result in relocation of the District Court use.

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

Proposed demolition and site stabilization activities will be conducted in accordance with City of Bellevue Development Standards, including the Bellevue City Code, Uniform Building Codes, permit conditions, and all other applicable codes, ordinances, standards, and policies.

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m. Proposed measures to ensure that the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

See the response to SEPA Checklist Questions B.8.b and B.8.b.1, above.

9. Housing

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

No housing units will be provided.

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

No housing units will be eliminated.

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

Since there will be no adverse impacts to housing, no measures are proposed to reduce or control such impacts.

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?

No structures are proposed with the demolition project.

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

Views of the north end of the Surrey Downs Park site will be altered by demolition of existing buildings. These buildings are screened from view by mature plantings along the north, west and east boundaries of the site, so the only noticeable difference will be to park users. No view obstruction will be created by the proposed action.

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

The contractor will be required to hydroseed all disturbed areas upon completion of demolition and site grading activities.

11. Light and Glare

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

No new sources of light or glare will be produced by the demolition project. In the season of the year when the work will be performed (estimated to start in April 2015), all work will be performed during daylight hours.

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

There will be no light or glare from the demolition site following completion of the work and hydroseeding to restore the site.

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

Existing offsite sources of light and glare include street lights along 112th Avenue SE and nighttime lighting within the Bellevue Athletic Field complex opposite Surrey Downs Park on the east side of 112th Avenue SE. These sources would have no adverse affect on the demolition proposal.

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

Since there will be no adverse light and glare impacts, no measures are proposed to reduce or control such impacts.

12. Recreation

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

The demolition site is located in the north end of Surrey Downs Park. Park improvements include large open lawn areas, walking trails, picnicking and gathering spots, two baseball fields, and a small basketball court. Other recreational opportunities in the vicinity include:

Wilburton Hill Park and Bellevue Botanical Gardens approximately 0.5 mile east: baseball fields, a soccer field, children's play area, and display gardens.

Mercer Slough Nature Park approximately 0.75 mile southeast: nature trails, waterfront activities, and the Mercer Slough Environmental Education Center.

Bellevue High school approximately 500 feet west: baseball, football and soccer fields; a running track, tennis courts and a children's play area.

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

Vehicular access to Surrey Downs Park will likely be closed during the 6-week demolition project for safety reasons, to avoid conflicts with demolition equipment and large truck traffic transporting material away from the site. Following completion of the demolition project, the south driveway and south parking lot will remain open for public use until the Sound Transit East Link Light Rail, South Bellevue project is implemented. The City will construct park master plan improvements that will include a relocated point of vehicle access and parking.

The proposed demolition project will not displace any offsite recreational uses.

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

No measures are proposed for short-term displacement impacts to vehicle access to Surrey Downs park during the King County Courthouse demolition project. Pedestrian access will remain open to the south portion of the park during this time.

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13. Historic and Cultural Preservation

a. Are there any buildings, structures, or sites located on or near the subject property that are more than 45 years old, listed on or eligible for listing on national, state, or local preservation registers ? If so, specifically describe.

No. There are no buildings, structures, or sites at the location of the proposed demolition activity that are listed on or eligible for listing on national, state, or local preservation registers.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any objects of material evidence, artifacts, or areas if cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

There are no landmarks, features, or other evidence of Indian use or occupation. There are no known professional studies that have been conducted on the site. Environmental review documents previously prepared for the Surrey Downs Park Master Plan indicate that site soils have been significantly disturbed by urbanization (City of Bellevue, January 8, 2009).

There are remnant plantings of hazelnut trees within Surrey Downs Park that were once part of an orchard on the property (prior to 1960); however, none of these trees occur within the 90,000 sf proposed demolition area (see Figure 1).

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the Department of Archaeology and Historic Preservation, archaeological surveys, historic maps, GIS data, etc.

This SEPA Checklist relies on historic and cultural resources information reported in SEPA documents previously prepared by the City of Bellevue for Surrey Downs Park master planned improvements.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

In the event of an inadvertent discovery of cultural artifacts during the shallow ground-disturbing activity that will occur with the proposed demolition project, the appropriate authorities would be notified immediately and the artifacts would be inspected by a qualified professional.

14. Transportation

a. Identify public streets and highways serving the site or the affected geographic area, and describe proposed access to the existing street system. Show on site plans, if any.

Vehicular access to the site is provided by 112th Avenue SE. Pedestrian access is provided by 112th Avenue SE, 111th Place SE, SE 6th Street, and 110th Avenue SE (see Figure 1).

112th Avenue SE: four 12-ft wide lanes with curb, gutter and sidewalk; no on-street parking; signalized intersections; 35 mph speed limit. Sidewalks on both sides; no separate

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bicycle lanes; street lighting at intersections (approximately 300-ft intervals); and right-of-way landscaping with mature oak trees.

111th Avenue SE: two 28-ft wide lanes with curb, gutter and sidewalk; parking on both sides restricted by Zone 1 Permit between the hours of 8:00 AM and 6:00 PM. Neighborhood intersections in the site vicinity are not STOP-controlled. No separate pedestrian or bicycle facilities; and street lighting at intersections (approximately 300-ft intervals).

SE 6th Street: two 24- to 28-ft wide lanes with curb, gutter and sidewalk; parking on both sides. Neighborhood intersections in the site vicinity are not STOP-controlled. No separate pedestrian or bicycle facilities; and street lighting at intersections (approximately 300-ft intervals).

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

The site is served by Metro Transit routes 240, 246, 342, 555, 556, and 560. The southbound transit stop is located just north of the north entrance drive to the Surrey Downs Park site, in close proximity to the proposed demolition area (see Figure 1). The northbound transit stop is located opposite the site on the east side of 112th Avenue SE.

c. How many additional parking spaces would the completed project or nonproject proposal have? How many would the project or proposal eliminate?

No new parking spaces will be created by the demolition project. Approximately 63 parking spaces will be eliminated within the proposed demolition area.

d. Will the proposal require any new improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

No. The demolition proposal will require no new improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities.

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

No. The proposed demolition area will not use or occur within the immediate vicinity of water, rail or air transportation.

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur, and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

It is estimated that approximately 4 to 12 round-trip truck trips per day for a total of approximately 68 round trips will occur during a 3-week export phase to remove concrete and construction/demolition debris from the site. These estimates were calculated based on the quantity of material to be removed from the demolition site as described in the response to SEPA Checklist Question A.11 (44 truckloads of concrete and 24 truckloads of construction/demolition debris). An additional 15 to 20 round trips per day are estimated for crew, supervisors, and inspectors who will travel to/from the site during the estimated 6-week demolition project. Initially, there will be an abatement crew of six to ten workers, followed by a demolition crew of two track hoe operators and two to five laborers.

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g. Will the proposal interfere with, affect or be affected by the movement of agricultural or forest products on roads or streets in the area? If so, generally describe.

No. The proposed demolition project will not interfere with, affect or be affected by the movement of agricultural or forest products on roads or streets in the area.

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

The contractor will be required to prepare a traffic mitigation plan.

Contract specifications will limit demolition work on the site to the hours between 8:00 AM and 3:00 PM which will, for the most part, be off-peak in relation to traffic on the adjacent road system.

The contractor will participate in a pre-construction meeting with the City of Bellevue Building Permit Inspector and Right-of-Way Inspector prior to beginning work on the site. The Right-of-Way Inspector will determine the required haul route for demolition debris and required traffic control measures.

15. Public Services

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

No. The demolition project will result in no increased need for public services.

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

Since no increased need for public services is anticipated, no measures are proposed to reduce or control such impacts.

16. Utilities

a. Underscore utilities currently available at the site: electricity, natural gas, water, refuse collection 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.

No utilities are proposed with the demolition project. Underground utilities (a side sewer and water service line) that serve the building will be abandoned and capped in-place. A locked cap will be provided on the water service line. The owner (Bellevue Parks & Community Services) will arrange for discontinuation of telephone, natural gas, and electrical service to the courthouse buildings at the edge of the right-of-way.

Provider	Utility	To be Abandoned In-Place, Disconnected, or Discontinued
City of Bellevue	Water Distribution	X
City of Bellevue	Sewage Collection	X
King County Metro	Sewage Treatment	X
Puget Sound Energy	Electrical Power	X
Puget Sound Energy	Natural Gas	X
XO Communications	Telecommunications	X
Republic Services	Solid Waste Collection	

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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: _____

Date Submitted: 10/23/14

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References

City of Bellevue. April 18, 2002. Surrey Downs Park Master Plan Non-Project SEPA Review Environmental Checklist.

City of Bellevue. January 8, 2009. Surrey Downs Park Master Plan SEPA Review, Determination of Non-Significance and Staff Report.

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U.S. Department of Agriculture (USDA). October 2014. Official Soil Series Descriptions – Alderwood Series. https://soilseries.sc.egov.usda.gov/OSD_Docs/A/Alderwood. html. Website accessed October 21, 2014.

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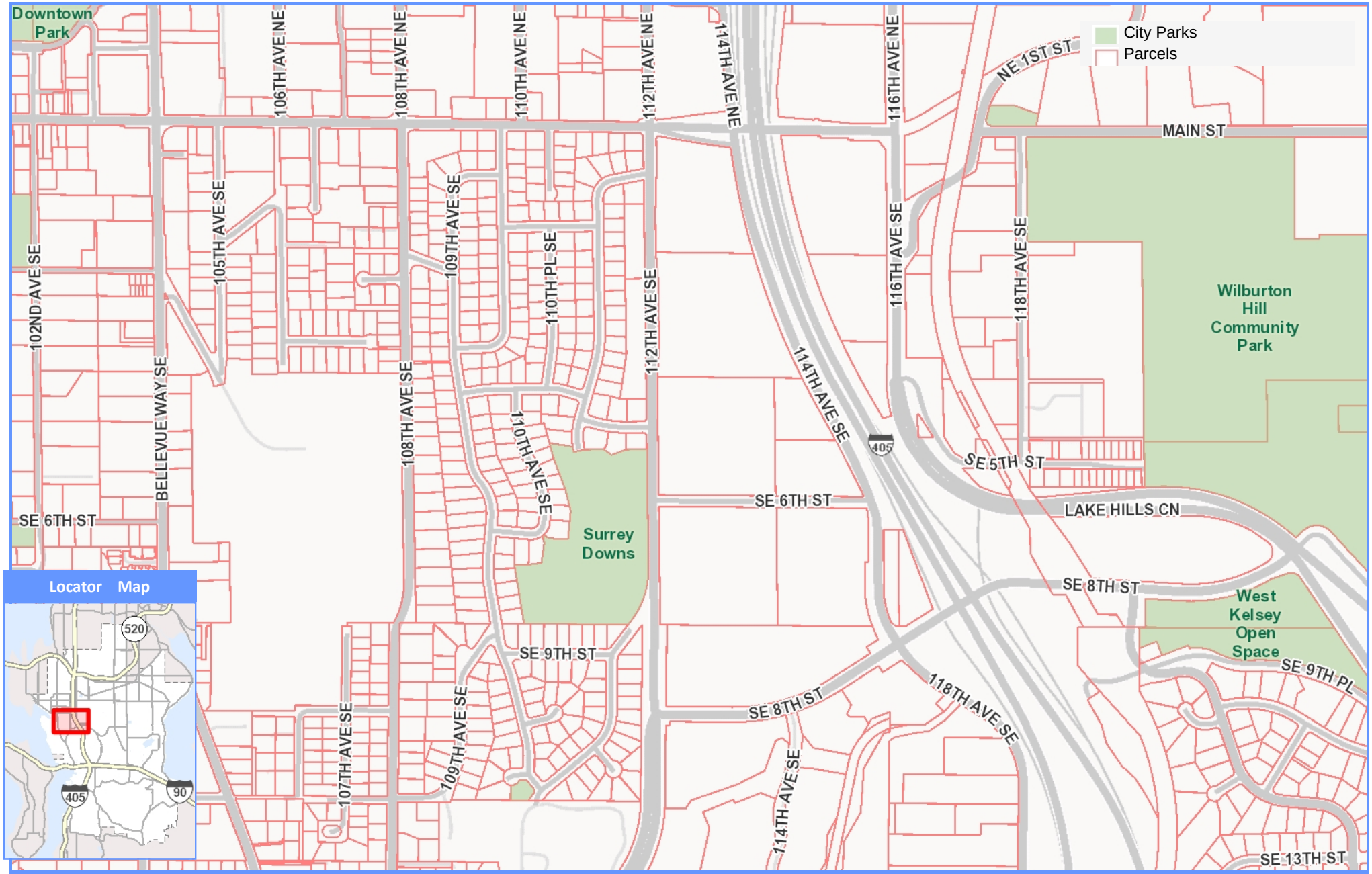

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Scale 1: 8,269 Feet

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