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. 20-108770-LM

Project Name/Address: Factoria Security Self Storage Foundation Repair

Planner: Carol Orr

Phone Number: 425-452-2896

Minimum Comment Period: June 18, 2020

Materials included in this Notice:

☒ Blue Bulletin
☒ Checklist
☒ Vicinity Map
☒ Plans
☐ Other:

OTHERS TO RECEIVE THIS DOCUMENT:
☒ State Department of Fish and Wildlife / Sterwart.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

Development Services

SEPA Environmental Checklist

The City of Bellevue uses this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions

The checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully and to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions.

You may respond with “Not Applicable” or "Does Not Apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies and reports. Please make complete and accurate answers to these questions to the best of your ability in order to avoid delays. For assistance, see SEPA Checklist Guidance on the Washington State Department of Ecology website.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The city may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Background

1. Name of proposed project, if applicable Security Storage Structural Stabilization
2. Name of applicant Security Storage Associates, LLC
3. Contact person Clark Chuka Phone 800-970-1079
4. Contact person address 12819 Se38th St. #65, Bellevue, WA 98006
5. Date this checklist was prepared _____
6. Agency requesting the checklist City of Bellevue

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

Summer 2020

8. 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, expansions, or activity related to this proposal is planned.

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

Boundary and topographic survey, Replanting and erosion protection plan, geotechnical report, wetland and stream delineation report

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

No other applications are pending with other governments.

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

Building Permit

12. Give a 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 proposed project is designed to stabilize the southern half of the building's eastern wall. The southeast corner of the building is currently sinking and needs to be stabilized to ensure the structural integrity of the building. The construction area is within a ~6-ft mowed-grass access path between the creek habitat easement and the building. The proposal will utilize hand tools and vector trucks to excavate sediment, and will not use large construction equipment within the construction area/access path. Large pin piles will then be driven into the foundation of the building to stabilize the structure. The use of the property will remain consistent, as a commercial storage facility.

13. 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 the 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.

Address: 13120 SE 30th St, Bellevue 98005; Parcel #: 5453300194;
Quarter-Section-Township-Range: NE-9-24N-5E

Environmental Elements

Earth

1. General description of the site:
   - ☑ Flat
   - ☐ Rolling
   - ☐ Hilly
   - ☐ Steep Slopes
   - ☐ Mountainous
   - ☐ Other _____

2. What is the steepest slope on the site (approximate percent slope)? n/a

3. 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 results in removing any of these soils.

The on-site soils are predominantly silty sand with some small gravel and organic silt. See Geotech report for more details.

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

Yes, the purpose of the project is to stabilize the southern half of the eastern exterior wall of the building due to unstable soils.

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

The south half of the grass access path along the east side of the building will be cleared and excavated to the top of the building footing (approximately 895 SF). The area will be filled with the excavated sediment to its original grade and replanted with a hydroseed grass mix.

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

There is always potential for erosion when clearing and excavating. Erosion is less likely on this project as the clearing limits are lined by the building and a densely vegetated riparian area. The vegetation should not be significantly disturbed by the project activities and should limit the possibility of erosion along the east side of the clearing limits. BMPs will be installed surrounding the construction are including coir fiber logs to prevent sediment from leaving the construction area.

7. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? will not change from current condition

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

No large equipment will be used within the access path/construction area, reducing the probability of hazardous liquids from machine hydraulics entering the environment and limiting the size of the clearing area to preserve native vegetation. BMPs will be implemented within the construction area and surrounding it, including the installation of temporary coir fiber logs to prevent soil and debris from exiting the construction area.

Air

1. 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.

Emissions will be produced by diesel and unleaded gas machinery and vehicles conducting deliveries of materials, excavation activities, and construction activities. Emissions post project will be the same as emissions prior to the project, as the use and capacity of the facility will not change.

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

None that are known.

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

All equipment used during construction will be kept in good working order.

Water

1. Surface Water
   a. 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.

      Yes, there is a fish-bearing stream (Sunset Creek) within close proximity to the project area. Sunset Creek flows into Richards Creek.

   b. 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, the clearing limits will be within 10 feet of the stream outside of its restored native buffer. The project site is largely taken up by the storage facility with little space around the periphery for vegetation. All construction activities will avoid clearing or disturbing of native vegetation and will stay within the grass access path along the east side of the building.

   c. 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 the fill material.

      No fill or dredge material will be placed or removed from surface waters.

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

      The project will not require surface water withdrawals or diversions.

   e. Does the proposal lie within a 100-year floodplain? No.
      If so, note the location on the site plan.

f. 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 proposal does not involve any discharges of waster materials to surface waters.

2. Ground Water

a. Will groundwater 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 withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No groundwater will be withdrawn from a well for the project or as a result of the project.

b. 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 during the project or as a result of the project.

3. Water Runoff (including stormwater)
   a. 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.

      Water runoff on the property will not change during the project or as a result of the project. BMPs will be in place to filter and/or stop runoff from exiting the construction area during rain events. If stormwater does runoff the construction site, it will flow east through a narrow riparian buffer and into Sunset Creek.

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

      No, proposed BMPs will contain all materials on site and prevent waste materials from entering ground or surface waters.

   c. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

      No, the proposal does not alter or affect drainage patterns in the vicinity of the site.

   Indicate any proposed measures to reduce or control surface, ground and runoff water, and drainage pattern impacts, if any.

   No measures are proposed as a part of the project to control or reduce drainage patterns.

Plants

1. Check the 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
   - ☐ orchards, vineyards or other permanent crops
   - ☑ wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other _____
   - ☐ water plants: water lily eelgrass, milfoil, other _____
   - ☐ other types of vegetation _____

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

   The only vegetation proposed for removal is grass that is within the access path along the east side of the building. No native vegetation is proposed for removal.

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

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

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

   No landscaping or site enhancement is proposed.

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

Himalayan blackberry

Animals

1. List 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:

   Birds: ☑ hawk, ☐ heron, ☐ eagle, ☑ songbirds, ☐ other _____

   Mammals: ☐ deer, ☐ bear, ☐ elk, ☑ beaver, ☐ other _____

   Fish: ☐ bass, ☑ salmon, ☑ trout, ☐ herring, ☐ shellfish, ☐ other _____

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

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

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

Richards and Sunset creeks are have a known presence of several salmon and trout species, all of which use the streams for annual spawning migrations and juvenile out-migrations.

4. Proposed measures to preserve or enhance wildlife, if any.

The project is designed to prevent impacts to native vegetation/the riparian corridor and the stream environment.

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

No invasive animal species are known to be on or near the site.

Energy and Natural Resources

1. 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.

Energy demand for the property will not change due to the proposed project.

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

No, the project would not affect the potential use of solar energy by adjacent properties.

3. 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.

No energy conservation features are included in the proposal.

Environmental Health

1. 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, all proper precautions will be taken to ensure all utilities are avoided during excavation, and the proposed project will not increase the likelihood of an environmental health hazard on the property once it is finished.

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

There is no known contamination at the site.

b. 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.

There are no known existing hazardous chemicals/conditions on the property.

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

Vehicles and equipment will be parked in the adjacent parking lot and used remotely (vector truck) for excavation and filling activities. When machinery is active on site, there is always a possibility for fluid leaks or spills. Construction BMPs will be used to minimize the likelihood of these events and their impact if they occur.

d. Describe special emergency services that might be required.

No special emergency services are anticipated.

e. Proposed measures to reduce or control environmental health hazards, if any.

No measure are proposed to reduce or control environmental health hazards.

2. Noise

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

Noise levels from the surrounding area are typical of a light commercial area including heavy truck and vehicle traffic.

b. 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.

The project would produce less construction noise than generally associated with excavation projects, as excavators and other typical large equipment will not be used. The largest noise impact will result from the vector truck and possibly from pin pile driving equipment. No new long-term noise impacts will be a result of the project.

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

No measures are proposed to reduce or control noise impacts.

Land and Shoreline Uses

1. 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 current lands use of the property and all adjacent properties is commercial. The proposal will not change the current land use of the site or adjacent properties.

2. Has the project 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 non-farm or non-forest use?

The project site has not been used as working farmlands or forest lands.

   a. 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 surrounding working farm or forest land.

3. Describe any structures on the site.

The project site contains a large commercial storage facility. It is a two-story facility with an approximate footprint of 58,000 SF.

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

No structures will be demolished.

5. What is the current zoning classification of the site? light industrial

6. What is the current comprehensive plan designation of the site? light industrial

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

N/A

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

The Sunset Creek and its associated native riparian corridor area designated as critical areas.

9. Approximately how many people would reside or work in the completed project? N/A

10. Approximately how many people would the completed project displace? None

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

No measures are proposed to avoid or reduce displacement.

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

The proposal ensures that that building footprint will not encroach further into the designated stream buffer of Sunset Creek.

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

No agricultural or forest lands are present nearby.

Housing

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

No housing units would be provided.

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

No housing units will be eliminated.

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

No impacts to housing are anticipated as a result of this project.

Aesthetics

1. 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 in this project.

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

Views will not be impacted by the proposed project.

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

No aesthetic impacts are anticipated as a result of this project.

Light and Glare

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

No light or glare will result from this proposal.

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

N/A

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

No off-site sources of light or glare will affect the proposal.

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

No light or glare impacts are anticipated.

Recreation

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

The nearest park access is approximately 0.5 miles away from the site.

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

No, the proposed project would not displace any existing recreational uses.

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

No impacts on recreation are anticipated as a result of the project.

Historic and Cultural Preservation

1. Are there any buildings, structures or sites located on or near the site that are over 45 years old listed in or eligible for listing in national, state or local preservation registers located on or near the site? If so, specifically describe.

There are no known structures over 45 years old listed in or eligible for listing in national, state, or local preservation registers.

2. 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 material evidence, artifacts or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

There are not any known.

3. 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 archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

According to WISAARD, there are no such cultural resources within the study area.

4. 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.

Should historic, archaeological, scientific or cultural significant items be encountered during implementation of this project, work would be temporarily stopped while the appropriate agencies are notified.

Transportation

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

SE 30th Street is the only entrance/exit point to the property and can only be accessed from Richards Road.

2. 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?

Yes, bust routes run along Richards Road, less than 300 feet from the site.

3. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

The project would not impact the amount of parking spaces available.

4. Will the proposal require any new or 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 project would not require any of these improvements.

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

No, the project will not occur within the immediate vicinity of water, rail, or air transportation.

6. 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 non-passenger vehicles). What data or transportation models were used to make these estimates?

No, change in vehicular traffic to and from the property is anticipated as a result of this project.

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

No, the proposal will not affect movement of agricultural or forest products.

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

None are proposed for this project.

Public Service

1. 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 increase need of public services is anticipated as a result of this project.

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

   None are proposed for this project.

Utilities

1. Check the utilities currently available at the site:

   - ☑ Electricity
   - ☑ natural gas
   - ☑ water
   - ☑ refuse service
   - ☑ telephone
   - ☑ sanitary sewer
   - ☐ septic system
   - ☐ other

2. 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 for the proposed project.

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 _____

Name of signee CLARK CHUKA

Position and Agency/Organization CO-MANAGER

Date Submitted 5/5/2020

TECHNICAL MEMORANDUM

Date:	May 7, 2020
To:	Carol Orr, Land Use Planner City of Bellevue
From:	Mike Thai, Environmental Scientist
Project Name:	Factoria Security Self Storage Wall Stabilization
Project Number:	190818

Subject: Project Narrative and Vicinity Map

The purpose of this memorandum is to give a brief and encompassing description of the proposed project and the surrounding land use and critical areas. The proposed project will occur on the site located at 13120 SE 30th Street in the City of Bellevue (parcel number: 5453300194). The parcel is accessible from the south via SE 30th Street and surrounded by streams on the other three sides. The subject property is located within the Mercer Slough drainage basin in WRIA 8. Any surface or groundwater on the site would be expected to flow into the surrounding streams then north to Richard's Creek toward Mercer Slough. Wetlands were identified along the west and north property boundaries. The wetlands follow Richards Creek (Stream B) around the entire parcel (see Delineation Report). The subject parcel is currently developed as a commercial storage facility. The majority of the property is currently covered by the storage facility or its associated parking lot, the only pervious surface on and immediately adjacent to the parcel are thin strips of vegetation that line the streams.

The applicant proposes to stabilize the east side of the building by driving pin piles into the foundation of the building, adjacent to the exterior building wall. The work would not disturb vegetation other than the mowed, grass maintenance strip along the east side of the building and would not extend the footprint of the building. Clearing and shallow excavation will occur to reach the foundation of the building as it is approximately one foot below the surface grade. Pin piles would then be driven into the foundation. All construction activity would be staged from the loading dock/parking area with only hand tools and machines being used within the maintenance strip/project area (see Replanting Plan).

Sunset Creek runs adjacent to the east side of the building, and thus the project area is within the buffer of the stream. However, other than limited clearing and grading of grass, no other vegetation will be disturbed, and the proposal will not increase the footprint of the building (i.e., all work will occur within the foundation footprint of the building). The property also

contains a wetland on the north property boundary and is not encumbering to the project area, as its buffer is not wide enough (see Replanting Plan and Delineation Report).

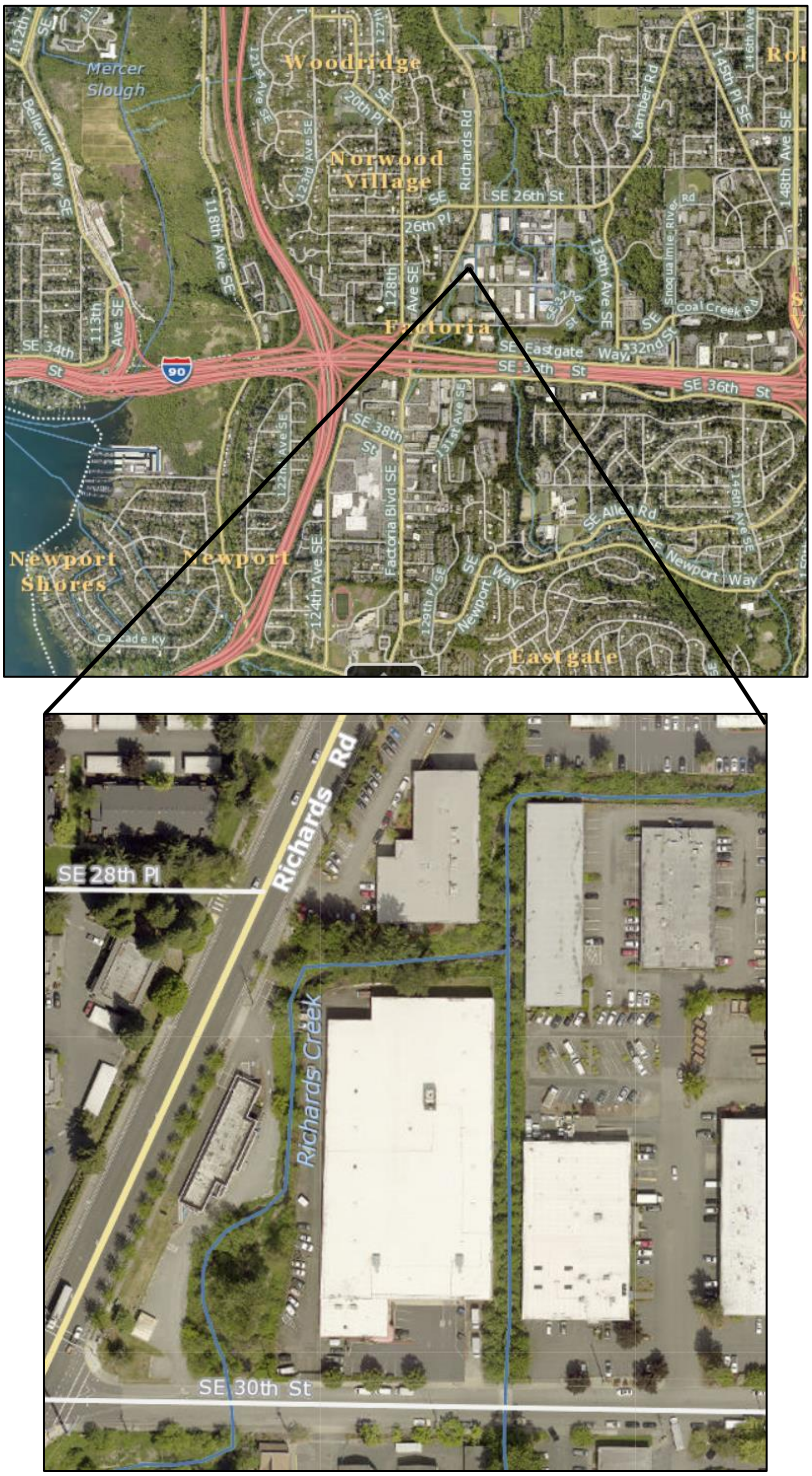

Figure 1. Site vicinity and project area map (King County iMap).