



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT  
ENVIRONMENTAL COORDINATOR  
450 100<sup>th</sup> Ave NE., P.O. BOX 90012  
BELLEVUE, WA 98009-9012

## DETERMINATION OF NON-SIGNIFICANCE

**PROPONENT:** Joe Lucia

**LOCATION OF PROPOSAL:** 9804 NE 34<sup>th</sup> PI

### NAME & DESCRIPTION OF PROPOSAL:

Installation of stabilization measures on landslide hazard area. Project includes pipe pile supported shotcrete retaining wall, repair of storm drainage system and planting of native vegetation.

**FILE NUMBER:** 07-108240-LO

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Department of Planning & Community Development. This information is available to the public on request.

- There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on March 16, 2006.
- 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 October 25, 2007.
- This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on \_\_\_\_\_. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5 p.m. on \_\_\_\_\_.

This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information indicating, or on, a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project); or if the DNS was procured by misrepresentation or lack of material disclosure.

Case V. Hellen  
Environmental Coordinator

10-11-07  
Date

### OTHERS TO RECEIVE THIS DOCUMENT:

State Department of Fish and Wildlife  
State Department of Ecology,  
Army Corps of Engineers  
Attorney General  
Muckleshoot Indian Tribe



**City of Bellevue  
Department of Planning & Community Development  
Land Use Division Staff Report**

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**Proposal Name:** Mogilevsky Landslide Repair

**Proposal Address:** 9804 NE 34<sup>th</sup> Place

**Proposal Description:** Critical Areas Land Use Permit to construct pipe pile supported shotcrete retaining walls as a stabilization measure. The proposal includes repair of storm drainage system and vegetation restoration within a geologic hazard area.

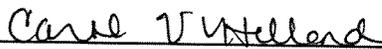
**File Number:** 07-10-8240-LO/07-108242-BR

**Applicant:** Alex Mogilevsky

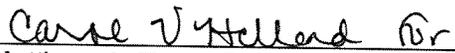
**Decisions Included:** Administrative Decision for a Critical Areas Land Use Permit (Process II, LUC 20.30P)

**Planner:** Drew Folsom, Assistant Planner

**State Environmental Policy Act Threshold Determination:** **Determination of Non-Significance**

  
\_\_\_\_\_  
**Carol V. Helland**  
**Environmental Coordinator**  
**Dept. of Planning & Community Development**

**Director's Decision:** **Approval with Conditions**

  
\_\_\_\_\_  
Matthew A. Terry, Director Planner  
Dept. of Planning and Community Development

Application Date: March 12, 2007  
Notice of Application Publication Date: April 12, 2007  
Decision Publication Date: October 11, 2007  
Project/SEPA Appeal Deadline: October 25, 2007

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For information on how to appeal a proposal, visit Development Services at City Hall or call (425) 452-6800 [TTY (425) 452-4636]. Appeal of the Decision must be made with the City Clerk by 5 PM on the date noted for appeal of the decision.

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## **I. DESCRIPTION OF PROPOSAL**

The applicant proposes to install three pipe pile supported shotcrete retaining walls on a geologically hazardous slope which experienced a substantial failure in the winter of 2006/2007. The slope failure involved a section of a critical slope on a residential lot developed with a single family residence. A private storm drainage was located within the area of the slope failure and may have caused or contributed to the failure of the slope. The area of slope failure is located directly north of an existing single family structure. The purpose of this permit is to install pipe pile supported shotcrete retaining walls and repair the storm drainage system to stabilize the slope area and reduce future risk to the single family residence. The walls will be approximately 4 – 9 feet tall, and are designed as a stabilization measure on the steep slope. The shotcrete walls are supported vertically by driven pipe piles and are supported horizontally by anchors grouted into the earth behind the slope. The proposal includes vegetation restoration of the disturbed area. Slope stabilization and the repair of stormwater facilities are allowed uses per LUC 20.25H.055, and slope stabilization measures within geologic hazard areas must be processed as a critical areas land use permit.

Site analysis was completed by Robert M. Pride, LLC in February, 2007 with supplemental analysis done in July of 2007 to address the impact of the specific construction design for the retaining walls. The reports analyzed the proposal and probable impacts to the critical slope buffer in accordance with the requirements of LUC Section 20.25H. As part of the assessment, Robert Pride, LLC performed a review of the pertinent geological maps, conducted a site reconnaissance to observe local topographic features, and completed three borings to delineate the site soil conditions. The assessment observed a history of surficial slumps on the slope as evidenced by a series of scarps, a more recent slope failure in the central portion of the slope, and a broken drainage line in the area of the recent slope failure.

The report concluded the proposed pipe pile supported shotcrete retaining walls are recommended to increase the stability of the remaining slope on the site. The report concluded the pipe pile supported shotcrete walls will allow for the restoration of the slope material that protects and supports the existing residence. The new walls will also increase the over-all stability of the existing residence if installed in accordance with the recommendations presented in the February 22, 2007 geotechnical report and subsequent letter dated July 22, 2007. See related condition of approval in Section IX.

The applicant has proposed to mitigate disturbance of the top of slope buffer by providing a native plant restoration on the site. This plan includes three tiers of proposed vegetation including new trees, ground cover, and shrubs based on the templates in the City of Bellevue Critical Areas Handbook.

## **II. SITE DESCRIPTION AND CONTEXT**

The subject property is developed with a single family residence and described as Lot 21 of the Lake WN Springhills Div No. 04 Plat. This lot is accessed off of 134<sup>th</sup> Place NE, a private drive. The lot is bordered to the South, East and West by single family residences. The majority of the property contains slopes over 40% sloping upward from North to South. The existing single family residence is located on the upper portion of the slope. This slope is vegetated by mixed deciduous/coniferous trees with moderately thick to thick brush.

A 10-foot private drainage easement is located along the eastern edge of the property. Within the drainage easement is a 12 inch drainage pipe which will be replaced as part of the proposal. Half (5 feet) of a 10 foot wide sewer easement is located along the western edge of the property.

Properties to the south, east, and west of this site are developed and contain single-family homes. North of the property is an abandoned roadway, Lake Washington Blvd, bordering State Route 520.

### III. CONSISTENCY WITH LAND USE CODE/ZONING

#### A. Special District Requirements (Critical Area Overlay District LUC. 20.25H)

Bellevue's Land Use Code (LUC) Section 20.25H.120 designates landslide hazards, and steep slopes of 40 percent or greater that have a rise of at least 10 feet and exceed 1,000 square feet in area as critical areas. The proposed stabilization measure is an allowed activity and shall meet the requirements of 20.25H.055.C.3.m which establishes performance standards for stabilization measures on geological hazard areas; and LUC Section 20.25H.125 which establishes performance standards for geological hazard areas.

##### LUC Section 20.25H.055.C.3.m

i. When Allowed. New or enlarged stabilization measures shall be allowed only to protect existing primary structures and infrastructure, or in connection with uses and development allowed pursuant to subsection B of this section. Stabilization measures shall be allowed only where avoidance measures are not technically feasible.

**Finding: The stabilization measure is proposed to protect the existing single family residence. The stabilization measure is designed to protect the house from the potential damages related to a landslide which occurred in the winter of 2006/2007. The existing residence is built within the critical slope and the landslide hazard area is located to the direct north.**

ii. Type of Stabilization Measure Used. Where a stabilization measure is allowed, soft stabilization measures shall be used, unless the applicant demonstrates that soft stabilization measures are not technically feasible. An applicant asserting that soft stabilization measures are not technically feasible shall provide the information relating to each of the factors set forth in subsection C.3.m.iii.(D) of this section for a determination of technical feasibility by the Director. Only after a determination that soft stabilization measures are not technically feasible shall hard stabilization measures be permitted.

(D) Technically Feasible. The determination of whether a technique or stabilization measure is "technically feasible" shall be made by the Director as part of the decision on the underlying permit after

consideration of a report prepared by a qualified professional addressing the following factors:

- (1) Site conditions, including topography and the location of the primary structure in relation to the critical area;
- (2) The location of existing infrastructure necessary to support the proposed measure or technique;
- (3) The level of risk to the primary structure or infrastructure presented by erosion or slope failure and ability of the proposed measure to mitigate that risk;
- (4) Whether the cost of avoiding disturbance of the critical area or critical area buffer is substantially disproportionate as compared to the environmental impact of proposed disturbance, including any continued impacts on functions and values over time; and
- (5) The ability of both permanent and temporary disturbance to be mitigated

**Finding: The existing primary residence is located directly to the north of the landslide hazard. The topography in the landslide hazard area is over 60% near the residence. There is no existing infrastructure present to support the existing residence. Geotechnical investigation concludes that there is substantial risk to the primary structure due to slope failure and the proposed retaining walls are designed to significantly reduce that risk. Due to the location of the existing primary structure avoidance of the critical area is not feasible. The disturbance associated with the project will be mitigated by the planting of native vegetation.**

**LUC Section 20.25H.125 Performance Standards – Steep Slopes.** In addition to generally applicable performance standards, development within a steep slope critical area or the critical area buffers of such hazards shall incorporate the following additional performance standards in design of the development, as applicable. The requirements for long-term slope stability shall exclude designs that require regular and periodic maintenance to maintain their level of function.

- a. Structures and improvements shall minimize alterations to the natural contour of the slope, and foundations shall be tiered where possible to conform to existing topography;

**Finding: The proposed retaining walls area are designed to minimize alteration to the slope. The proposal is designed with tiered retaining walls and provides stabilization while limiting alterations of the existing topography. Disturbance outside of the retaining walls is limited to the storm drainage system and revegetation of the landslide area.**

- b. Structures and improvements shall be located to preserve the most critical portion of the site and its natural landforms and vegetation;

**Finding: The proposal is designed to limit the disturbance of the**

**slope to the minimum necessary to install the stabilization measures, repair the storm drainage system and restore disturbed areas with native vegetation.**

- c. The proposed development shall not result in greater risk or a need for increased buffers on neighboring properties

**Finding: As demonstrated in the supporting geotechnical documentation, the stability of adjacent critical slope areas will not result in a greater risk or a need for increase buffers on neighboring properties as a result of the proposed development.**

- d. The use of retaining walls that allow the maintenance of existing natural slope area is preferred over graded artificial slopes where grades slopes would result in increased disturbance as compared to use of retaining wall;

**Finding: Retaining walls proposed with the stabilization measures have been designed to standards limiting their use outside of the building envelope.**

- e. Development shall be designed to minimize impervious surfaces within the critical area and critical area buffer.

**Finding: No new impervious surfaces located within the critical area and critical area buffer area proposed.**

- f. Where change in grade outside the building footprint is necessary, the site retention system should be stepped and regarding should be designed to minimize topographic modification. On slopes in excess of 40 percent, grading for yard area may be disallowed where inconsistent with this criteria.

**Finding: Retaining walls are stepped and designed to minimize topographic modification. Grading is limited to what is necessary for stabilization and grading for yard area is not proposed.**

- g. Building foundation walls shall be utilized as retaining walls rather than rockeries or retaining structures built separately and away from the building wherever feasible. Freestanding retaining devices are only permitted when they cannot be designed as structural elements of the building foundation;

**Finding: As noted earlier in this report, the building foundation exists and freestanding retaining devices are proposed as a necessary stabilization measure.**

- h. On slopes in excess of 40 percent, use of pole-type construction which conforms to the existing topography is required where feasible.

If pole-type construction is not technically feasible, the structure must be tiered to conform to the existing topography and to minimize topographic modification;

**Finding:** This proposal does not include construction beyond the proposed stabilization measures.

- i. On slopes in excess of 40 percent, piled deck support structures are required where technically feasible for parking or garages over fill-based construction types

**Finding:** This proposal does not include construction of garages or parking areas.

- j. Areas of new permanent disturbance and all areas of temporary disturbance shall be mitigated and/or restored pursuant to a mitigation and restoration plan meeting the requirements of LUC 20.25H.210.

**Finding:** The applicant has provided a site restoration plan that will be required as a condition of approval of this permit.

**B. Consistency with Standard Land Use Code Requirements**

<b>BASIC INFORMATION</b>			
<b>Zoning District</b>	R-2.5		
<b>Gross Site Area</b>	14,689 square feet		
<b>Critical Area</b>	Approximately 10,000 square feet (critical slope and 50-ft top of slope buffer, less footprint of the existing single family residence)		
<b>ITEM</b>	<b>REQ'D/ALLOWED</b>	<b>PROPOSED</b>	<b>COMMENT</b>
<b>Dwelling Units/Acre</b>	2.5/acre	None	Existing Residence
<b>Minimum Lot Area</b>	13,500)	14,689	
<b>Building Setbacks</b>			Dimensional requirements may be modified pursuant to 20.25H.040 to avoid critical area impacts
Front Yard	20 feet (25 feet)	20 feet	
Rear Yard	25 feet (20 feet)	25 feet or greater	
Min. Side Yard	5 feet (5 feet)	5 feet or greater	
2 Side Yard	20 feet (15 feet)	10 feet or greater	
Access Easement	10-feet		
<b>Minimum Lot Coverage</b>	35 percent	percent	

**IV. STATE ENVIRONMENTAL POLICY ACT (SEPA)**

The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the proposal. Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements.

Adverse impacts which are less than significant are usually subject to City Codes or Standards which are intended to mitigate those impacts. Where such impacts and

regulatory items correspond, further documentation is not necessary. For other adverse impacts which are less than significant, Bellevue City Code Sec. 22.02.140 provides substantive authority to mitigate impacts disclosed through the environmental review process.

**A. Earth and Water**

The proposed project will require disturbance of a critical area in order to provide stabilization of an existing single family home. The geotechnical report completed by Robert Pride, LLC and dated February 22, 2007 identified 3 to 4 feet of fill soil at the top of slope. The core of the slope consisted of silty clay with very thin interbeds of very fine sand. The grade of the slope was approximately 88 percent, with portions up to 100 percent near the house.

Storm water will be collected from impervious surfaces, including the driveway and roof area and discharged into an approved and repaired storm drainage system. Consequently, discharge of concentrated flows from the impervious surfaces will be avoided. A Temporary Erosion Sedimentation Control Plan is included in the project plans, and addresses all requirements for restoring the site to its current condition as well as erosion and sedimentation management practices. Existing codes and standards adequately mitigate expected impacts to earth and water resources. See related Condition of Approval in Section IX.

**B. Animals**

Numerous small animals and birds either use this site or are in close proximity. Installation of the stabilization measures on the site will likely result in minor construction related impacts on animals in the vicinity. These impacts are not environmentally significant and will be largely mitigated through the retention of existing vegetation and the installation of new native vegetation.

**C. Plants**

The subject property is developed with a single family residence and is currently moderately vegetated with a variety of significant trees including red cedar, Douglas fir, hemlock, big leaf maple and alder. Light to moderate underbrush consisting of Swordfern, Himalayan blackberries, field grasses, and other low-growing vegetation covers most of the site. Field investigation indicates that much of the vegetation in the proposed construction areas has been disturbed by previous landslide activity and the existing single family residence. A cleared utility easement enters the site from the south along the western property line. An existing storm drainage ditch and abandoned roadway is located immediately north of the property. This area is vegetated with mixed deciduous/coniferous trees with moderately thick brush. The properties to the south, east and west are developed with a single family residences.

Installation of the retaining walls and repair of the storm drainage system will involve removal of brush and felled trees. This area will be replanted with native vegetation. The remaining area will remain undisturbed. The applicant has submitted a three-tiered restoration plan that includes native trees, shrubs and ground cover to mitigate the loss of trees and other vegetation due to the construction of the proposed

retaining walls and drainage system. In addition, the applicant must submit a combined Landscape Installation and Maintenance Security in the amount of 150 percent of the costs of site restoration, including labor, materials. See related Conditions of Approval in Section IX.

**D. Noise**

The site is adjacent to single-family residences whose residents are most sensitive to disturbance from noise during evening, late night and week end hours when they are likely to be at home. Construction noise will be limited by the City's Noise Ordinance (Chapter 9.18 BCC) which regulates construction hours and noise levels. See related Conditions of Approval in Section IX of this report.

**V. SUMMARY OF TECHNICAL REVIEWS**

**A. Clearing & Grading Review**

The Clearing and Grading Division of the Planning and Community Development Department has reviewed the proposed development for compliance with Clearing and Grading codes and standards. The Clearing and Grading staff found no issues with the proposed development and concurred with the findings within the Geotechnical Report.

**VI. PUBLIC NOTICE AND COMMUNITY INPUT**

*Application Date:* March 9, 2007  
*Public Notice (500 feet):* April 12, 2007  
*Minimum Comment Period:* April 26, 2007

Notice of Application was published in the City of Bellevue's *Land Use Bulletin* and the *King County Journal* on April 12, 2007. It was mailed to property owners within 500 feet of the project site. No comments were received from the public as of the writing of this staff report.

**VII. DECISION CRITERIA**

**Land Use Code Decision Criteria LUC 20.30P.140**

- a. The proposal obtains all other permits required by the Land Use Code; and

**Finding: The applicant has already applied for necessary single family building and clearing and grading permit.**

- b. The proposal utilizes to the maximum extent possible, the best available construction and design & development techniques which result in the least impact on the critical area and critical area buffer; and

**Finding: The proposed retaining walls will adhere to all applicable performance standards of the Land Use Code.**

- c. The proposal incorporates the performance standards of Part 20.25H to the maximum extent applicable, and;

**Finding: As discussed in Section III of this report, the proposal meets the performance standards of LUC Section 20.25H.055.C.3.m for stabilization measures on geological hazard areas and LUC Section 20.25H.125 for areas of geological hazards.**

- d. The proposal will be served by adequate public facilities including street, fire protection and utilities; and

**Finding: The site is adequately served by existing public facilities.**

- e. The proposal includes a mitigation or restoration plan consistent with the requirements of LUC Section 20.25H.210; and

**Finding: The applicant will be required to implement the Site Restoration Plan sheet A1 as a condition of approval of this permit.**

- f. The proposal complies with other applicable requirements of this code.

**Finding: As conditioned and discussed in this report, the proposal complies with all applicable code requirements including, but not limited to, performance standards for development in geologic hazard areas and Critical Areas Land Use Permit decision criteria.**

## VIII. CONCLUSION AND DECISION

After conducting the various administrative reviews associated with this proposal, including applicable Land Use consistency, SEPA, City Code, and standard compliance reviews, the Director of Planning and Community Development does hereby **approve with conditions**, the proposed retaining walls and stabilization measures.

A Critical Areas Land Use Permit expires and is void if the applicant fails to file for a building permit or other necessary development permits within one year of the effective date of the approval pursuant to LUC 20.30P.150.

## IX. CONDITIONS OF APPROVAL

- A. The following conditions are imposed under authority referenced:

### **Compliance with Bellevue City Codes and Ordinances.**

The applicant shall comply with all applicable Bellevue City Codes, Standards, and Ordinances including but not limited to:

<b><u>Applicable Ordinances</u></b>	<b><u>Contact Person</u></b>
Clearing and Grading Code- BCC 23.76	Tom McFarlane, 425-452-5207
Land Use Code- BCC Title 20.25H	Drew Folsom, 425-452-4441
Noise Control- BCC 9.18	Drew Folsom, 425-452-4441

**B. General Conditions:**

The following conditions are imposed under the Bellevue City Code Referenced:

1. **Geotechnical Recommendations:** The project geotechnical engineer or his representative must be onsite during critical earthwork operations. The engineer must submit field reports in writing to the clear and grade inspector for soils verification and construction. The pipe pile supported shotcrete walls must be constructed in accordance with the recommendations presented in the February 2, 2007 geotechnical report and subsequent letter dated July 18, 2007 by Robert M. Pride, LLC.

Authority: Land Use Code Section 20.25H.125  
Reviewer: Drew Folsom, Planning and Community Development Department

2. **Hold Harmless Agreement:** Prior to issuance of a building permit, a "Hold Harmless Agreement" prepared by City of Bellevue must be signed by the applicant and executed, to hold the City of Bellevue harmless from all suites, claims, damages and liabilities for any injuries or damages resulting from the location of this project within the Protected Area setback.

Authority: Land Use Code Section 20.25H  
Reviewer: Drew Folsom, Planning and Community Development Department

2. **Rainy Season restrictions:** Due to the proximity to a steep slope, no clearing and grading activity may occur during the rainy season, which is defined as November 1 through April 30 without written authorization of the Department of Planning and Community Development. Should approval be granted for work during the rainy season, increased erosion and sedimentation measures, representing the best available technology must be implemented prior to beginning or resuming site work.

Authority: Bellevue City Code 23.76.093.A,  
Reviewer: Tom McFarlane, Planning and Community Development Department

3. **Restoration Plan:** The applicant shall implement the Site Restoration Plan sheet A1, stamped September 26, 2007 that includes mitigation planting for impacts to the site associated with stabilization measures and storm drainage system repair. Any modifications to this plan must be reviewed and approved by the Planning and Community Development Department.

Authority: Land Use Code Section 20.25H.210  
Reviewer: Drew Folsom, Planning and Community Development Department

4. **Landscape Maintenance Security:** The applicant must submit a combined Landscape Installation and Maintenance Security in the amount of 150 percent of the costs of site restoration, including labor, materials. The security may be released after the vegetation has successfully been installed and maintained for a period of three years.

Authority: Land Use Code Section 20.25H.125.J and 20.25H.220.D

Reviewer: Drew Folsom, Planning and Community Development Department

5. **Noise Control:** The proposal will be subject to normal construction hours of 7 am to 6 pm Monday through Friday and 9 am to 6 pm on Saturdays, except for Federal holidays and as further defined by the Bellevue City Code. Upon written request to PCD, work hours may be extended to 10 pm if the criteria for extension of work hours as stated in BCC 9.18 can be met. Use of heavy equipment will be prohibited outside of normal construction hours.

Authority: Bellevue City Code 9.18

Reviewer: Drew Folsom, Planning and Community Development Department

## ATTACHMENTS

- A. Zoning Map/Vicinity Map
- B. Environmental Checklist

RECEIVED

City of Bellevue Submittal Requirements

MAR 09 2007

27

ENVIRONMENTAL CHECKLIST

PERMIT PROCESSING

4/18/02

*Thank you in advance for your cooperation and adherence to these procedures. If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call the Permit Center (425-452-6864) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Our TTY number is 425-452-4636.*

**INTRODUCTION**

**Purpose of the Checklist:**

The State Environmental Policy Act (SEPA), Chapter 43.21c RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the City of Bellevue identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the City decide whether an EIS is required.

**Instructions for Applicants:**

This environmental checklist asks you to describe some basic information about your proposal. Answer the questions briefly, with the most precise information known, or give the best description you can. You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer or if a question does not apply to your proposal, write "do not know" or "does not apply." Giving complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the Planner in the Permit Center can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. Include reference 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 1/2" x 11 vicinity map which accurately locates the proposed site.**

D.J. 4/9/07  
7-9/21/07

## ENVIRONMENTAL CHECKLIST

4/18/02

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call the Permit Center (425-452-6864) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Our TTY number is 425-452-4636.

## BACKGROUND INFORMATION

Property Owner: ALEX MUGILEVSKY

Proponent: JOSEPH M. LUCIA, P.E.

Contact Person: JOE LUCIA

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

Address: 14730 EDGEWATER LAKE N.E. - LAKE FOREST PARK, WA 98155

Phone: 206 790 8039

Proposal Title: EMERGENCY SLIME REPAIR

Proposal Location: 9804 N.E. 34<sup>TH</sup> PLACE, BELLEVUE, WA 98004  
(Street address and nearest cross street or intersection) Provide a legal description if available.

Please attach an 8 1/2" x 11" vicinity map that accurately locates the proposal site.

Give an accurate, brief description of the proposal's scope and nature:

1. General description: EMERGENCY SLIME REPAIR RETAINING WALL, INSTALL SOLIDIER  
PILE & SHORLITE RETAINING WALL, REPAIR STORM DRAINAGE SYSTEM. etc
2. Acreage of site:
3. Number of dwelling units/buildings to be demolished: 0
4. Number of dwelling units/buildings to be constructed: 0
5. Square footage of buildings to be demolished: 0
6. Square footage of buildings to be constructed: 0
7. Quantity of earth movement (in cubic yards): 48 CY Import -
8. Proposed land use: RESIDENTIAL
9. Design features, including building height, number of stories and proposed exterior materials:  
N/A
10. Other  
N/A

Estimated date of completion of the proposal or timing of phasing: MARCH 30, 2007

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

No.

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

NONE

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known.

No.

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

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)? 100%

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.

SILTY CLAY / SANDY SILT.

07.9/2007  
ALSO SEE GEOTECHNICAL  
REPORT BY ROBERT PENDE,  
LLC DATED 2/2007  
07.

2/4/07  
07.6/1/07

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

YES - THIS IS A REPAIR FOR A RECENT SLIDE.

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

BACKFILL FOR RETAINING WALL SOURCE NOT YET KNOWN

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

WE ARE NOT CLEARING THIS SITE - NO.

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 ARE BEING PROPOSED.

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

SILT FENCE WILL BE INSTALLED.

EROSION FURTHER  
MIT. WASLO PER  
BCE 23.076.090  
"EROSION AND SEDIMENT CONTROL"

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.

EXHAUST FROM DRILLING EQUIP. TRUCKING

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

NO.

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

NONE

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

NO

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appropriate, state what stream or river it flows into.

- (2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If Yes, please describe and attach available plans. *No.*
- (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. *NONE*
- (4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. *No.*
- (5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. *No.*
- (6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. *No.*

b. Ground

- (1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description. *No.*
- (2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. *NONE.*

*D.J. 4/3/07*  
*0.2 6/10/07*

c. Water Runoff (Including storm water)

(1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. *N/A.*

*Project will have  
existing private storm  
drainage system. Water  
will flow into existing drainage  
ditch north of  
property.  
04.19/2/07*

(2) Could waste materials enter ground or surface waters? If so, generally describe. *WHAT WASTE MATERIALS? N/A.*

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

*NONE.*

4. Plants

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

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

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

*NONE*

*EXISTING CEDAR LOGS AND  
FELLED TREES AS A RESULT  
OF GLIDOR WILL BE REMOVED  
WHERE LOGS WILL TAKE  
PLACE. 04.*

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

*NONE*

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

*NONE*

*PLANT WITH NATIVE VEGETATION  
ALL FOR 20.25 H. 210 04.*

*DA 4/3/07  
DA 4/21/07*

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.

NONE

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

DON'T KNOW

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

NONE

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.

NONE

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

No.

c. What kinds of energy conservation features are included in the plans of the proposal? List other proposed measures to reduce or control energy impacts, if any:

NONE

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

NONE KNOWN.

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

NONE

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

NONE

JA. 4/3/07  
RJ. 5/2/07

b. Noise

(1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)? *NONE*

(2) What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example, traffic, construction, operation, other)? Indicate what hours noise would come from the site.

*CONSTRUCTION EQUIPMENT -  
WILL CREATE NO LESS/MORE NOISE THAN  
THE HWY 520 WHICH IS CLOSE BY!*

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

*NONE*

*NOISE FURTHER  
MITIGATED PER  
BCC 9.18  
"NOISE CONTROL"*

8. Land and Shoreline Use

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

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

*NO.*

c. Describe any structures on the site.

*SINGLE HOME.*

d. Will any structures be demolished? If so, what? *NO*

e. What is the current zoning classification of the site? *R2.5*

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

*STABLE FAMILY HOUSING -  
RESIDENTIAL HOME DENSITY DISTRICT*

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

*N/A*

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

*CRITICAL SLOPE AREA.*

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

*3 PEOPLE LIVE IN THE HOME NOW.*

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

*0*

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

*N/A*

*D.F. 4/3/87  
22: 6/1/87*

- i. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: *NONE*

9. Housing

*N/A*

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
- c. Proposed measures to reduce or control housing impacts, if any:

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? *20 FT.*
- b. What views in the immediate vicinity would be altered or obstructed?  
*NONE*
- c. Proposed measures to reduce or control aesthetic impacts, if any:  
*NONE*

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?  
*NONE*
- b. Could light or glare from the finished project be a safety hazard or interfere with views?  
*NONE*

*D.J. 4/3/07  
D.J. 9/21/07*

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

NONE

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

NONE

## 12. Recreation

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

NONE

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

NONE

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

NONE

## 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.

NOT KNOWN

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

NONE

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

NONE

## 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. N/A

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

No

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

N/A

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

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

No

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

g. Proposed measures to reduce or control transportation impacts, if any:  
NONE

**15. Public Services**

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

NO

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

NONE

**16. Utilities**

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other. ALL

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

NONE

**Signature**

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature..... Joseph M. Lucini  
Date Submitted..... 03-09-07

PA. 4/3/07  
CS Guler

