

**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: Rick Wypych

Proponent:

Contact Person: Andy McAndrews, CHS Engineers

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

Address: 12507 Bel-Red Road, Suite 101  
Bellevue, WA 98005

Phone: (425) 637-3693

Proposal Title: Wypych Residence

Proposal Location: 5424 156<sup>th</sup> AVE SE  
Bellevue, WA 98006

(Street address and nearest cross street or intersection) Provide a legal description if available. *SEE ATTACHED*

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

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

1. General description:

Installation of modular block walls in the rear yard of the existing single family home. Wall heights ranging from roughly 0.5'-5.0' and associated grading activities including the placement of approximately 735 c.y. of structural fill and topsoil. Re-vegetation of the slope will consist of replacement of the grasses previously existing as well as lawn areas and planting beds above the walls. Additionally, a small landscaping block wall (<30" tall) in the front yard and a paver pathway along the south side of the house are to be installed. [Mitigation plantings shall be per LUC 20.25H.210 and the Critical Areas Handbook.](#)

2. Acreage of site: 0.57 acres      [24,785 square feet per King County Records](#)

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: N/A

6. Square footage of buildings to be constructed: N/A

7. Quantity of earth movement (in cubic yards): 750 cubic yards

8. Proposed land use: Slope stabilization and landscaping activities single-family home.

**Received**  
MAR 03 2010  
**Permit Processing**

9. Design features, including building height, number of stories and proposed exterior materials:

Modular block walls ranging in height from roughly 0.5' – 5.0' and associated backfill

Retaining walls and rockeries shall comply with the requirements of LUC 20.20.025, 20.25H.125 & C/G Code 23.76.085

10. Other:

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

The proposed work is currently under a stop work order due to the activities beginning without the benefit of the necessary permits from the City of Bellevue. The remaining work will commence immediately once the permits have been acquired and should be completed within 45 days of permit issuance.

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.

A Geotechnical Report has been prepared to address the steep slopes, Landslide Hazard Area presence, and the structural qualities of the proposed modular block walls.

Steep Slope Critical Area

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

None Known.

List any government approvals or permits that will be needed for your proposal, if known. If permits have been applied for, list application date and file numbers, if known.

City of Bellevue Critical Areas Land Use Permit for the clearing and grading activities associated with the construction of the walls.

A Clear Grade permit will be required to review and inspect the work done on site.

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

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## 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)?
- Approximately 40%
- 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.

Vashon Glacial Till described as "variable thickness of hard, blue-gray to light-brown, unstratified concrete-like mixture of clay, silt, sand and gravel, locally containing cobbles and boulders, and including some alluvium;" along with Upper Eocene Volcanic Rocks which are believed to occur at a depth of about 3-4 feet below ground surface.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
- No, a geotechnical evaluation conducted by Creative Engineering Options, Inc. concluded that there is no indication of unstable soils on-site. Erosion problems associated with uncontrolled runoff have occurred on site in the area of the proposed work. These problems have been remedied by the construction of the proposed walls and associated grading activities.
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

The purpose of the fill placed on-site is to provide structural backfill for the modular block walls. The walls have been placed to eliminate erosion problems from uncontrolled sheet flow occurring in this area. The installation of the walls will result in a controlled drainage path and stable slope area that will allow storm water to be collected by the wall footing drains and discharged appropriately downslope in a manner that will further prevent erosion or disturbance to the critical slope areas.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
- A minimal chance of erosion could occur during construction activities. However, the City of Bellevue requires significant erosion control measures to be in place during construction and the primary purpose of the activities is to prevent future erosion of the slopes. The modular block walls have been constructed in such a manner to prevent erosion from occurring.
- Temporary erosion and sedimentation controls will be required prior to resumption of work, and during construction, per BCC 23.76*
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

There will be no change to the impervious surfaces found on-site. The walls will have minimal impact to the impervious surface areas and the benefits of the controlled stormwater will far outweigh any slight increase to the impervious surface areas on site.

*Impervious surfaces will be modified on site, due to the changes done in the side and front yards. The impervious surface will be recalculated under permit review.*

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

Erosion control measures during construction include the installation of erosion control fabric fencing (silt fence), catchbasin filter inserts, covering of stockpile areas, and the use of the existing driveway as a construction staging area.

## 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.

Minimal emissions from small machinery such as a bobcat-type machine or walk-behind machine are anticipated during construction. No increase in emissions is anticipated once construction is completed.

- 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 appropriate, state what stream or river it flows into.

No.

- (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.

There will be no discharge of waste to surface waters as a result of this project.

b. Ground

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

No.

- 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.

There will be no change to the method of sewage discharge from the site, currently utilizing the public sewer system. No other waste material will be discharged into the ground.

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.

The primary source of runoff will be from storm water directly applied to the landscaped and grassed areas behind the house, and above the walls. Structural fill was used to aid in the infiltration rate so that the stormwater can be collected in the footing drains of the walls and conveyed to appropriate dispersion areas downslope, as discussed in the geotechnical report.

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

There is a limited chance that waste materials could enter surface waters due to factors out of our control, such as ruptured sewer lines or illegal dumping of waste. No waste materials will enter ground or surface waters as a result of this project.

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

Footing drains have been installed along the base of each of the walls. Additionally, the walls have been constructed to tier the sloped areas so that erosion will be eliminated. Structural fill consisting of recycled concrete and large aggregate was used to allow for a high infiltration rate allowing runoff to reach the perforated pipes at the footings of each of the walls. The runoff will then be discharged to appropriate dispersion areas as discussed in the geotechnical report prepared for this project.

#### 4. PLANTS

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

- deciduous tree: alder, maple, aspen, other Prior to the work done on site, the predominant landscaping was lawn and ornamental shrubs.
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass

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- 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?

Grasses have been removed during the grading activities. No further altering or removing of vegetation is proposed. Additionally, new grass is proposed to be planted as well as lawn and landscaping areas above the walls.

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

None known.

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

Hearty grasses are proposed to be replanted on the areas downslope of the easterly walls. Above the walls, lawn and planting beds are proposed to consist of a range of flowers and perennial plants native to the Pacific Northwest.

Mitigation plantings shall be per LUC 20.25H.210 and the Critical Areas Handbook.

## 5. ANIMALS

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

- Birds: ~~hawk~~ heron, eagle, ~~songbirds~~, other: owls, woodpeckers, doves, jays
- Mammals: deer, bear, elk, beaver, ~~other~~. cougar, coyote, raccoon, chipmunk, squirrel, rabbit, opossum, and other small mammals such as voles and shrews.
- Fish: bass, salmon, trout, herring, shellfish, other:

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

None known.

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

The Pacific Flyway Migration Route for Migratory Birds is in the vicinity.

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

N/A Mitigation plantings will provide additional nesting and foraging opportunities to wildlife.

**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.

The completed project will require no additional energy needs.

- 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:

N/A

**7. ENVIRONMENTAL HEALTH**

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

No.

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

None.

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

N/Ab. Noise

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

Normal noises associated with a residential street exist.

- (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.

The site is only accessible by small machinery and we anticipate there to be limited operational noise during the remaining construction activities. Site work will only occur during normal working hours. [Noise shall comply with BCC 9.18](#)

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

None.

**8. LAND AND SHORELINE USE**

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

Existing Single-Family homes.

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

No.

- c. Describe any structures on the site.

One existing two-story single-family home, approximately 55 feet wide and 65 feet long.

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

No.

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

R-3.5

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

Medium Density Residential

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

N/A

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

Yes, areas classified as "steep slope" areas exist, as well as an area classified as "Landslide Hazard Area" to the east of the proposed site work.

Steep Slope Critical Area

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

Currently 3-4 people live in the single-family home on-site

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

None.

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

None

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

The proposal will undergo Land use review with the City of Bellevue. Additionally, the proposal must meet the requirements of the Homeowner's Association and the recorded CC&Rs.

The proposal shall also undergo Clear and Grade Review, and Utilities Review.

## 9. HOUSING

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

No new units are proposed as part of this proposal.

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

No units are proposed to be eliminated as a part of this proposal.

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

N/A

## 10. AESTHETICS

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The height of the tallest portion of the walls is approximately 4.8'. All walls are constructed from modular concrete blocks, using either Pisa II Harvest Blend or Cornerstone Khaki blocks.

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

None.

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

The proposed walls will provide aesthetic enhancement due to the decreased erosion potential and the increased ability to perform landscaping maintenance without impacting the environmentally sensitive or critical areas.

## 11. LIGHT AND GLARE

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

No increased light or glare will be produced by the project.

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

No.

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

No.

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

Site work is only proposed to be done during daylight hours.

## 12. RECREATION

- a. What designated and informal recreational opportunities are in the immediate vicinity?  
Several public and private parks and open space areas are within the immediate vicinity.
- b. Would the proposed project displace any existing recreational uses? If so, describe.  
No.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:  
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.  
None 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 known.
- 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.  
The existing home is accessed by 156<sup>th</sup> AVE SE, a public street maintained by the City of Bellevue.
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?  
No. The closest transit stop is within ½ mile.
- c. How many parking spaces would be completed project have? How many would the project eliminate?  
Currently the existing single family home has a three car garage and three additional driveway parking spots. None would be eliminated.
- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).  
No increased need for roads or street improvements will result from this project.

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

No.

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

No new vehicular trips will be generated by the completed project.

- 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 additional need for public services will be caused by the completion of this project. The proposed activities may increase the accessibility of the site by public services such as fire protection and police protection.

- 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.

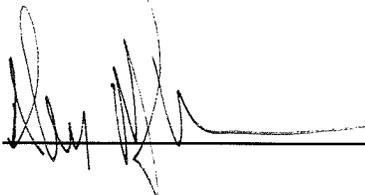
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

No new utilities are proposed.

## 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



A handwritten signature in black ink, appearing to be 'M. J. ...', written over a horizontal line.

Date Submitted

MARCH 3, 2010

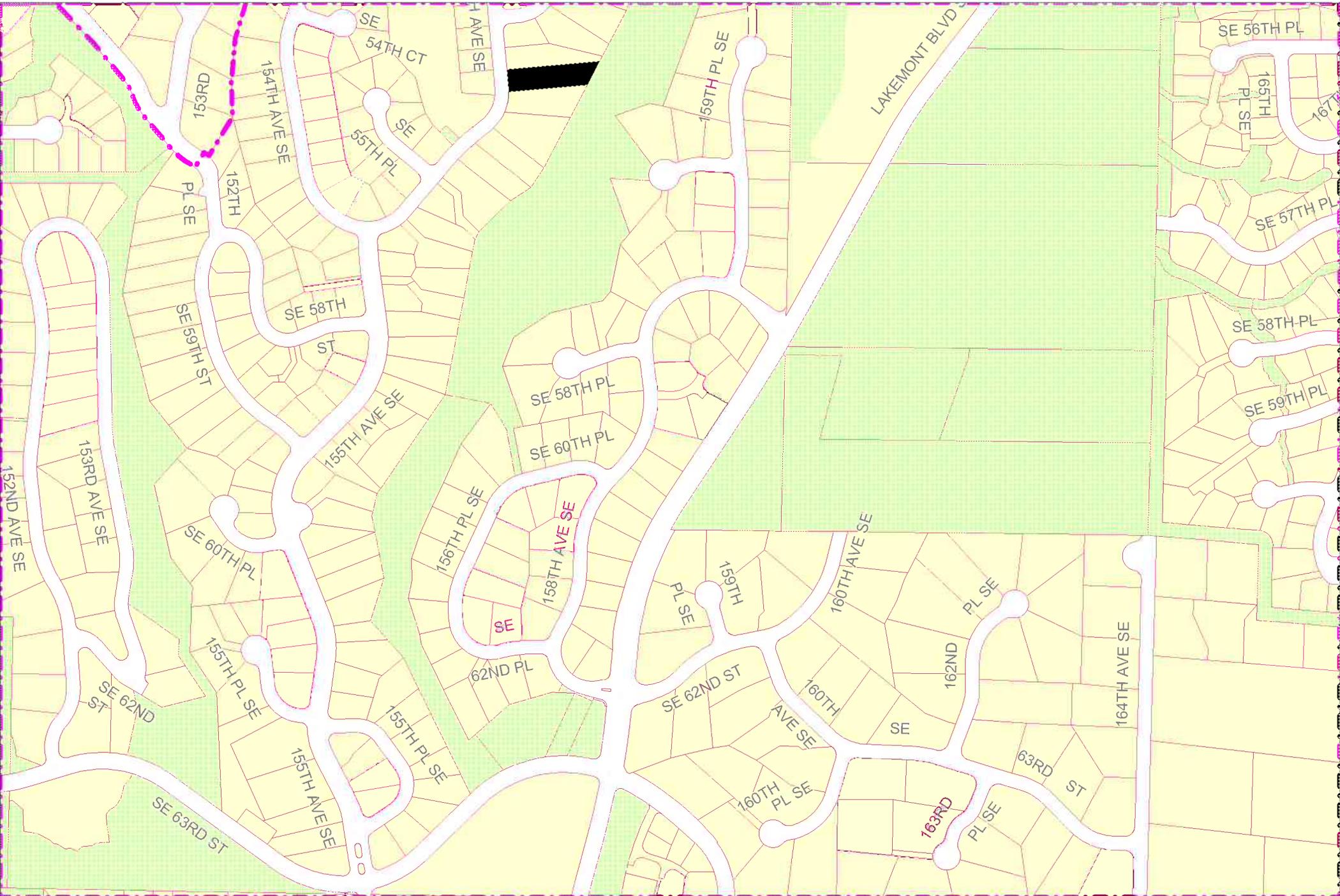
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DEVELOPMENT SERVICES DEPARTMENT  
ENVIRONMENTAL COORDINATOR  
450 110<sup>th</sup> Ave NE., P.O. BOX 90012  
BELLEVUE, WA 98009-9012

**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. 10-106324-LO  
Project Name/Address: Wypych Residence Retaining Walls  
5424 156<sup>th</sup> Ave SE  
Planner: Carol Orr  
Phone Number: 425-452-2896  
**Minimum Comment Period: July 1<sup>st</sup>, 2010**

Materials included in this Notice:

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