



DEVELOPMENT SERVICES DEPARTMENT  
ENVIRONMENTAL COORDINATOR  
11511 MAIN ST., P.O. BOX 90012  
BELLEVUE, WA 98009-9012

## DETERMINATION OF NON-SIGNIFICANCE

**PROPONENT:** Ivan and Amy Alpeza

**LOCATION OF PROPOSAL:** 1805 Richards Road

**DESCRIPTION OF PROPOSAL:**

The applicant is requesting approval for work required as a result of an enforcement action for activities that were done without a permit. Activities include placement of fill within steep slope and steep slope buffer on both the applicant's and City of Bellevue's property, construction of block retaining wall within steep slope structure setback and directing new drainline onto City property. Proposed work will include regarding the fill slope, construction of drywell drainage system on the applicant's property, reducing the height of retaining walls, and replanting all areas of disturbance with native vegetation.

**FILE NUMBERS: 10-109911-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 Development Services Department. This information is available to the public on request.

- There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on \_\_\_\_\_.
- This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on June 2, 2011.
- 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This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information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.

Carol D. Holland  
Environmental Coordinator

5/10/2011  
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  
Development Services Department  
Land Use Staff Report**

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**Proposal Name:** **Alpeza Grading and Retaining Wall**

**Proposal Address:** 1805 Richards Road

**Proposal Description:** The applicant requests a Critical Areas Land Use Permit for the construction of retaining walls and the placement of fill within steep slope critical areas.

**File Number:** **10-109911-LO**

**Applicant:** **Ivan and Amy Alpeza**

**Decisions Included:** Critical Areas Land Use Permit  
(Process II. LUC 20.30P)

**Planner:** **Sally Nichols, Associate Planner**

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

Carol V. Helland  
Carol V. Helland, Environmental Coordinator  
Development Services Department

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

Carol V. Helland  
Carol V. Helland, Land Use Director  
Development Services Department

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Application Date: April 19, 2010  
Notice of Application Publication Date: June 10, 2010  
Decision Publication Date: May 19, 2011  
Project/SEPA Appeal Deadline: June 2, 2011

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For information on how to appeal a proposal, visit Development Services Center at City Hall or call (425) 452-6800. Comments on State Environmental Policy Act (SEPA) Determinations can be made with or without appealing the proposal within the noted comment period for a SEPA Determination. Appeal of the Decision must be received in the City's Clerk's Office by 5 PM on the date noted for appeal of the decision.

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### **Attachments**

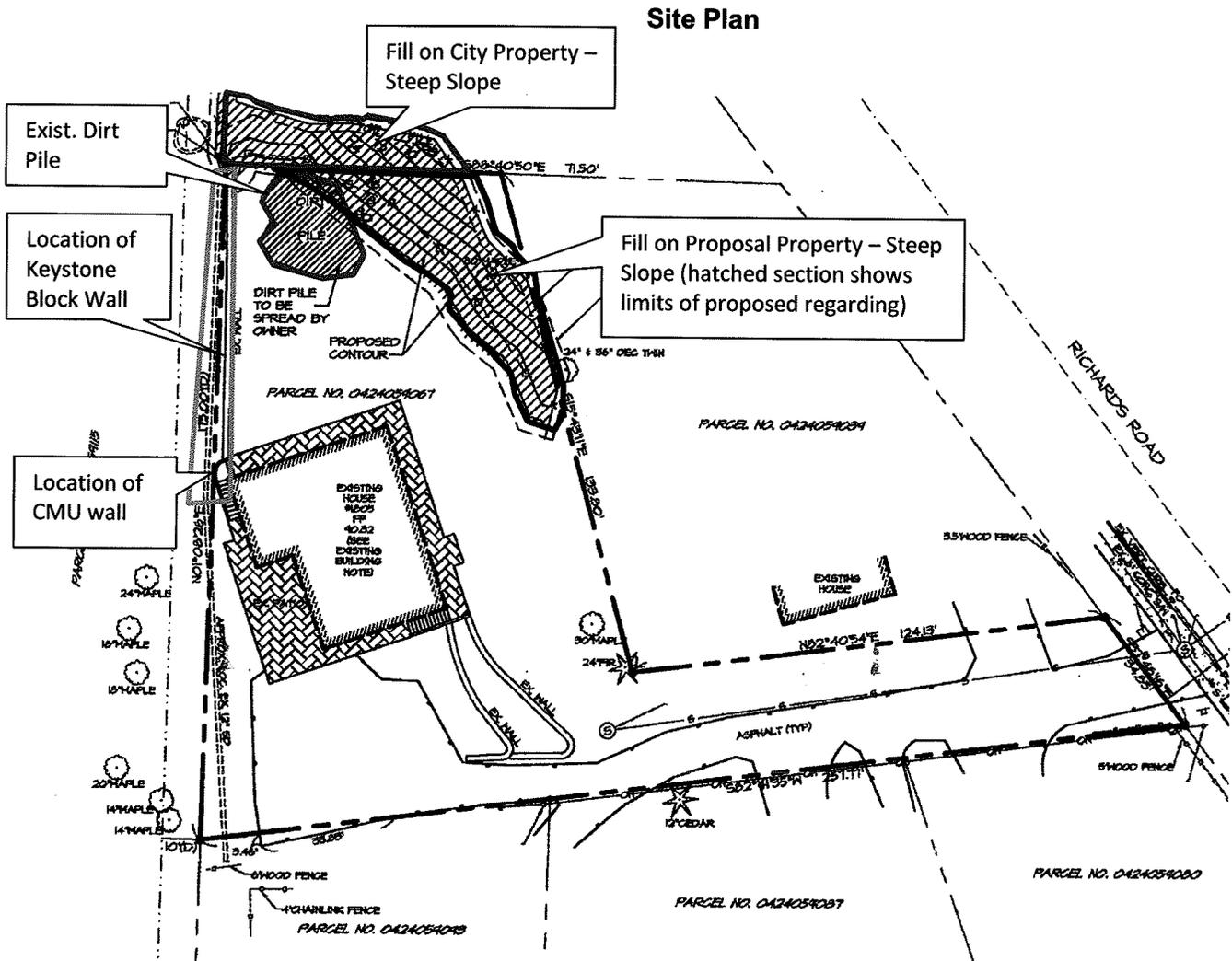
1. Environmental Checklist
2. Project Drawings

### I. PROPOSAL DESCRIPTION

The applicant is requesting approval of a Critical Areas Land Use Permit (CALUP), which is required as a result of an enforcement action for work that was done without a permit within a steep slope critical area and steep slope critical area buffer. A majority of the affected steep slopes are on City of Bellevue open space land that surrounds the proposal property to the north and west.

#### A. Work completed without Critical Area Land Use Permit includes the following (refer to the Site Plan below):

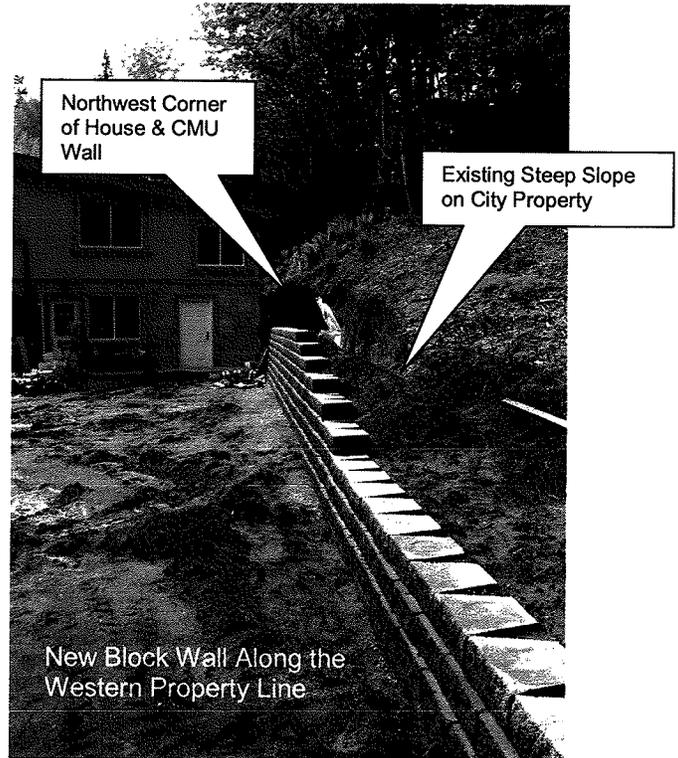
- Placement of fill on critical area steep slopes and within the 50-foot critical areas steep slope buffer in the northeast corner of the site, on both the applicant's property and on City of Bellevue property in order to create a larger lawn/play area in the northeast corner of the site.
- Construction of a keystone block retaining wall along the toe of a critical areas steep slope and within the 75-foot steep slope structure setback. This wall is approximately 80-feet long, running along the western property line from the northwest corner of the existing home to the northwest corner of the site.



- Construction of CMU wall greater than 48-inches by the northwest corner of the house
- Placement of a new drainline behind the block wall that daylights and drains directly onto City property at the northwest corner of the site.

**B. Work proposed by the applicant as mitigation for the work already completed will include the following:**

- Re-grading existing fill on the northeast corner of the applicant's property to a 2:1 slope, since total removal could possibly cause more instability and impacts to the slope.
- Backfilling behind the newly constructed keystone block wall and leveling out low spots behind the wall.
- Re-routing the existing drainline into a drywell system on the proposal site.
- Removing the existing soil pile by spreading the material on the level portion of the site.
- Planting of the fill areas on the steep slopes and steep slope buffer on the **proposal property only** with native vegetation.
- Reducing the height of the CMU wall at the northwest corner of the house to a height of less than 48-inches.



**C. Work proposed by the City of Bellevue Parks Department in tandem with the work performed by the applicant:**

- Planting native vegetation on the fill areas of the steep slopes and steep slope buffer on the City of Bellevue property. Work will be done by the City of Bellevue and the applicant will be charged for labor and materials.

**Refer to Condition of Approval regarding compliance date/completion of work in Section X of this report.**

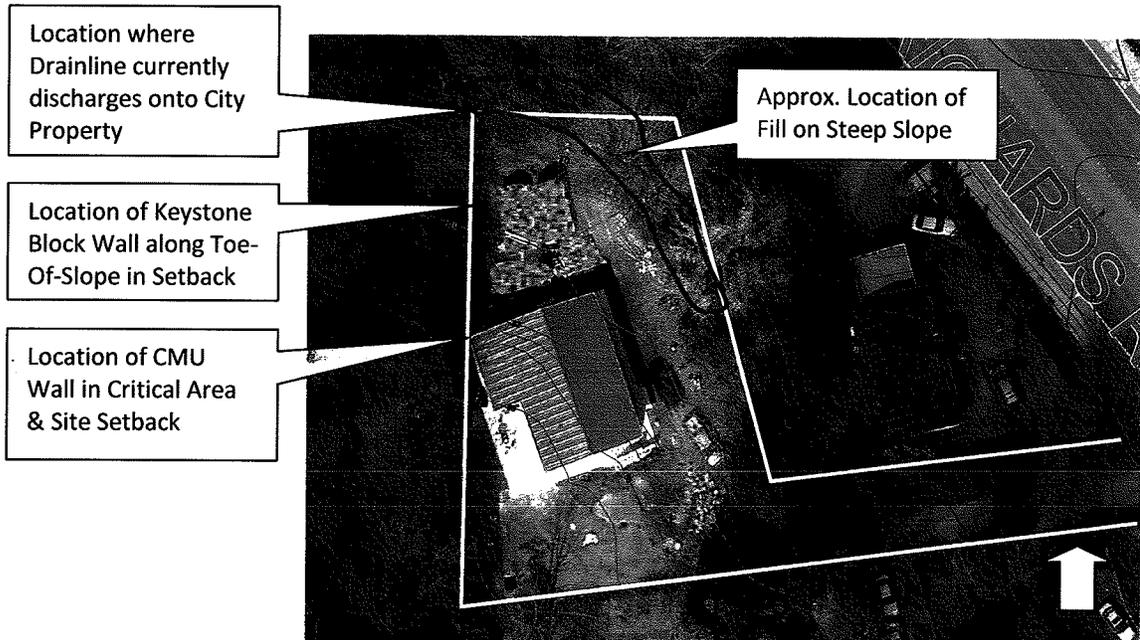
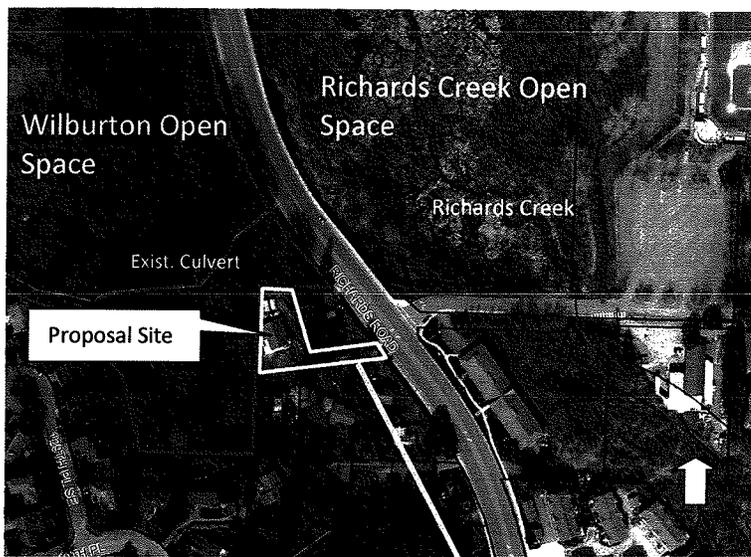
**II. SITE DESCRIPTION, ZONING, LAND USE CONTEXT AND CRITICAL AREAS**

**A. Site Description**

The proposal site is located on the eastern slope of the Woodridge Hill neighborhood in the Richards Valley subarea. It is accessed off of Richards Road via a steep driveway that also serves three homes to the south via an access easement. The property is occupied by one single family daylight rambler home. Another older, single family home is located directly to the east of the proposal site. The western and northern property lines of the proposal site are directly adjacent to the City of Bellevue's Wilburton Open Space property, which is managed by the Parks Department.

The property slopes from southwest to northeast, with an elevation difference of at least thirty feet. The site has been divided into approximately two levels. The surface parking area, patio and entry to the home are on the upper portion of the site. The lower, daylight basement level of the home exits at grade onto the level yard area in the northeastern portion of the site. This is where the applicant placed fill on the steep slopes and steep slope buffer in order to expand the existing yard further to the northeast. These steep slopes (and the fill placed on them) extend onto the property of the single family neighbor to the east and into the Wilburton Open Space to the north. At the time of placement of the fill, these slopes were already in a degraded state due

### Aerial Photos/Context and Site

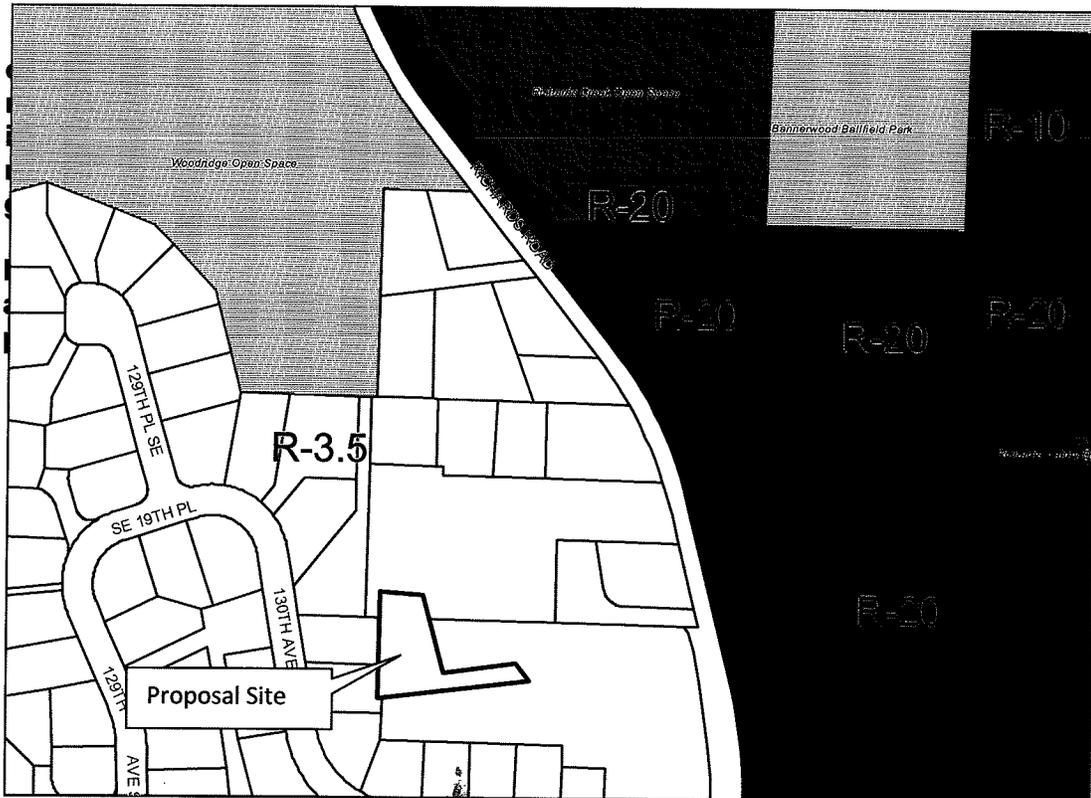


to the fact that they were covered with noxious weeds, including English ivy and blackberries. There were no coniferous trees on the affected slopes and only one deciduous tree (maple tree) was within the fill area. Due to the location of this tree on the slope, the amount of fill around this tree was not deep enough to affect it.

The western property line lies at the toe of a critical areas slope on the City's Open Space property. The CMU and keystone block walls were placed along this property line within the steep slope structure setback.

**B. Zoning**

The property is zoned R-3.5 Single Family, within the Richards Valley Subarea. The Comprehensive Plan Designation is Single-Family Medium (SF-M). The surrounding properties to the north, west and south are also zoned R-3.5. To the east, across Richards Road, is an R-20 multi-family land use district. This area includes multi-family residential complexes as well as the Richards Creek Open Space.



**C. Land Use Context**

The site lies within the Richards Creek Basin, which includes the Wilburton Op<sup>↑</sup> Space and Richards Creek Open Space. Richards Creek is located to the east across Richards Road in the Richards Creek Open Space (refer to aerial photograph in Section II.A above). Richards Creek is a Type "F" fish-bearing stream that flows into Kelsey Creek near the

intersection of SE 7<sup>th</sup> Street and the Lake Hills Connector to the north. The Wilburton Open Space, which surrounds the proposal site, has steep slopes and dense, lowland forest vegetation. Drainage from this Open Space flows to the east into Richards Creek.

Development in the area is characterized by single family homes to the south and west and multi-family homes to the east across Richards Road. Land to the north is undeveloped and owned by the City of Bellevue, as discussed above.

#### **D. Critical Areas Functions and Values**

##### **Geologic Hazard Areas**

Geologic hazards pose a threat to the health and safety of citizens when commercial, residential, or industrial development is inappropriately sited in areas of significant hazard. Some geologic hazards can be reduced or mitigated by engineering, design, or modified construction practices. When technology cannot reduce risks to acceptable levels, building in geologically hazardous areas is best avoided (WAC 365-190).

Steep slopes may serve several other functions and possess other values for the City and its residents. Several of Bellevue's remaining large blocks of forest are located in steep slope areas, providing habitat for a variety of wildlife species and important linkages between habitat areas in the City. These steep slope areas also act as conduits for groundwater, which drains from hillsides to provide a water source for the City's wetlands and stream systems. Vegetated steep slopes also provide a visual amenity in the City, providing a "green" backdrop for urbanized areas enhancing property values and buffering urban development.

### **III. CONSISTENCY WITH LAND USE CODE REQUIREMENTS**

#### **A. Zoning District Dimensional Requirements:**

The site is located in the R-3.5 zoning district. Per LUC 20.20.010, the rear structure setback for this site is 25 feet. The existing walls along the site's western property line (keystone block retaining wall and CMU wall) are both taller than 30-inches (definition of "structure") and are within this setback. However, if there is no feasible alternative to their location, these walls may be allowed per the requirements of LUC 20.20.025.D regarding rockeries and retaining walls in required setbacks.

The keystone block wall was placed adjacent to the existing steep slope (with a slope of approximately 70-degrees) on Parks Open Space property. The slope is located directly to the west of the property line with the Alpeza property. The applicant constructed the wall in order to protect the house and existing yard from impacts from this slope. Per the geotechnical report prepared by Golder Associates for the City of Bellevue, dated August 6, 2010, this wall actually may have helped to stabilize the slope and no feasible alternative to the location that would perform the same function of protecting the existing yard in its existing configuration was available.

The CMU wall, which is over 48-inches tall, was constructed to provide access around the northwest corner of the house, thereby connecting the upper yard and house entry with the lower yard where the children play. Because this existing corner of the house also lies well within the rear structure setback and the slope is adjacent to the property

line, there was no way to provide direct access between the upper and lower yards without building a retaining structure in the rear setback. In addition, because the height of the existing slope is well 30-inches at this location, any wall would need to be over 30-inches tall and no feasible alternative exists. However, the CMU wall was well over 48-inches and thus would have required engineering review under the Clearing and Grading Permit. The applicant has decided to decrease the height of this wall to less than 48-inches. Therefore, no engineering information for this CMU wall will be necessary.

**B. Critical Areas Requirements LUC 20.25H:**

**1. LUC 20.25H.120.B – Geologic Hazard Area Buffers**

LUC 20.25H.120 designates 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. Steep slopes also require a 50-foot wide critical area buffer, measured from the top-of-slope. The fill placed to extend the level yard to the northeast of the existing home is within both the 50-foot critical area buffer and on the steep slope. Modifications to geologic hazard critical area buffers may be considered according to LUC 20.25H.120.B.3 as long as the modification meets the requirements of LUC 20.25H.125, which establishes criteria and performance standards for the modification of a critical area buffer associated with a geologic hazard area. The critical area buffer can only be modified with a critical areas report. Compliance with LUC 20.25.125 (Steep Slope Performance Standards) is discussed in Section III.B.3 below and compliance with critical area report requirement is discussed in Sections III.B.4 and 7 below.

**2. LUC 20.25H.120.C – Critical Area Structure Setback**

In order to protect the critical areas and critical area buffers from adverse impacts, a 75-foot structure setback from the toe of a critical areas slope is required. In this case, the applicant constructed the keystone block wall along the entire toe-of-slope from the northwest corner of the home to the northwest corner of the property. The applicant also constructed the CMU wall at the northwest corner of the house. A large portion of these walls are taller than 30-inches and thus constitute development within the critical area structure setback. Structure setbacks may be modified only through a critical areas report. Compliance with critical area report requirements is discussed in Sections III.B.4 and 7 below.

**3. Consistency with Land Use Code Steep Slope Critical Areas Performance Standards – LUC 20.25H.125**

Development within a steep slope critical area and/or the critical area buffers 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 the existing topography;**
- b. **Structures and improvements shall be located to preserve the most critical portion of the site and its natural landforms and vegetation;**

***Response:***

**Keystone block and CMU walls along the western property line:**

The existing walls were placed along the toe-of-slope and roughly follow the existing contours without cutting into the existing slope. Because the slope in this location is on City property, the applicant worked with the Parks Department to determine the best treatment of the slope as it meets the wall. The City contracted with a geotechnical engineer, Golder Associates, to assess the stability of this slope and make recommendations regarding how to grade the area between the slope and the new walls. Geotechnical observations summarized in the letter by Golder Associates dated August 6, 2010, concluded that the wall may actually improve the stability of the steep slope by acting as a buttress and re-grading of the slope itself will not be required. The applicant will be required to backfill behind the wall as shown in the detail provided by Golder Associates and plant the entire area between the wall and the property line with native plants (per the revised planting plan by Altmann Oliver Associates, dated July 24, 2010). The Golder Associates letter and attachments (including details) and the Altmann Oliver Critical Areas Report and planting plan are available for public viewing in the project file at City Hall and the slope detail is attached to this report. **Refer to Condition of Approval regarding backfilling and re-grading and planting on slopes in Section X of this report.**

**Fill on the eastern and northern slopes:** The applicant contracted with Associated Earth Sciences, Inc. (AES) regarding the fill placed on the steep slopes in the northeastern corner of the site. The slope is currently steeper than 2:1. Based on AES's recommendations in a letter dated March 22, 2010, the slope will be regarded back to a 2:1 slope; thereby leaving approximately 6-12 inches of soil fill on the slope. The slope will have improved stability and will more closely resemble the pre-fill condition with respect to slope and location. Total removal of the fill was not recommended by the geotechnical engineer because it could further compromise the stability of the slope. The plan of the proposed slope re-grading is an attachment to this report and the Associated Earth Sciences letter is available for public viewing in the project file at City Hall. Actual work will be reviewed under a Clearing and Grading Permit. Lastly, these slopes will be planted with native vegetation, thus improving the vegetated condition as the slopes are currently covered with noxious species such as ivy and blackberries. The plantings on the applicant's property will be done by the applicant (per the revised planting plan by Altmann Oliver Associates, dated July 24, 2010 ) and the plantings on City property will be performed by the City (per the planting plan prepared by Jim Bennett, dated July 20, 2010) and the applicant will be billed for the cost of labor and materials. **Refer to Condition of Approval regarding a Clearing and Grading Permit in Section X of this report.**

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

**Response:** Based on the observations in the two submitted geotechnical reports referenced in Section III.B.3 a. and b. above and in the Critical Areas Report, there is no need for increased protection for neighboring properties.

The fill on the slope in the northeast corner of the lot has been in place over two rainy seasons and no sliding of the slope has been observed. Once re-grading of the slope in the northeast corner, backfilling behind the walls along the western property line, and replanting of all slopes and disturbance with native vegetation has taken place, the engineers have concluded that this fill should not impact the current slope stability. In addition, new native plantings placed on all regarded slopes will help mitigate against the possibility of erosion in the future. **Refer to Condition of Approval regarding the Clearing and Grading Permit and planting on slopes in Section X of this report.**

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

**Response:** The new CMU and keystone block walls run along the toe-of-slope. The existing slope behind the wall will remain in place and backfill behind the wall will help to reinforce the natural slope. It is felt by the geotechnical engineer contracted by the City, Golder Associates, that the block walls may actually have added to the stability of the slope above by acting as a buttress – refer to discussion in Sections III.B.3 a. and b. above.

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

**Response:** The new impervious surface is limited to the block wall and as such, does not represent a significant increase in impervious surface on the site.

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

**Response:** The grading activity that took place in the northeast corner of the property was done to create a larger yard area. However, total removal of the fill was not recommended by the geotechnical engineer because it could further compromise the stability of the slope. Therefore, regrading of the slopes to a maximum 2:1 grade was deemed to be a preferable course of action – refer to discussion in Sections III.B.3 a. and b. above.

- 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.**

**Response:** The construction of the CMU and keystone block retaining walls has already taken place. Removing these walls and instead using the foundation wall of the house for retaining the slope is not a feasible option. An independent geotechnical assessment, contracted by the City of Bellevue Parks Department and referenced in Section III.B.3 a. and b. above, has determined that the construction of the wall and placement of fill at the toe-of-

slope did not increase the potential for instability of the steep slope. More than likely, the wall construction may have improved the stability of the existing steep slope by acting as a buttress. Therefore, it has been determined that these walls may remain in place. These walls will however, be reviewed under the separate Clearing and Grading Permit. **Refer to Condition of Approval regarding walls in Section X of this report.**

- h. On slopes in excess of 40 percent, use of pole type construction which conforms to 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 minimize topographic modification;**

**Response:** Along the western property line of the site, no construction has taken place, nor is proposed, on the steep slopes or steep slope buffers. The new block wall was placed in the steep slope structure setback at the toe of the slope.

Within the northeastern corner of the property, the only construction that has taken place and is the placing fill on the critical area slope and buffer. No additional construction is proposed other than the regarding the slope to a 2:1 slope and replanting of the slopes and buffers with native vegetation. No structures will be constructed on the slope or within the buffer.

- 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;**

**Response:** Does not apply to this proposal.

- 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 Section 25.25H.210.**

**Response:** To mitigate for the disturbance within a critical area and critical area buffer associated with the fill and retaining wall construction, the applicant has worked with the Parks Department to develop the following appropriate measures to protect the steep slopes:

- i. Fill along the northern and eastern property lines **on applicant's property:**
- Re-grading the fill slopes to 2:1 as shown on the Steep Slope Buffer Restoration Plan, prepared by Altmann Oliver Associates, March 3, 2010 and Site Plan B, prepared by Litchfield Engineering, prepared on April 13, 2010; both attached to this report.
  - Replanting the slopes with native vegetation. For the slopes on the applicant's property, a planting plan has been submitted by Altmann Oliver Associates, LLC and revised 7/24/2010. It will be the applicant's responsibility to complete the planting work and provide necessary documentation for the maintenance and monitoring plan.
- ii. Fill along the northern and eastern property lines **on Wilburton Open Space (City) property:**

- Re-grading the fill slopes to 2:1 as shown on the Steep Slope Buffer Restoration Plan, prepared by Altmann Oliver Associates and Site Plan B, prepared by Litchfield Engineering; both attached to this report.
  - Planting of the slopes per the Planting Plan prepared by Jim Bennett, Community Services Supervisor with the Parks Department, July 20, 2010. The purchase of materials (plants, compost, etc.) and installation will be done by the Parks Department. The applicant will then be billed for the materials and installation by the City. The planting plan is attached to this report.
- iii. Keystone block wall along the western property line ***on applicant's property***:
- Backfilling behind the slope behind the keystone block wall and filling in the low spots behind the wall will be done by the applicant, per the detail provided by Golder Associates in the August 6, 2010 report, entitled Figure 1, Typical Geometry of Wall And Slope.
  - Replanting of the slopes on City property by the Parks Department.
  - Replanting of any disturbed area behind the block wall on the applicant's property with plant materials to match the spacing and species of those used by the City.
  - Daylighting the existing drainline that was placed during the block wall construction into a drywell system on the applicant's property so that it does not drain directly into the Wilburton Open Space.
  - Note: The City will determine if any new native planting will be necessary on the existing steep slope along the property line. Because the slope was not disturbed, this planting will be funded and performed entirely by the City.
- iv. All slopes and newly planted areas:
- The proposed landscape restoration will likely provide an increase in slope stability and wildlife habitat within the critical area than is currently provided by the previously existing steep slopes. Any impacts during planting will be mitigated by application of best management practices for temporary erosion and sedimentation controls and rainy season restrictions per the Clearing and Grading Permit.
  - Monitoring of the slopes and associated plantings for a period of five years after any planting activity, with annual monitoring reports submitted to the City.

**Refer to the attached Site Plan and Mitigation Landscape Plan and Conditions of Approval regarding rainy season restrictions, landscape installation and maintenance assurance device and maintenance and monitoring plan in Section X of this report.**

**4. Consistency with Critical Areas Report LUC 20.25H.230**

The applicant has supplied the applicable elements of a Critical Areas Report, prepared by Altmann Oliver Associates, LLC, dated March 3, 2010, as directed by the Development Services Department under a Predevelopment Services (DC) review. The report met the minimum requirements in LUC 20.25H.250, including a geotechnical report prepared by Associated Earth Sciences, Inc, dated March 22,

2010. In addition, the City of Bellevue Natural Resources Division contracted Golder Associates to perform a geotechnical observation of the block wall and the slope behind the wall. A letter from Golder Associates, dated August 6, 2010, outlined the observations and recommendations. Work to be performed under this critical areas land use permit was recommended in these reports and is outlined in Section III.B.3.j above. All supporting reports are available for public viewing in the project file at City Hall.

**5. LUC 20.25H.135 – Mitigation and Monitoring - Additional Provisions for Landslide Hazards and Steep Slopes**

Refer to discussion in Section III.3.j above. All areas of planting will be required to have an installation/maintenance device and a monitoring plan. **Refer to Conditions of Approval regarding the landscape installation and maintenance device, maintenance and monitoring plan in Section X of this report.**

**6. LUC 20.25H.140 – Additional Provisions for Landslide Hazards and Steep Slopes**

Under a separate Clearing and Grading Permit associated with this Critical Areas Land Use Permit, the applicant will submit a plan that delineates limits of clearing and grading, erosion and sedimentation control techniques to be used and a drainage plan that includes details for the dry well drainage system that will be employed to handle the drainage from behind the rock wall. **Refer to Condition of Approval regarding the Clearing and Grading Permit in Section X of this report.**

**7. LUC 20.25H.145 – Critical Areas Report**

The Critical Areas Report for this proposal has included a site plan and construction/remediation plans, geotechnical report, habitat assessment, project analysis and a slope enhancement/monitoring plan.

Modification shall be approved if the following criteria in LUC 20.25H.145 is met:

- A. Project will not increase the threat of the geological hazard to adjacent properties:
- B. Proposal will not adversely impact other critical areas.
- C. Proposal is designed to that the hazard is eliminated or mitigated to a level equal to or less than would exist if the requirements were not modified.
- D. The proposal is safe as designed and under anticipated conditions by a qualified engineer or geologist.
- E. The applicant provides a geotechnical report demonstrating that the proposal will not impact adjacent slopes.
- F. Modifications will comply with the recommendations of the geotechnical support with respect to best management practices, construction techniques or other recommendations.
- G. The modification does not significantly affect habitat.

The project has been reviewed in accordance with the checklist for modification of buffers in geological hazard critical areas and critical area buffer. The proposal has been designed in accordance with the recommendations of the geotechnical

report found in the Critical Areas Report to ensure that it will not compromise the slope stability. The proposed project will not impact any adjacent critical areas, either on neighboring properties or in the Wilburton Open Space. Mitigation for the proposal work already performed has been discussed in Section III.3.j above, including re-grading of the fill, redirecting the drainline, backfilling behind the walls, and planting all fill slopes with native vegetation. These improvements will most likely provide an increase in slope stability, improved stormwater infiltration, and more appropriate wildlife habitat within the critical area than is currently provided by the slopes, which are either barren or covered with noxious weeds.

#### IV. PUBLIC NOTICE AND COMMENT

Application Date:	April 19, 2010
Public Notice (500 feet):	June 10, 2010
Minimum Comment Period:	June 24, 2010

The Notice of Application for this project was published in the City of Bellevue weekly permit bulletin on June 10, 2010. It was mailed to property owners within 500 feet of the project site. No comments have been received from the public.

#### V. SUMMARY OF TECHNICAL REVIEWS

##### Clearing and Grading:

The revised drawings and additional engineering reports, dated September 2 and September 7, 2010, propose the following with regard to the already built walls:

- a. Reduce the height of the keystone block walls to height no more than four feet
- b. Modify the backfill behind the CMU walls  
The CMU wall is more than four feet in height at some locations. The applicant will reduce the height of this wall to less than 48-inches and this will be reviewed, under the Clearing and Grading Permit.

The Clearing and Grading permit will be conditioned to be finalized only after the work on the CMU walls is completed, and a permanent erosion stabilization of the slope behind all walls is installed. **Refer to Conditions of Approval regarding walls and Clearing and Grading permit in Section X of this report.**

##### BCC 23.76.080.D and G – Slopes

Two of the most critical portions of this code section include:

**23.76.080.D:** Limit the maximum gradient of artificial slopes to no steeper than 2:1 (two feet of horizontal run to one foot of vertical fall) unless a geotechnical engineering report and slope stability analysis is provided and shows that a factor of safety of at least 1.5 for static loads and 1.1 for pseudostatic loads can be met, as demonstrated per the methodology in the clearing and grading development standards;

**23.76.080.G:** Intercept any ground water, subsurface, or surface water drainage encountered on a cut slope and discharge it at a location approved by the director in consultation with the Bellevue utilities department.

This proposal will require the applicant to run the existing drainline behind the keystone block wall along the eastern property line into a drywell drainage system on the applicant's property. Water from this drainline will not be allowed to discharge onto City property. **Refer to Conditions of Approval regarding the Clearing and Grading Permit, geotechnical recommendations, and water discharge in Section X of this report.**

## VI. STATE ENVIRONMENTAL POLICY ACT (SEPA)

The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the proposal. The Environmental Checklist submitted with the application adequately discloses expected environmental impacts associated with the project. The City codes and requirements, including the Clear and Grade Code, Utility Code, Land Use Code, Noise Ordinance, Building Code and other construction codes are expected to mitigate potential environmental impacts. Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements.

### A. Earth and Water

A temporary erosion and sedimentation control plan is required as part of the Clearing and Grading Permit submittal, and it will need to address all requirements for restoring the site as well as erosion and sedimentation management practices. Erosion and sediment control best management practices include the installation of temporary silt fencing around the work area. The applicant will also be required to redirect the existing drainline behind the new block wall into a drywell system on the proposal property. Lastly, applicant will be required to submit information regarding the use of pesticides, insecticides, and fertilizers to avoid impacts to water resources. **Refer to Condition of Approval regarding water discharge and pesticides, insecticides and fertilizers in Section X of this report.**

### B. Animals

The project site is part of a larger natural area that contains quality habitat for birds and mammals. No significant trees have been nor will be removed with this proposal and areas that had little or no vegetation, as well as noxious species, will be replanted with a mix of native trees, shrubs and groundcovers; thus creating improved animal habitat.

### C. Plants

Mitigation for temporary and permanent disturbance will include replanting of all fill areas with native vegetation and will be approved pursuant to an approved vegetation monitoring plan. **Refer to Conditions of Approval regarding maintenance and monitoring plan, installation and maintenance assurance device, and irrigation and maintenance in Section X of this report.**

#### **D. Noise**

Very little noise will be associated with this proposal since the majority of the heavy construction work had already been completed prior to this critical areas land use permit application. However, the site is adjacent to single-family residences whose residents are most sensitive to disturbance from noise during evening, late night and weekend 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. **Refer to Condition of Approval regarding noise control in Section X of this report.**

### **VII. CHANGES TO PROPOSAL AS A RESULT OF CITY REVIEW**

- The City of Bellevue Parks Department will assume the responsibility of planting all slopes on City property.
- Drainage that had been directed by the applicant onto City property will now be re-routed to a drywell system on the applicant's property.
- CMU wall will be reduced to less than 48-inches.
- Increased number of plants will be required to achieve full coverage of the slopes within 3 years.

### **VIII. DECISION CRITERIA**

#### **A. Critical Areas Report Decision Criteria- General Criteria LUC 20.25H.255**

The Director may approve, or approve with modifications, the proposed modification where the applicant demonstrates:

**1. The modifications and performance standards included in the proposal lead to levels of protection of critical area functions and values at least as protective as application of the regulations and standards of this code;**

**Response:** The work already performed and the proposed modifications and mitigation measures will be as protective as the application of the regulations and standards of the code. The proposal may even increase the function of the steep slope critical area and buffer by providing added slope stability via the keystone block wall and improved habitat via new native plantings on all slopes.

**2. Adequate resources to ensure completion of any required mitigation and monitoring efforts;**

**Response:** Adequate resources between the applicant and the City are available to complete the project and assurance devices and a monitoring plan will be in place to ensure completion and viability of the project.

**3. The modifications and performance standards included in the proposal are not detrimental to the functions and values of critical area and critical area buffers off-site; and**

*Response:* The re-grading of the fill slopes, the backfilling behind the keystone block wall, the redirecting of the drainline into a drywell on the applicant's property, and the replanting on all fill slopes with native vegetation has been determined to not be detrimental to the steep slope critical areas and critical area buffers and may actually result in an improved environmental condition.

**4. The resulting development is compatible with other uses and development in the same land use district.**

*Response:* The residential-scale keystone block wall and graded slopes are consistent with other single family development around the proposal property.

**B. Critical Areas Report Decision Criteria-Proposals To Reduce Regulated Critical Area Buffer LUC 20.25H.255**

The Director may approve, or approve with modifications, a proposal to reduce the regulated critical area buffer on a site where the applicant demonstrates:

**1. The proposal includes plans for restoration of degraded critical area or critical area buffer functions which demonstrate a net gain in overall critical area or critical area buffer functions; and**

**2. The proposal includes plans for restoration of degraded critical area or critical area buffer functions which demonstrate a net gain in the most important critical area or critical area buffer functions to the ecosystem in which they exist;**

*Response:* As outlined in Section III.B.3 of this report, the mitigation for the work already performed will not increase the potential for instability of the slopes. The construction of the keystone block wall and proposed backfilling, the re-grading of the steep slopes and buffers, and the replanting of the steep slopes and buffers may actually improve the stability of the slopes and provide improved habitat.

**3. The proposal includes a net gain in stormwater quality function by the critical area buffer or by elements of the development proposal outside of the reduced regulated critical area buffer;**

*Response:* The redirected drainline behind the block wall and the planting of the slopes with native vegetation will result in a net gain in stormwater quality function in the steep slope critical area buffer.

**4. Adequate resources to ensure completion of any required restoration, mitigation and monitoring efforts;**

*Response:* As conditioned, adequate resources between the applicant and the

City are available to complete the project and assurance devices and a monitoring plan will be in place to ensure completion and viability of the project.

**5. The modifications and performance standards included in the proposal are not detrimental to the functions and values of critical area and critical area buffers off-site; and**

**Response:** The re-grading of the fill slopes, the backfilling behind the keystone block wall, the redirecting of the drainline into a drywell on the applicant's property, and the replanting of all fill slopes has been determined to not be detrimental to the steep slope critical areas and critical area buffers and may actually result in an improved environmental condition with the elimination of noxious plant species and improved habitat with the dense planting of native vegetation.

**6. The resulting development is compatible with other uses and development in the same land use district.**

**Response:** The residential-scale keystone block wall and graded slopes are consistent with other single family development around the proposal property.

**C. Critical Areas Land Use Permit Decision Criteria 20.30P**

The Director may approve or approve with modifications an application for a critical areas land use permit if:

**1. The proposal obtains all other permits required by the Land Use Code;**

**Response:** As conditioned, the applicant will be required to obtain a Clearing and Grading Permit for any proposed work.

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

**Response:**

a. CMU Wall at the northwest corner of the house: The applicant is required to reduce the height of the CMU wall to less than 48-inches.

b. Keystone block wall along the western property line: This wall may remain in place as long as it is not taller than 48-inches, as measured per BCC 23.76.086.

c. Grading: All grading work will be performed per the recommendations in the geotechnical report prepared by Associated Earth Sciences, dated March 22, 2010 and Golder Associated, dated August 6, 2010. All grading work will also be reviewed under the Clearing and Grading Permit. **Refer to Condition of Approval regarding the Clearing and Grading Permit in Section X of this report.**

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

**Response:** Refer to Section III.B.3 of this report for a discussion of how this

proposal has met the required performance standards.

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

**Response:** The proposal is currently served by adequate public facilities and this proposal would not require an additional services.

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

**Response:** As discussed in Section III.B.3.j of this report, the proposed mitigation measures are consistent with LUC 20.25H.210.

**6. The proposal complies with other applicable requirements of this code.**

**Response:** As discussed in this report, the proposal complies with all other applicable requirements of the Land Use Code.

**IX. CONCLUSION AND DECISION**

After conducting the various administrative reviews associated with this proposal, including Land Use Code consistency, SEPA, City Code and Standard compliance reviews, the Director of Development Services does hereby **Approve the proposal with the following Conditions:**

**Note - Expiration of Approval:** In accordance with LUC 20.30P.150, a Critical Areas Land Use Permit automatically expires and is void if the applicant fails to file for a Clearing and Grading Permit or other necessary development permits within one year of the effective date of the approval.

**X. CONDITIONS OF APPROVAL**

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

<u>Applicable Ordinances</u>	<u>Contact Person</u>
Clearing and Grading Code- BCC 23.76	Savina Uzunow, 425-452-7860
Land Use Code- BCC 20.25H/BCC Title 20	Sally Nichols, 425-452-2727
Noise Control- BCC 9.18	Sally Nichols, 425-452-2727
Code Compliance – LUC 20.40	Gerry Miyazaki, 425-452-6897

The following conditions are imposed under the Bellevue City Code or SEPA authority referenced:

**1. Rainy Season Restrictions**

Due to the proximity to steep slopes, 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 Development Services Department. 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: Savina Uzunow, Clearing and Grading

**2. Noise Control**

Noise related to construction is exempt from the provisions of BCC 9.18 between the 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. Noise emanating from construction is prohibited on Sundays or legal holidays unless expanded hours of operation are specifically authorized in advance. Requests for construction hour extension must be done in advance with submittal of a construction noise expanded exempt hours permit.

AUTHORITY: Bellevue City Code 9.18  
REVIEWER: Sally Nichols, Land Use

**3. Clearing and Grading Permit**

Approval of this Critical Areas Land Use Permit does not constitute an approval of a development permit. Application for a Clearing and Grading Permit must be submitted and approved. Plans submitted as part of that permit application shall be consistent with the activity permitted under this approval – including the re-grading of the slopes and the construction of the retaining walls.

The Clearing and Grading Permit will be finalized only after the work on the CMU walls is complete, and a permanent erosion stabilization behind all walls is installed.

AUTHORITY: LUC 20.30P.140  
REVIEWER: Sally Nichols, Land Use

**4. Compliance Date/Completion of Work**

Because this is a Critical Areas Land Use Permit for work already performed without permits under an Enforcement Action (09-112723-EA) and work proposed as mitigation, all work shall be completed by August 2, 2011 - 60 days from the Appeal Deadline for this Critical Areas Land Use Permit.

AUTHORITY: BCC 1.18.030  
REVIEWER: Sally Nichols, Land Use

**5. Pesticides, Insecticides, and Fertilizers**

The applicant must submit as part of the required Clearing and Grading Permit information regarding the use of pesticides, insecticides, and fertilizers in

accordance with the City of Bellevue's "Environmental Best Management Practices".

AUTHORITY: Land Use Code 20.25H.220.H  
REVIEWER: Sally Nichols, Land Use

**6. Backfilling and Re-grading**

Re-grading of the existing fill and minor backfilling behind the keystone block wall may occur on City of Bellevue property as shown on the submitted plans and as approved under a Clearing and Grading Permit. Any re-grading on neighbor's property, if required, may occur only with neighbor's permission.

AUTHORITY: LUC 20.30P.140  
REVIEWER: Sally Nichols, Land Use

**7. Geotechnical Recommendations**

All site work within the critical area buffer shall comply with the recommendations and performance standards found in the project geotechnical reports, which are attached to this report:

- Associated Earth Sciences, dated March 22, 2010 – prepared for the applicant
- Golder Associates, dated August 6, 2010 – prepared for the City of Bellevue Parks Department

AUTHORITY: BCC 23.76 and LUC 20.30P.140  
REVIEWER: Savina Uzunow, Clearing and Grading  
Sally Nichols, Land Use

**8. Walls – Keystone Block and CMU**

Existing keystone block retaining wall and CMU wall along the western property line shall be reduced in height as necessary to ensure that they do not exceed 48-inches – the height limit for non-engineered walls.

AUTHORITY: BCC 23.76  
REVIEWER: Savina Uzunow, Clearing and Grading

**9. Water Discharge (including Redirecting the Existing Drainline)**

The existing drainline, which runs along the block wall and daylights onto City property, shall be redirected to drain into a drywell system on the applicant's property. The design of this system shall be reviewed under the Clearing and Grading permit.

AUTHORITY: BCC 23.76.080  
REVIEWER: Savina Uzunow, Clearing and Grading

**10. Planting on Slopes/Final Planting Plan from City**

- a. Re-graded slope on applicant property: The applicant shall only perform the planting activities on the applicant's property, as shown on the revised Planting Plan from the Critical Areas Report, prepared by Altmann Oliver Associates, revised July 24, 2010 and submitted to the City as a revision to

the Critical Areas Report on September 2, 2010. The following additional plants and revised plant spacing shall be added to the planting plan such that the plantings achieve full coverage within three (3) years and comply with the planting templates for steep slopes found in the City of Bellevue's Critical Areas Handbook.

<u>Quantity</u>	<u>Name</u>	<u>Spacing</u>
15 (5 additional)	Omelaria cerasiformis	4.5' o.c.
23 (6 additional)	Ribes sanguineum	4.5' o.c.
20 (20 new)	Polystichum munitum	36" o.c.

- b. Re-graded slope on City property: All planting activities on City of Bellevue property along the northern property line with the proposal site shall be done by the City of Bellevue as shown on the landscape plan prepared by Jim Bennett, City of Bellevue, dated July 20, 2010. The City will bill the applicant for the cost of labor and materials for these planting efforts.
- c. Area along the western property line on applicant property: In addition to the Kinnickinnik groundcover shown on the planting plan prepared by Altmann Oliver Associates, the applicant shall plant the area behind the CMU and keystone block walls along the western property line with the following native plants:
- Native tree: 1 Acer circinatum - Vine Maple
  - Native shrub planted in groupings of 3:
    - 3 Ribes sanguineum - Red Flowering Current, spaced 4' o.c.
    - 6 Rosa pisocarpa – Cluster Rose, spaced 4' o.c.

AUTHORITY: LUC 20.25H.220  
REVIEWER: Sally Nichols, Land Use

#### 11. Landscape Installation and Maintenance Assurance Device

Installation of all landscaping – including plantings on City property – must take place prior to finaling of the Clearing and Grading Permit.

- a. Once the planting is completed under the Clearing and Grading Permit, the applicant must provide a Maintenance Assurance Device for 20% of the cost of labor and materials for all of the plantings – including plantings on City property. The security may be released after the vegetation has successfully been installed and maintained for a period of *one year* after the final land use inspection.
- b. If all of the planting or parts thereof is not done before the finaling of the Clearing and Grading Permit, the applicant must submit a combined Landscape Installation and Maintenance Assurance Device in the amount of 100 percent of the costs of the outstanding landscape restoration work; including labor and materials. The security may be released after the vegetation has successfully been installed and maintained for a period of *one year* after the final land use inspection.

AUTHORITY: Land Use Code 20.30P.160, 20.40.490  
REVIEWER: Sally Nichols, Land Use

**12. Maintenance and Monitoring Plan**

It will be the responsibility of the applicant to properly maintain and monitor all planting areas on a year round basis for a period of at least five years. Maintenance activities shall include those outlined in the Critical Areas Report, performed by Altmann Oliver Associates, dated March 3, 2010. The applicant shall submit at least 4 photographs each year for five years to the Land Use Division under this Critical Areas Land Use Permit #10-109911-LO to demonstrate compliance with the conditions of this report and document plant establishment. Photos shall include at a minimum a view of the entire fill slope on the applicant's property, a view of the fill slope in the city property to the north, a view of the keystone block wall and backfill looking south, and a view of the wall from the northwest corner of the house looking north. Locations for the photographs shall be placed on a site plan and be the same each year.

These photos and any necessary narrative shall be sent by August 1<sup>st</sup>, each year beginning one year after initial planting, to:

City of Bellevue  
Development Services Department/Land Use Division  
c/o Sally Nichols, Planner  
P.O. Box 90012  
Bellevue, WA 98009-9012

AUTHORITY: LUC 20.25H.220  
REVIEWER: Sally Nichols, Land Use

**13. Irrigation**

It will be the responsibility of the applicant to properly irrigate ALL new plantings (on both public or private property) for two years, as outlined on Sheet 3 of 3 – Plan Schedule, Planting Details & Notes, prepared by Altman Oliver Associates, to ensure plant establishment.

AUTHORITY: LUC 20.25H.220  
REVIEWER: Sally Nichols, Land Use

# Associated Earth Sciences, Inc.



*Celebrating Over 25 Years of Service*

March 22, 2010  
Project No. KE090350A

Ivan and Amy Alpeza  
1805 132<sup>nd</sup> Place SE  
Bellevue, Washington 98005

Subject: Geotechnical Slope Assessment  
Critical Area Slope  
Alpeza Property  
1805 132<sup>nd</sup> Place SE  
Bellevue, Washington

References: City of Bellevue Enforcement Action Letter  
09-112723-EA  
June 26, 2009

Clearing and Grading Plan by Litchfield Engineering, Inc.  
Sheet 1 of 1, February 5, 2010

Dear Mr. and Mrs. Alpeza:

At your request, a geotechnical engineer from Associated Earth Sciences, Inc. (AESI) made a visit to your property on September 17, 2009. The purpose of our visit was to assess fill soil which has been placed within a critical areas steep slope buffer located at the northeast corner of the property.

We understand that the fill was placed during site grading without required City of Bellevue permits. Per the above-referenced letter, the City has required the following alternative courses of action:

1. Apply for a Critical Areas Land Use Permit (LO) to get approval to remove the fill, restore original grades, and implement an approved mitigation plan for new landscaping and slope stabilization, or
2. If the applicant chooses to keep the fill, in addition to an LO permit, a Critical Areas Report -LUC 20.25H.230- will be required. As stated in the City's letter for this alternative, *"Among the required elements of the report, the applicant will need to include a geotechnical report and mitigation plan. The geotechnical report will need to determine the correct depth of fill allowed and design the fill slope to City codes. As it currently exists, it appears that the slope is steeper than the allowed 2:1 slope."*

Kirkland    ▪    Everett    ▪    Tacoma  
425-827-7701    425-259-0522    253-722-2992  
[www.aesgeo.com](http://www.aesgeo.com)

It is our understanding that you have elected to keep the fill and will complete alternative number two. As such, you have authorized Litchfield Engineering, Inc. to coordinate your permit preparation and application. AESI has prepared this report to satisfy the geotechnical report component of the application. A habitat assessment and revegetation plan will be completed by others.

### **Site Observations**

The subject slope is located at the northeast corner of the Alpeza property. From the slope crest, the slope extends downward to Richards Road at inclinations ranging between 50 to 70 percent or approximately 2H:1V to 1.5H:1V (Horizontal:Vertical) across a vertical relief of about 22 feet, based on the topography shown on the above-referenced "Clearing and Grading Plan." The slope is vegetated with ivy and thinly spaced brush and several maple trees. The area above the slope crest consists of the level, unimproved backyard of the residence. Previous site grading work consisted of placing sandy topsoil in the backyard prior to landscaping. To level the northeast section of the yard, sandy topsoil fill soil was pushed onto the adjacent slope crest area. Based on hand-auger excavations and probing with a steel rod, the fill is approximately 6 to 18 inches thick.

No signs of slope instability or erosion were visually apparent. Signs of slope instability would typically include landslide debris flow scarps and slump scarps, down-set areas with tension cracks and/or soil creep, as evidenced by severely bowed or leaning trees. No surface runoff or emergent ground water seepage was noted.

Review of the vicinity geologic map, *Geologic Map of King County*, Booth, Troost, and Whisher, 2006 indicates that the subject section of the slope is located near the transition between glacially deposited and compacted Vashon lodgement till and advance outwash sediments. Observation of the soil exposed in the cut slope located west of the yard area indicates that site soil consists of sandy outwash soils. The upper several feet of slope soils likely consist of loose to medium dense, weathered outwash and colluvial topsoil. Slopes formed from glacial outwash are typically stable at depth where ground water seepage is not present.

### **Conclusions**

Based on our site observations, it is our opinion that the fill soils placed on the slope should be regraded to a permanent maximum slope inclination of 2H:1V. Review of the above referenced grading plan shows that after regrading to a slope inclination of 2H:1V, approximately 6 to 12 inches of fill soil will be left on the slope. This fill soil may be left on the slope, and should not impact the current slope stability provided it is uniformly compacted in place to a firm and unyielding condition. Subsequent to compaction, the slope should be revegetated to mitigate long-term erosion hazards. We recommend that a representative from our firm be retained to observe the regrading and compaction to confirm that these recommendations have been correctly interpreted and implemented.

## Limitations

This report has been prepared to aid in the evaluation of the Alpeza property. Our conclusions and recommendations have been prepared in accordance with generally accepted professional engineering and geologic principles and practices. We make no other warranty, either express or implied. Our conclusions are based on the results of our interpretation of surface conditions. If subsurface conditions are encountered that appear to be different than those described in this report, we should be notified so that we may review and verify or modify our recommendations.

## Closure

We hope this information meets your present needs. If there are any further questions, feel free to contact the undersigned at (425) 827-7701.

Sincerely,  
ASSOCIATED EARTH SCIENCES, INC.  
Kirkland, Washington



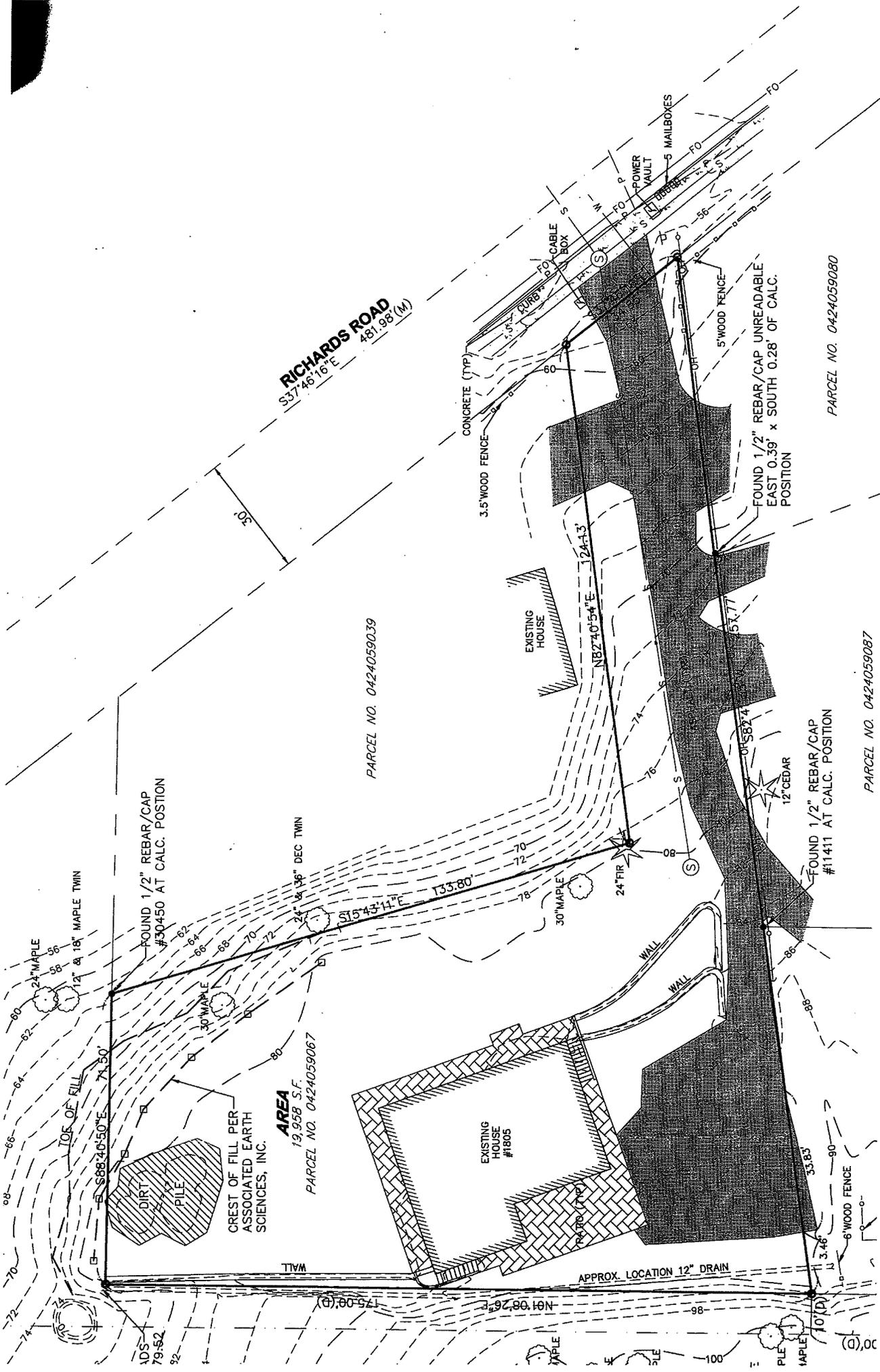
G. Aaron McMichael, P.E., L.E.G.  
Associate Engineer

cc: Litchfield Engineering, Inc.  
12840 81<sup>st</sup> Avenue NE  
Kirkland, Washington 98034  
Attn: Mr. Keith Litchfield

GAM/ld  
KE090350A2  
Projects\20090350\KE\WP







**RICHARDS ROAD**  
 S37°46'16" E  
 481.98' (M)

PARCEL NO. 0424059039

AREA  
 19,958 S.F.  
 PARCEL NO. 0424059067

PARCEL NO. 0424059080

PARCEL NO. 0424059087

FOUND 1/2" REBAR/CAP  
 #30450 AT CALC. POSITION

FOUND 1/2" REBAR/CAP UNREADABLE  
 EAST 0.39' x SOUTH 0.28' OF CALC.  
 POSITION

FOUND 1/2" REBAR/CAP  
 #11411 AT CALC. POSITION

EXISTING HOUSE  
 #1805

EXISTING HOUSE

DIRT PILE

CREST OF FILL PER  
 ASSOCIATED EARTH  
 SCIENCES, INC.

APPROX. LOCATION 12" DRAIN

LOE OF FILL

WALL

WALL

CONCRETE (TYP)  
 3.5' WOOD FENCE

5' WOOD FENCE

6' WOOD FENCE

POWER VAULT

6 MAILBOXES

CABLE BOX

EXISTING HOUSE

12" CEDAR

24" PIR

30" MAPLE

24" MAPLE

21" & 18" MAPLE TWIN

MAPLE

CONCRETE RETAINING WALL  
ELEV.: 90.81'

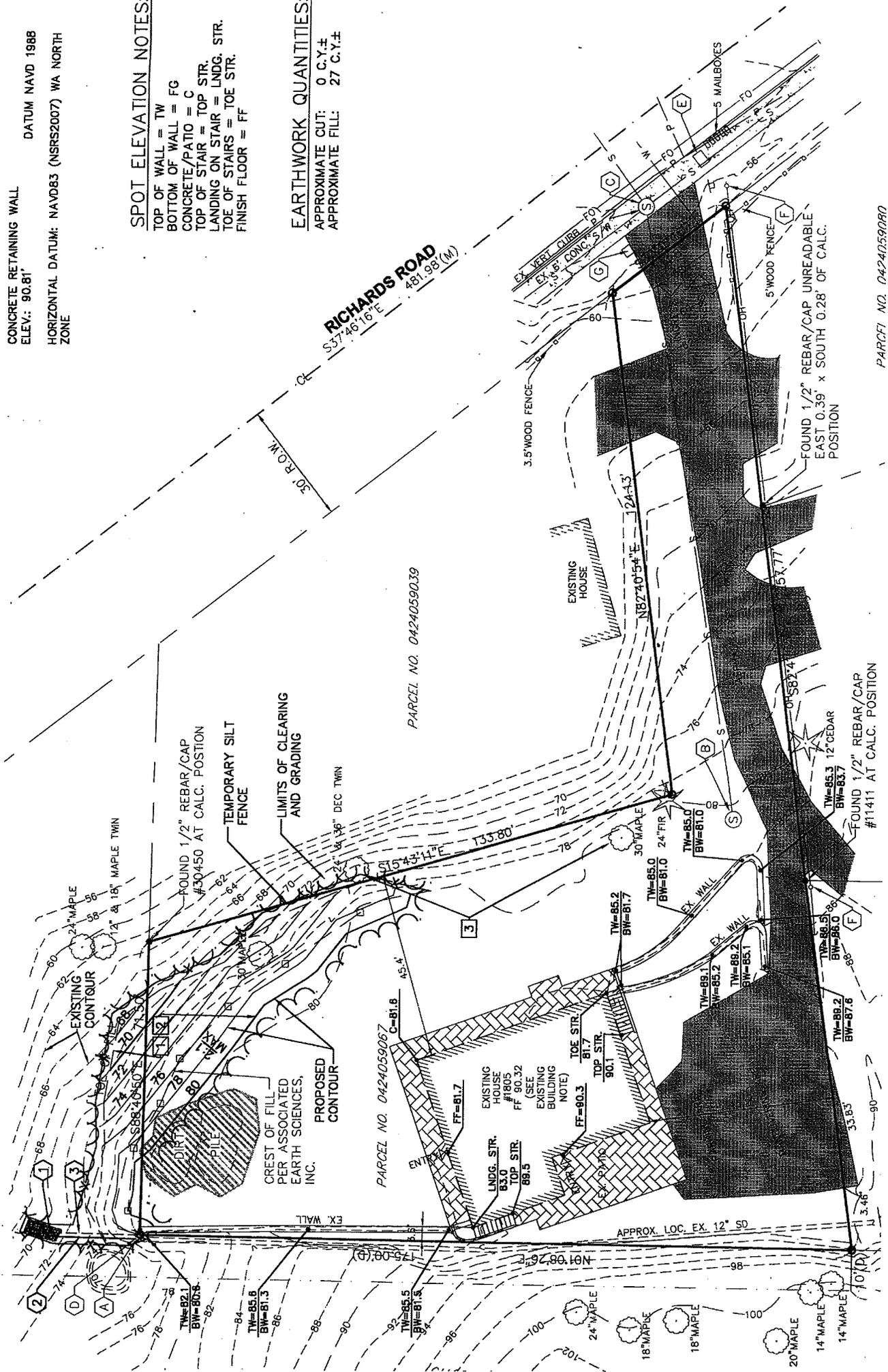
DATUM NAVD 1988  
HORIZONTAL DATUM: NAVD83 (NSRS2007) WA NORTH  
ZONE

**SPOT ELEVATION NOTES:**

TOP OF WALL = TW  
BOTTOM OF WALL = FG  
CONCRETE/PATIO = C  
TOP OF STAIR = TOP STR.  
LANDING ON STAIR = LNDG. STR.  
TOE OF STAIRS = TOE STR.  
FINISH FLOOR = FF

**EARTHWORK QUANTITIES:**

APPROXIMATE CUT: 0 C.Y.±  
APPROXIMATE FILL: 27 C.Y.±



PARCELT NO. 0424059080

PARCEL NO. 0424059039

PARCEL NO. 0424059067

PARCEL NO. 0424059070

FOUND 1/2" REBAR/CAP UNREADABLE  
EAST 0.39' x SOUTH 0.28' OF CALC.  
POSITION

FOUND 1/2" REBAR/CAP  
#11411 AT CALC. POSITION

FOUND 1/2" REBAR/CAP UNREADABLE  
EAST 0.39' x SOUTH 0.28' OF CALC.  
POSITION

FOUND 1/2" REBAR/CAP UNREADABLE  
EAST 0.39' x SOUTH 0.28' OF CALC.  
POSITION



March 3, 2010

Ivan and Amy Alpeza  
1805 132<sup>nd</sup> Pl. SE  
Bellevue, WA 98005

AOA-3878

**SUBJECT: Critical Areas Report for Alpeza Residence,  
City of Bellevue File Nos. 09-113842-DC and 09-112723-EA**

Dear Ivan and Amy:

This report has been prepared to meet the intent of the City of Bellevue's Land Use Code for critical area reports and enhancement plans (LUC 20.25H.230) associated with the recent fill placement within a steep slope buffer in the northeast portion of your property.

## **1.0 PROJECT OVERVIEW**

It is my understanding that in the spring of 2009 you imported soil onto your property and placed the material on top of the existing lawn to the north of your residence for the purpose of creating a more level yard area. It is also my understanding that no significant vegetation was removed during this work. As part of the proposed project, the steep slope in the northeast portion of the site will be re-graded to a 2:1 slope from the existing toe of fill as depicted on the Clearing and Grading Plan prepared by Litchfield Engineering. No significant trees would be removed during re-grading of the slope and the regraded slope would then be planted with a variety of native trees and shrubs (**Figures 1 through 3**).

### **Habitat Assessment**

The steep slope buffer area proposed for modification consisted primarily of maintained yard and did not provide any significant habitat function. Planting of the re-graded slope with native trees and shrubs should increase the habitat value of the area by increasing the plant species and structural diversity of the slope over current conditions. Re-grading the slope to no steeper than 2:1 should also provide additional stabilization (see Geotech letter).

**Received**

APR 19 2010

**Permit Processing**

Since no significant vegetation will be removed as part of the proposed project, there would be no impacts to the 23 wildlife species of local importance identified in LUC 20.25H.150.

## **2.0 SLOPE ENHANCEMENT PLAN**

The slope in the northeastern portion of the site would be planted with native trees and shrubs following re-grading.

### **2.1 Goal, Objectives, and Performance Standards for Enhancement Area**

The primary goal of the enhancement plan is to increase the habitat value of the slope over existing conditions. To meet this goal, the following objectives and performance standards have been incorporated into the design of the plan:

**Objective A:** Increase the plant species and structural diversity of the slope.

*Performance Standard: Following every monitoring event for a period of at least five years, the enhancement area will contain at least 4 native plant species. In addition, there will be 100% survival of all planted species throughout the enhancement area at the end of the first year of planting. Following Year 1, success will be based on an 80% survival rate.*

**Objective B:** Limit the amount of invasive and exotic species within the enhancement area.

*Performance Standard: After construction and following every monitoring event for a period of at least five years, exotic and invasive plant species will be maintained at levels below 10% total cover in all planted areas. These species include, but are not limited to, English ivy, Himalayan and evergreen blackberry, Scot's broom, morning glory, Japanese knotweed, and thistle.*

### **2.2 Construction Management**

Prior to commencement of any work in the enhancement area, the clearing limits will be staked and all existing vegetation to be saved will be clearly marked. A pre-construction meeting will be held at the site to review and discuss all aspects of the project with the landscape contractor and/or owner.

A consultant will supervise plan implementation during construction to ensure that objectives and specifications of the enhancement plan are met. Any necessary significant modifications to the design that occur as a result of unforeseen site conditions will be jointly approved by the City of Bellevue and the consultant prior to their implementation.

### **2.3 Monitoring Methodology**

The monitoring program will be conducted for a period of five years, with annual reports submitted to the City of Bellevue.

The entire enhancement area will be reviewed for plant mortality and weedy plant infestations. Photo-points will be established from which photographs will be taken throughout the monitoring period. These photographs will document general appearance and progress in plant community establishment in the enhancement area. Review of the photos over time will provide a visual representation of success of the plan.

### **3.0 MAINTENANCE PLAN**

Maintenance will be conducted on a routine, year round basis. Contingency measures and remedial action on the site shall be implemented on an as-needed basis at the direction of the consultant or the owner.

#### **3.1 Weed Control**

Routine removal and control of non-native and other invasive plants (e.g., English ivy, Himalayan and evergreen blackberry, Japanese knotweed, Scot's broom, morning glory, and thistle) shall be performed by manual means whenever possible. Chemical means (Rodeo or Roundup) will only be used if necessary. Undesirable and weedy exotic plant species shall be maintained at levels below 10% total cover within any given stratum at any time during the five-year monitoring period.

#### **3.2 General Maintenance Items**

Routine maintenance of planted trees shall be performed. Measures include resetting plants to proper grades and upright positions. Tall grasses and weeds shall be removed at the base of plants to prevent engulfment. Weed control should be performed by; hand removal , installation of mulch rings, or selective weed-whacking. If weed-whacking is performed, great care shall be taken to prevent damage to desired native species either planted or re-colonized.

### **4.0 CONTINGENCY PLAN**

All dead plants will be replaced with the same species or an approved substitute species that meets the goal of the enhancement plan. Plant material shall meet the same specifications as originally-installed material. Replanting will not occur until after reason for failure has been identified (e.g., moisture regime, poor plant stock, disease, shade/sun conditions, wildlife damage, etc.). Replanting shall be completed under the direction of the consultant, City of Bellevue, or the owner.

### **5.0 AS-BUILT PLAN**

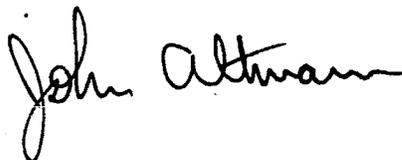
Following completion of construction activities, an as-built plan for the enhancement area will be provided to the City of Bellevue. The plan will identify and describe any changes in relation to the original approved plan.

Ivan and Amy Alpeza  
March 3, 2010  
Page 4

If you have any questions regarding the proposed enhancement plan, please give me a call.

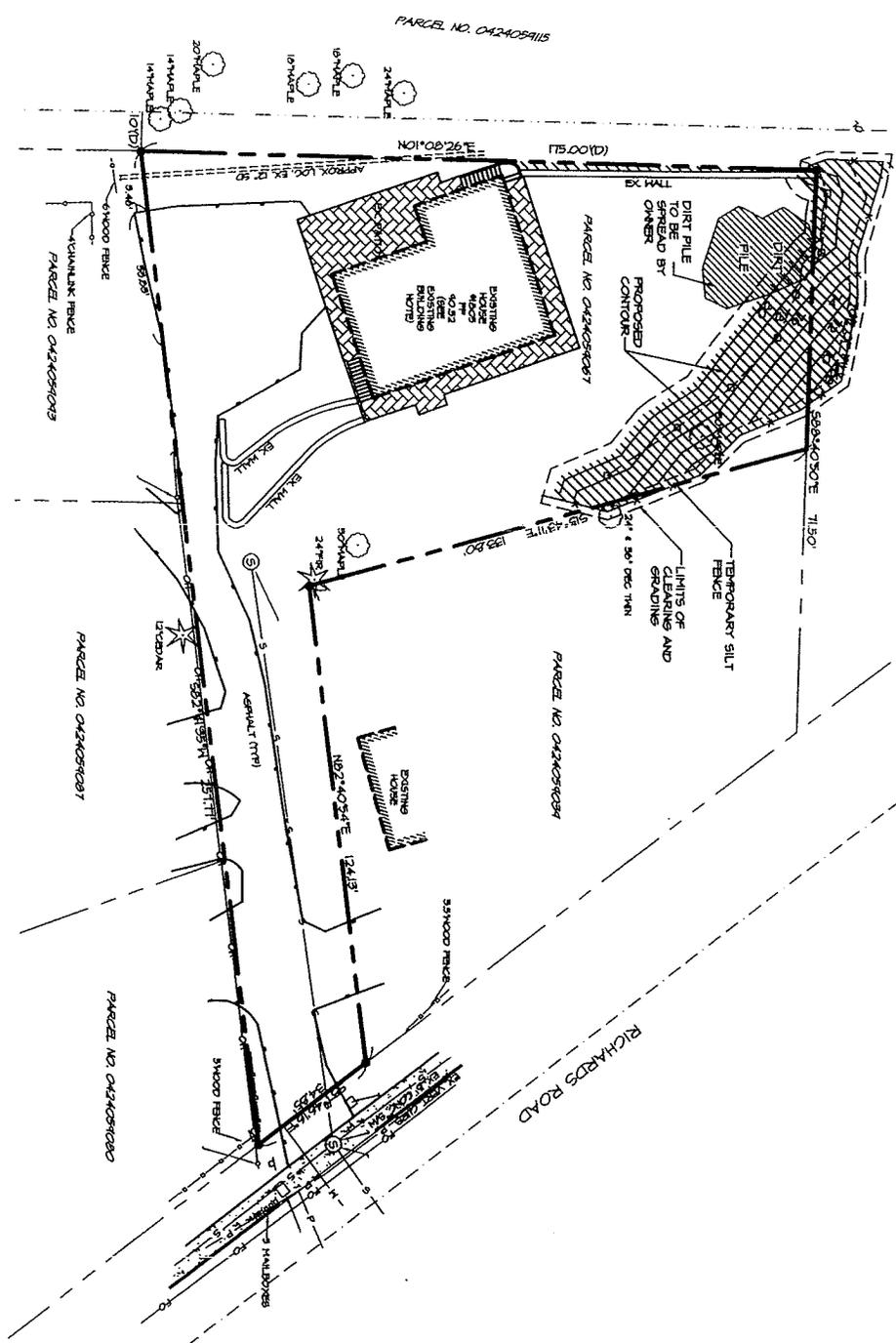
Sincerely,

ALTMANN OLIVER ASSOCIATES, LLC

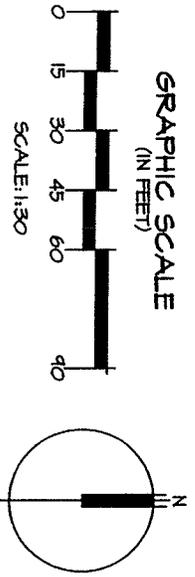
A handwritten signature in black ink that reads "John Altmann". The signature is written in a cursive style with a large, looped initial "J".

John Altmann  
Ecologist

PORTION OF SE 1/4 OF SECTION 4, TOWNSHIP 24 N., RANGE 5 E., N.M.



**PLAN LEGEND**  
 --- PROPERTY LINE  
**MITIGATION LEGEND**  
 [Hatched Box] STEEP SLOPE BUFFER 2440 SF  
 [Hatched Box] RESTORATION



- NOTES**
1. BASE INFORMATION PROVIDED BY ALLIED LAND SURVEYING, INC., (425) 462-0223.
  2. PROPOSED SLOPE REGARDING PREPARED BY LITCHFIELD ENGINEERING (425) 821-1000

SEP 02 2010

Permit Processing

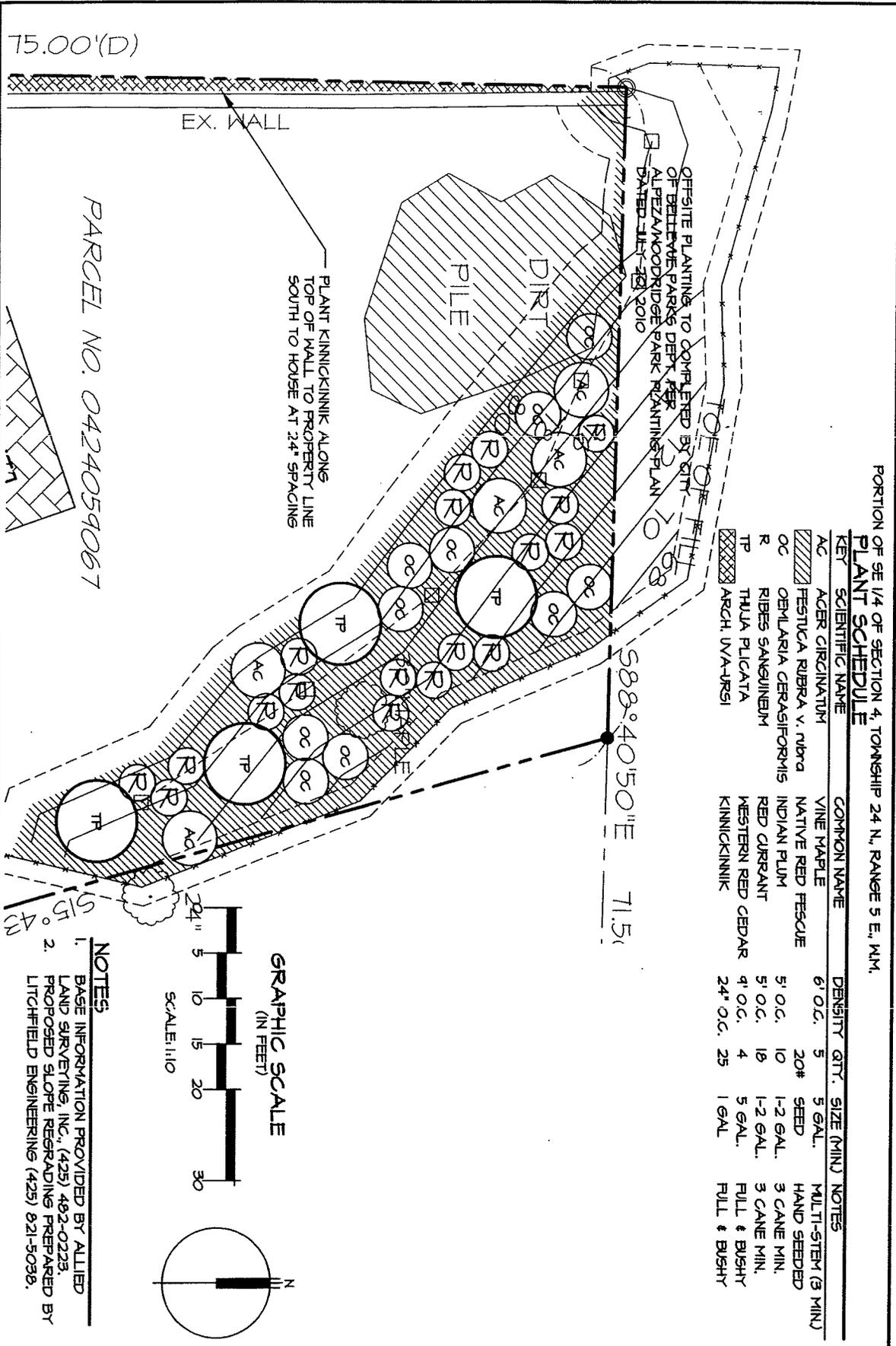
Altman Oliver Associates, LLC  
 PO Box 178 Bellevue, WA 98004  
 (206) 425-1111 Fax: (206) 425-1100

**AOA**  
 Environmental Planning & Landscape Architecture

**FIGURE 1. STEEP SLOPE BUFFER RESTORATION PLAN**  
 ALPEZA PROPERTY  
 1805 132ND PLACE SE  
 BELLEVUE, WA 98005  
 PARCEL #0424059067

DRAWN	PROJECT
SO	3878
SCALE	
AS NOTED	
DATE	
3-1-2010	1/3
REVISED	
7-24-2010	

BAI FILE



PORTION OF SE 1/4 OF SECTION 4, TOWNSHIP 24 N, RANGE 5 E, WM.

**PLANT SCHEDULE**

KEY	SCIENTIFIC NAME	COMMON NAME	DENSITY	QTY.	SIZE (MIN.)	NOTES
AC	AGER CIRGINATUM	VINE MAPLE	6' O.C.	5	5 GAL.	MULTI-STEM (3 MIN)
OC	FESTUCA RUBRA V. RUBRA	NATIVE RED FESCUE	5' O.C.	20#	SEED	HAND SEEDBED
R	OENLARIA CERASIFORMIS	INDIAN PLUM	5' O.C.	10	1-2 GAL.	3 CANE MIN.
TP	RIBES SANGUINEUM	RED CURRANT	5' O.C.	18	1-2 GAL.	3 CANE MIN.
TP	THUJA PLICATA	WESTERN RED CEDAR	4' O.C.	4	5 GAL.	FULL & BUSHY
ARCH. IVA-IRSI		KINNICKINNIK	24" O.C.	25	1 GAL	FULL & BUSHY

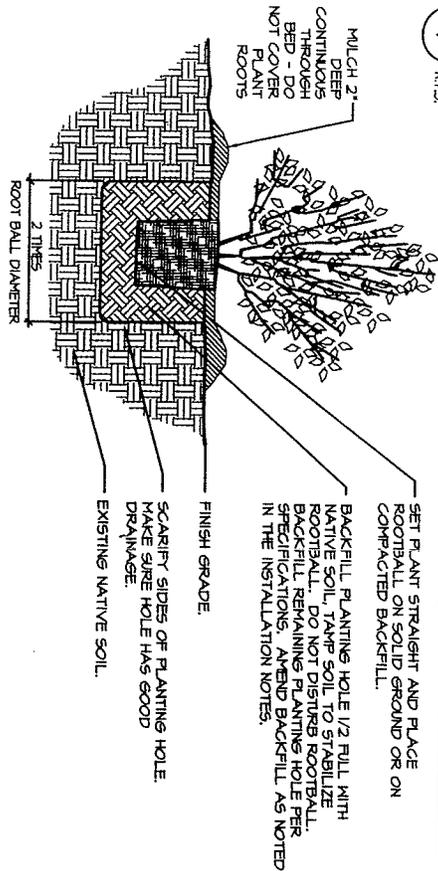
FIGURE 2: PLANTING PLAN  
 ALPEZA PROPERTY  
 1805 132ND PLACE SE  
 BELLEVUE, WA 98005  
 PARCEL #0424059067

Altmann Oliver Associates, LLC  
 Environmental Planning & Landscape Architecture

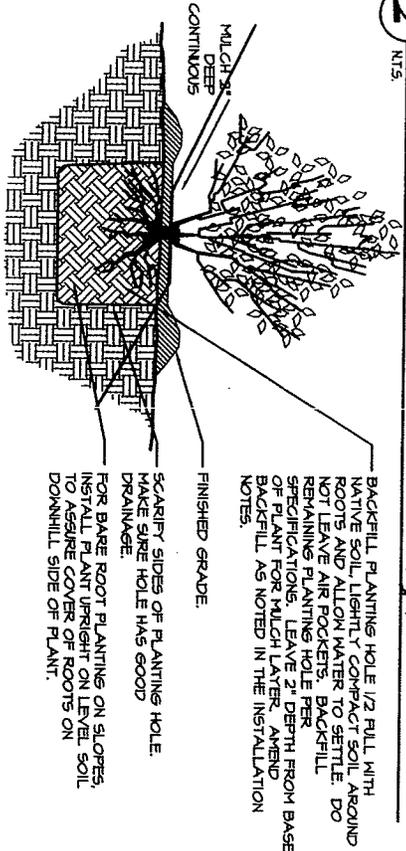
DRAWN: 60  
 SCALE: AS NOTED  
 DATE: 3-1-2010  
 REVISED: 7-24-2010

PROJECT: 3078  
 2/3

**1 CONTAINER TREE/SHRUB PLANTING DETAIL (typ)**  
N.T.S.



**2 BARE ROOT TREE/SHRUB PLANTING DETAIL (typ)**  
N.T.S.



**SPECIFICATIONS**

1. ALL PLANTS SHOULD BE INSTALLED BETWEEN DECEMBER 1ST AND APRIL 30TH.
  2. THE RESTORATION AREA SHALL BE HAND-CLEARED AND GRUBBED OF HIMALAYAN AND EVERGREEN BLACKBERRY AND ANY OTHER INVASIVE PLANTS PRIOR TO INSTALLATION OF PLANTING - APPROXIMATE LOCATION AS SHOWN ON FIGURE 1.
  3. ALL PLANTS SHALL BE PIT-PLANTED IN PLANTING PITS EXCAVATED 2X THE DIAMETER OF THE PLANT. PITS SHALL BE BACKFILLED WITH A 50/50 MIX OF ORGANIC WEED-FREE COMPOST TO NATIVE SOIL. PITS SHALL BE AMENDED WITH A HYDRATED SOIL POLYMER (INSTALLED AT RATES PER MANUFACTURERS SPECIFICATION). PLANTS SHALL BE INSTALLED 2" HIGH AND SURFACED MULCHED TO A DEPTH OF 2" WITH MEDIUM-COURSE BARK MULCH PLACED IN A 24" DIAMETER AROUND THE PLANT.
  4. ALL TREES AND SHRUBS SHALL BE 1-2-GALLON MIN.
  5. ALL PLANTS SHALL BE NURSERY GROWN (IN N.W.A. OR OR.) FOR AT LEAST 1 YEAR FROM PURCHASE DATE, FREE FROM DISEASE OR PESTS, WELL-ROOTED BUT NOT ROOT-BOUND AND TRUE TO SPECIES.
  6. PLANT LAYOUT SHALL BE APPROVED BY AOA PRIOR TO INSTALLATION AND APPROVED AGAIN BY AOA UPON COMPLETION OF PLANTING AND MULCHING.
  7. BARE AREAS OUTSIDE OF MULCH SHALL BE HAND-SEEDDED AND STRAW MULCHED TO A DEPTH OF 1" AFTER PLANTING.
  8. UPON APPROVAL OF PLANTING INSTALLATION BY AOA, THE CITY OF BELLEVUE WILL BE NOTIFIED TO CONDUCT A SITE REVIEW FOR FINAL APPROVAL OF CONSTRUCTION.
  9. MAINTENANCE SHALL BE IMPLEMENTED ON A REGULAR BASIS ACCORDING TO THE SCHEDULE BELOW.
- ANNUAL MAINTENANCE SCHEDULE
- |                   |   |   |   |   |   |   |   |   |   |   |   |
|-------------------|---|---|---|---|---|---|---|---|---|---|---|
| MAINTENANCE ITEM  | J | F | M | A | M | J | A | S | O | N | D |
| WEED CONTROL      |   |   |   |   |   |   |   |   |   |   |   |
| GENERAL MAINT.    |   |   |   |   |   |   |   |   |   |   |   |
| WATERING - YEAR 1 |   |   |   |   |   | 4 | 4 | 4 | 4 |   |   |
| WATERING - YEAR 2 |   |   |   |   |   | 4 | 4 | 4 |   |   |   |
- 1-4 = NUMBER OF TIMES TASK SHALL BE PERFORMED PER MONTH.

**GENERAL PLANTING INSTALLATION NOTES**

1. FOR CONTAINER TREES &/OR SHRUBS, SCORE FOUR SIDES OF ROOTBALL PRIOR TO PLANTING, BUTTERFLY ROOTBALL IF ROOT CURLING IS EVIDENT.
  2. AFTER PLANTING, STAKE TREES ONLY IF NECESSARY (leaning or drooping) OR IN EXPOSED AREA.
  3. TREE STAKES TO BE VERTICAL, PARALLEL, EVEN-TOPPED, UNSCARED AND DRIVEN INTO UNDISTURBED SUBGRADE. REMOVE AFTER ONE YEAR.
  4. WATER IMMEDIATELY AND THOROUGHLY, HEAVIER AT FIRST, 2 or 3 TIMES PER WEEK THROUGH THE DRY SEASON, THEN LESS UNTIL ESTABLISHED.
- MAINTENANCE WILL INCLUDE:
1. REMOVAL OF NON-NATIVE PLANTS.
  2. HAND WATERING AT A RATE OF 2-3 TIMES WEEKLY BETWEEN JUNE 1ST AND OCTOBER 31ST THE FIRST SUMMER AFTER PLANTING DECREASED TO ONCE WEEKLY JULY 1ST THROUGH OCTOBER 1ST THE SECOND SUMMER AFTER PLANTING (UNLESS SIGNIFICANT REPLACEMENT OCCURS).
  3. REPLACEMENT OF PLANTS, AS DIRECTED BY AOA, IF MORTALITY EXCEEDS 15%.
  4. ANY ADDITIONAL ITEMS IDENTIFIED BY AOA DURING THE FIVE-YEAR MONITORING PERIOD.



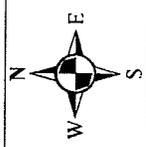
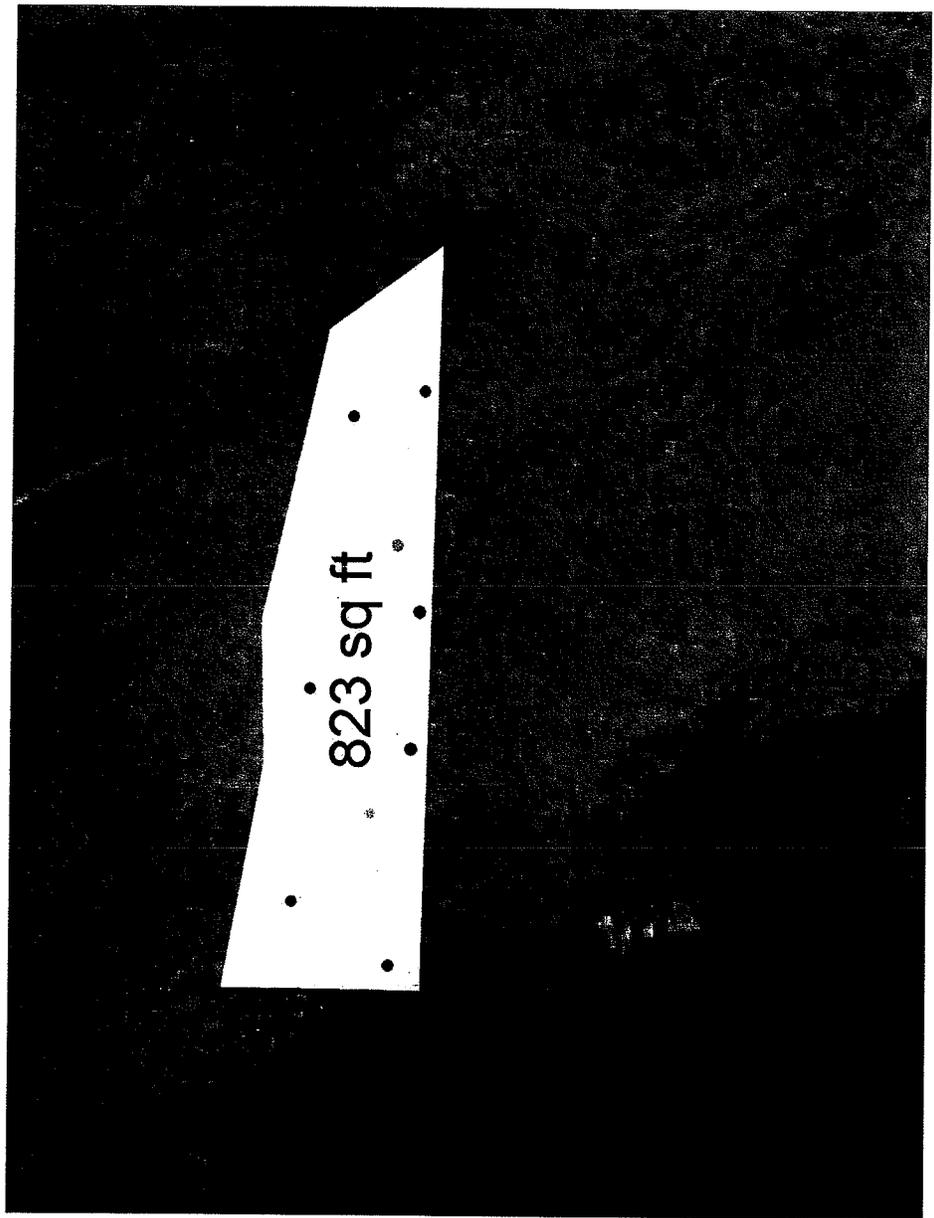
- 3- (5gal) Western Red Cedar - Thuja plicata
- 2- (5gal) Douglas Fir - Pseudotsuga menziesii
- 4- (5gal) Vine Maple - Acer circinatum
- 10- (1gal) Sword Fern - Polystichum munitum
- 15- (1gal) Salal - Gaultheria shallon
- 8- (1gal) Indian Plum - Oemleria cerasiformis
- 6- (1gal) Ocean Spray - Holodiscus discolor
- 5- (1gal) Snowberry - Symphocarpos albus
- 4- (1gal) Trailing Blackberry - Rubus ursinus

### Plant List

One gallon plants planted 4" X 4" spacing  
Trees planted as shown

All plants watered in immediately after planting  
Cover entire planting area with 2 inches mulch

- Vine Maple
- Douglas Fir
- Western Red Cedar



## Alpeza / Woodridge Park Planting Plan

Drawn By: Jim Bennett

Checked by:

Date: July 20, 2010



August 6, 2010

Project No. 103-93296

Jim Bennett  
City of Bellevue Parks and Community Services  
Natural Resources Division  
450 110<sup>th</sup> Ave NE  
Bellevue, WA 98009

**RE: GEOTECHNICAL OBSERVATIONS OF BLOCK WALL  
ALPIZA PROPERTY  
1805 132<sup>nd</sup> Place SE  
BELLEVUE, WASHINGTON**

Dear Mr. Bennett:

Golder Associates Inc. (Golder) is pleased to present this letter summarizing our geotechnical evaluation of the slope and block wall located at 1805 132<sup>nd</sup> Place SE in Bellevue, Washington. The following sections describe our understanding of the project, our field reconnaissance, and our recommendations.

## 1.0 BACKGROUND AND UNDERSTANDING OF THE SITE

The property owners at 1805 132<sup>nd</sup> Place SE constructed a retaining wall out of concrete blocks on the western edge of their property, abutting the City of Bellevue's Woodland Park. Above the block wall is a steep slope. We understand no permits were applied for or issued with respect to the construction of the block wall, nor was the wall designed by an engineer. The City has expressed concern over the construction of the wall and the potential for stability impacts to the adjacent City property. The City requested a geotechnical evaluation of the wall, an opinion regarding the stability of the wall, and an opinion regarding the potential for slope instability above the wall that could affect City park property.

The subject property, 1805 132<sup>nd</sup> Place SE (King County Parcel ID #0424059067), is approximately 170 feet in a North-South direction by 90 feet in an East-West direction. The site has approximately 30 feet of vertical relief from a high point at the southwest corner of the property to a low point at the north east corner of the property. It is our understanding the subject property is designated a Steep Slope Critical Area by the City of Bellevue due to the presence of slopes with inclinations greater than 40 percent or slopes exceeding 10 feet in height and 1,000 square feet in area.

## 2.0 FIELD RECONNAISSANCE

A field reconnaissance was completed on July 22, 2010 to observe the existing configuration of the retaining wall and slopes. The general geometry of the retaining wall is illustrated on Figure 1. The maximum height of the retaining wall is 4 feet and the wall length is approximately 68 feet. The wall was constructed of 8 courses of concrete, trapezoidal shape blocks. The interlocking blocks are 6 inches tall, 12 inches deep, and the width varies from 17 inches at the face of the block to 11 inches at the back of the block. The blocks were stacked with a 1-inch offset per course, resulting in an overall wall batter of 1H:6V. The blocks were not embedded below the ground surface at the toe of the wall. The backfill behind the wall appeared to consist of various materials: crushed gravel, sand, and concrete block debris were observed behind the wall. Low spots of the fill behind the wall were also observed, indicating either the backfill behind the wall is not yet complete or that the backfill has settled.

A steep slope is located approximately 3 to 4 feet behind the retaining wall. The slope has a maximum height of approximately 7 feet at the south end of the wall and decreases in height to the north end of the wall. The inclination of the slope is approximately 70 degrees. Beyond the initial steep slope is a flatter slope of approximately 20 to 25 degrees. No tension cracks were observed behind the steep slope,

080610kc1\_geotech observations block wall

Golder Associates Inc.  
18300 NE Union Hill Road, Suite 200  
Redmond, WA 98052 USA  
Tel: (425) 883-0777 Fax: (425) 882-5498 www.golder.com



although the area was thickly vegetated. Some surficial raveling and slough was observed of the steep slope. We did not observe signs of global stability problems at the site. The exposed soils in the steep slope appeared to be dense, advance outwash sands. Personal accounts by Amy Alpeza, the homeowner, indicate that the condition of the steep slope has changed very little since they purchased the house in 2003. In constructing the wall, Mrs. Alpeza indicated that they did not excavate out the toe of the slope, rather they built the wall and backfilled between the wall and the slope.

Two drain pipes were observed to daylight and discharge at the north end of the wall: a 12-inch diameter drain pipe and a 4-inch diameter drain pipe. The drain pipes were dry at the time of the field reconnaissance; however erosion around the pipes and soil on vegetation up to 4 inches above ground indicate recent high flow and high volume discharges from the pipe. From discussions with Mrs. Alpeza, the 12-inch diameter pipe is tightlined from a pipe entering the subject property near the south west corner. The source of the 12-inch diameter pipe is unknown. The origin of the 4-inch diameter pipe is unknown, although it is not thought to be associated with the retaining wall construction.

### 3.0 CONCLUSIONS AND RECOMMENDATIONS

The general recommended maximum height of an unreinforced gravity wall is 4 feet. This assumes level ground behind the wall, in front of the wall, and adequate compaction of the backfill soils. It is generally preferable to embed the toe of the wall at least 6 inches below grade. While the overall height of the wall at the subject property does not exceed 4 feet, the slope above the wall is of primary concern.

Based on Mrs. Alpeza's accounts, the slope has experienced very little raveling over the past 7 years. The construction of the wall and placement of fill at the toe of the slope did not increase the potentially for instability of the steep slope. More than likely, the wall construction has improved the stability of the steep slope by acting as a buttress. Raveling and sloughing of the slope will likely occur in the future, however the likelihood and severity of raveling and sloughing has not been made worse by the presence of the block wall.

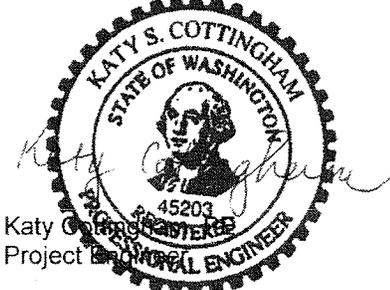
While engineering analyses of the configuration of the block wall and slope would indicate a factor of safety less than generally required by the standard of practice, the block wall and slope will likely perform satisfactorily based on our observations.

The block wall should not be constructed to a height greater than that observed on July 22, 2010. The backfill placement behind the block wall should be completed, and low spots evened out. We recommend re-vegetation of the exposed soils of the steep slope to reduce the potential for erosion.

We trust the foregoing is satisfactory for your current needs. If you should have any questions or comments, please feel free to contact us at (425) 883-0777. We appreciate the opportunity to provide our services to the City of Bellevue.

Sincerely,

**GOLDER ASSOCIATES INC.**



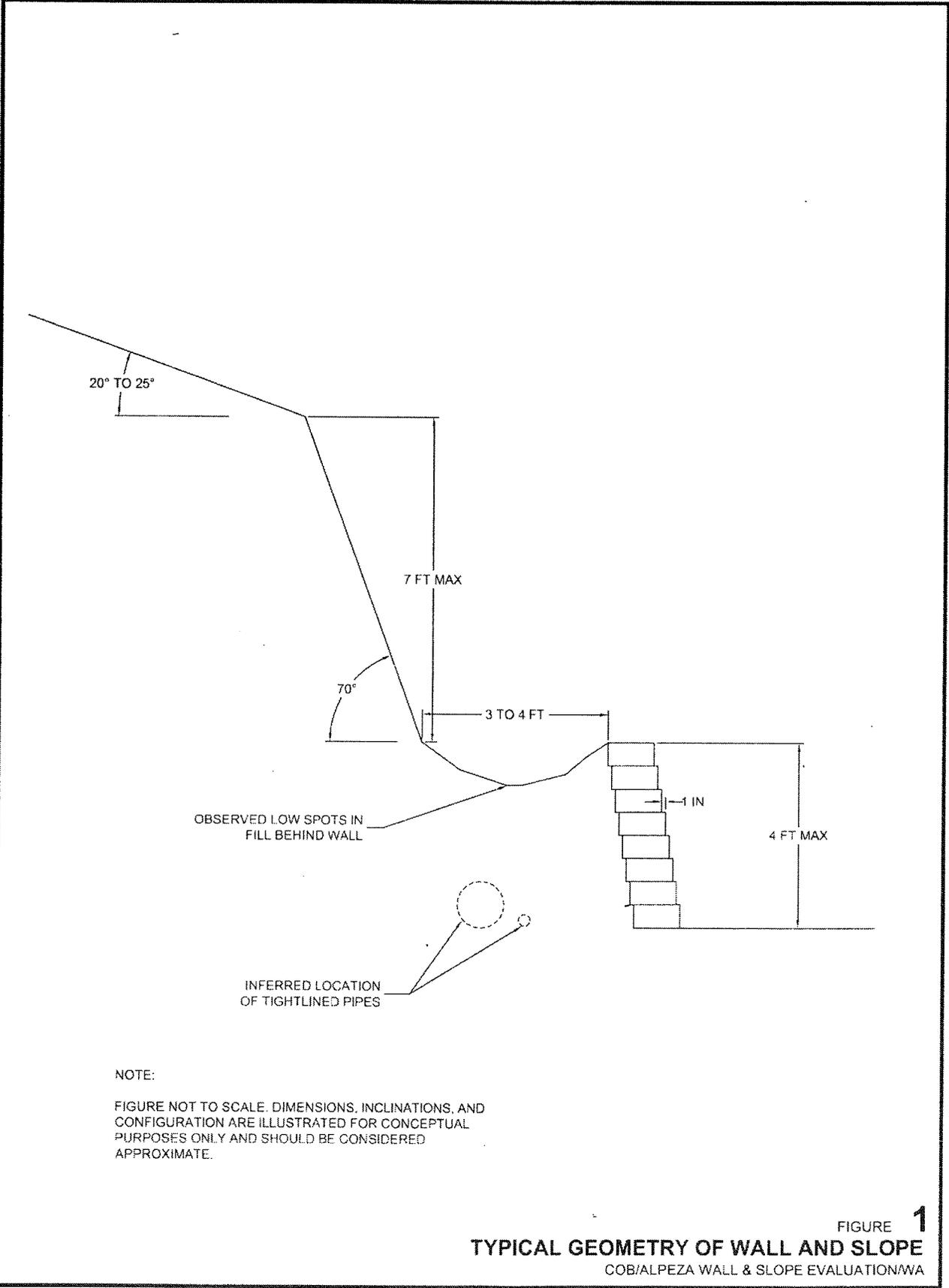
Katy Cottingham  
Project Engineer

Dave P. Findley, LG, LEG  
Associate

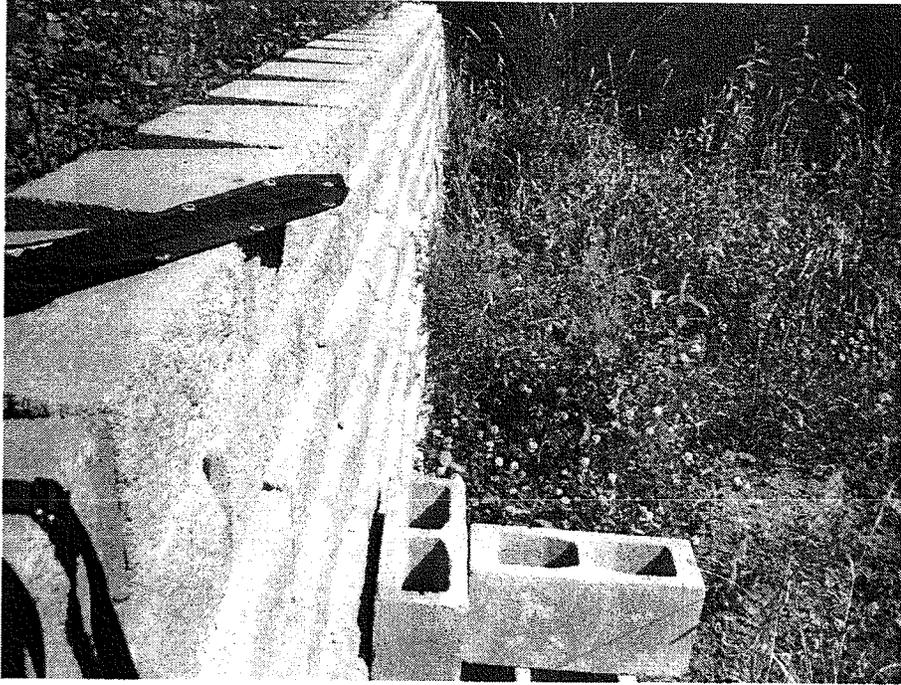
Attachments: Figure 1 and Appendix A Photographs

KSC/DPF/jb

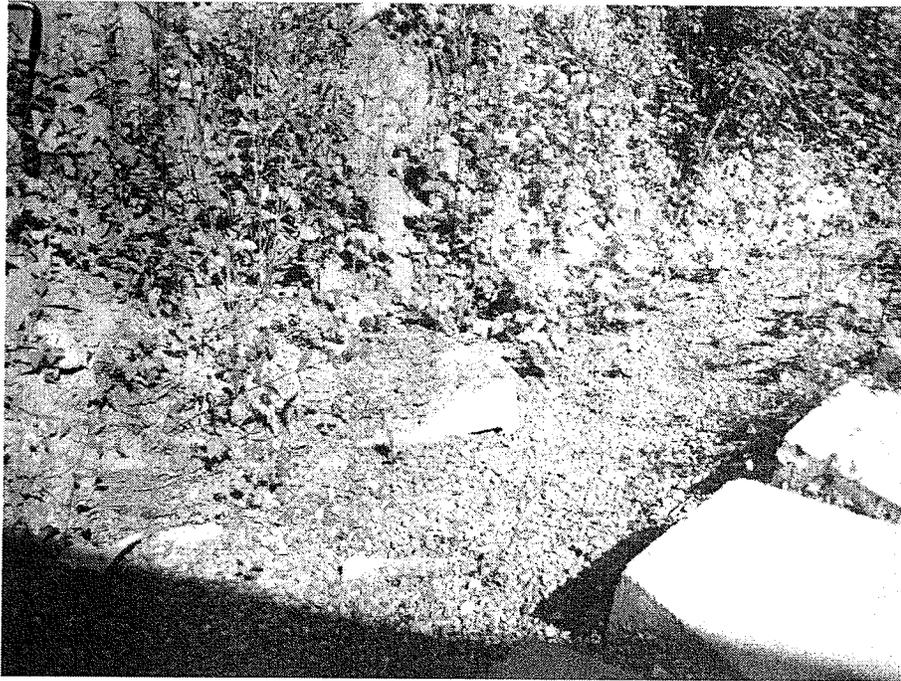




**ATTACHMENTS**



**Photo 1.** Looking north along wall alignment.



**Photo 2.** Backfill behind wall at south end. Note concrete blocks and debris in backfill.

**ENVIRONMENTAL CHECKLIST**

*Sully Michael  
Land Use  
5/12/2010*

2/12/10

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: **Ivan and Amy Alpeza** ✓

Proponent: **Ivan Alpeza** ✓

Contact Person: **Ivan Alpeza** ✓  
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: **1805 132<sup>nd</sup> Place SE, Bellevue, WA 98005** ✓

Phone: **(206) 601-5042**

Proposal Title: **Alpeza Residence** ✓

Proposal Location: **1805 132<sup>nd</sup> Place SE, Bellevue, WA 98005** ✓  
(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.

Give an accurate, brief description of the proposal's scope and nature: *steep slope in critical area & C.A. buffer* ✓

1. General description: **Completion of some minor grading in the northern portion of the property. Permitting of landscape and/or retaining wall.** *Portion of work on City Parks property.*
2. Acreage of site: **Site area - 0.458 AC** ✓ *CAWP required due to Enforcement Action 09-112 723 EA.*
3. Number of dwelling units/buildings to be demolished: **1** ✓
4. Number of dwelling units/buildings to be constructed: **0** ✓
5. Square footage of buildings to be demolished: **NA** ✓
6. Square footage of buildings to be constructed: **None** ✓
7. Quantity of earth movement (in cubic yards): **Approx. 27 CY's** ✓ *already placed & some will be re-graded.*
8. Proposed land use: **Single Family Residential** ✓
9. Design features, including building height, number of stories and proposed exterior materials: **N/A** ✓
10. Other

**Received**

APR 19 2010

**Permit Processing**

*SW*

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

**Complete minor grading late spring of 2010 2011**

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

**No other construction is planned.** ✓

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

None.

*Reports: CA report by Altmann Oliver 2/13/10  
Geotech: Assoc. Earth sciences 3/22/10  
City Geotech: Golden Assoc. 8/16/10*

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

None.

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. ✓

**Approval of engineering plans by City of Bellevue** *CALUP - 10-109911-LD*  
**Right of Way Use Permit by City of Bellevue.** *Clearing and Grading 10-109912-LH*  
*(pending approval of CALUP)*

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)? ✓

**65%+/-**

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. ✓

**King County Soils Survey Classification- AgC, Alderwood (gravelly sandy loam). There is no prime farmland on the site.**

SN

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

None known. Existing slopes show no signs of instability.

Per geotech - will may help stabilize steep slopes

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

The proposed grading includes minimal fill (clean sandy loam) located in the northern portion of the property. Fill placed on steep slopes & on steep slope buffer on applicant AND city property.

will re-grade to 2:1 slopes

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

Depending on the time of construction erosion could be minimal or non-existent. Some minor erosion may occur during "wet weather" construction but will be controlled using standard BMP's. The area located downstream of the exposed fill is heavily vegetated and provides a natural means of sediment control.

Fill has been in place for 2 yrs pending permits and has erosion control per Ch 6 Inspector BCC 23.76

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

NA

new walls in place but min. imperv.

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

The standard City of Bellevue erosion control BMP's will be utilized.

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.

Minor exhaust from construction equipment during construction. Domestic automobile exhaust after construction.

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

None known.

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

Construction equipment will meet current emission standards; dust control will be provided during construction if necessary (not anticipated); construction equipment will be turned off when not in use.

Construction Dust suppression BCC 23.76 Ch 6 Code

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. ✓

**NA**

(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. ✓

**Not applicable.**

(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.

**Not applicable.**

c. Water Runoff (Including storm water)

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

**The drainage patterns of the site are generally from the southwest to the northeast towards the roadway corridor of Richards Road SE. The runoff from the proposed project will be allowed to naturally sheet flow off of the site and into the thick natural vegetation that surrounds the property.**

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

**Not expected or anticipated.**

Existing drainage behind wall will be redirected on to applic. property in dry well and off of city prop. (W. Dunston open space)

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

**None proposed.**

**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

*Plants typ. to lowland forest*

*non-invasive species incl. blackberry & ivy (water hyacinth & slope will be replanted w/ native species)*

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

**No existing trees, shrubs, or grass will be removed. The fill <sup>was</sup> will be placed and graded to provide a play area for young children.**

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:

**A enhancement plan has been prepared by Altman Oliver & Associates for the fill area.**

*and by Jim Bennett, Col Bellevue Parks*

*✓ fill regraded to 2:1 slope & replanted. ✓ Non-invasive species were on slope ✓*

**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: crows
- 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 known.**

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

**None known.**

✓ Pacific flyway -  
✓ in the Puget Sound region

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

~~None proposed.~~ Planting slopes w/ native species

**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.

**NA**

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

**NA**

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:

**NA**

**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.

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

**NA**

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

**NA**

b. Noise

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

**NA**

(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.

equipment

noise code  
Ble 9.18

50

Noise from construction equipment will be present during the construction phase of the project. These noises would occur generally between 7:30 am – 5:00 pm, Monday through Saturday..

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

Standard construction hours will be observed during the construction phase which is expected to be short term (1 – 2 days). Construction equipment will have mufflers on the exhaust pipes and be turned off when not in use.

↑ BUC 9.18  
incl. const. hours.

### 8. Land and Shoreline Use

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

Single family residential. The adjacent properties to the north and east are existing residential properties. The adjacent areas to the west and east are undeveloped. ✓

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

Unknown.

City of Bellevue Parks  
Land - Wilburton  
Open space

c. Describe any structures on the site. ✓

The structures on the site include a 2 story wood house.

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

No.

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

Suburban Residential SF R-3.5

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

Unknown and not applicable. SF·L

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

Not Applicable.

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

Yes. Steep slopes are adjacent to the property and are located to the west and east. & north. ✓

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

NA

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

NA

SW

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

**Not Applicable.**

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

**Plans and/or reports in support of the project include: clearing and grading plan, critical area study and geotechnical report.**

*Geotech  
• Golden Assoc.  
Assoc. Earth Science  
• Hillman Ohren  
CA Report*

**9. Housing**

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

**NA**

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

**None**

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

**Not Applicable.**

**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? ✓

**TNA**

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

**NA**

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

**Not Applicable.**

*Keystone block &  
CMU walls in setback -  
less than 48" in dia*

**11. Light and Glare**

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

**NA.**

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

**NA.**

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

**NA.**

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? ✓

**Kelsey Creek Park.**

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 proposed.**

## 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.**

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

**None proposed.**

## 14. Transportation

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

**The site is accessed via Richards Road SE**

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

**NA**

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

**NA**

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).

NA ✓

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

NA

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

NA

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

NA

**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 proposed

**16. Utilities**

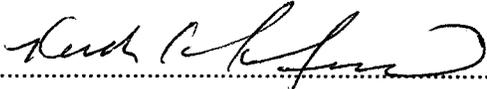
a. Check utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other. **Cable** ✓

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. ✓

NA

**Signature**

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

Signature..... 

Date Submitted..... 4/13/2010

SN

