



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

**OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS**

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No. 11-122995-GH  
Project Name/Address: Muntean Erosion Control  
438 and 444 129<sup>th</sup> Place NE  
Planner: Kevin LeClair  
Phone Number: 425-452-2928

**Minimum Comment Period: October 20, 2011**

Materials included in this Notice:

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

**ENVIRONMENTAL CHECKLIST**

12/21/00

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: **John and Angelica Muntean**

Proponent: **John Muntean**  
**438 129<sup>th</sup> Place NE**  
**Bellevue, WA 98004**  
**(425) 454-1936**

Reviewed under Bellevue permit file # 11-122995-GH. Associated with enforcement action files 11-119216-EA and 11-119323-EA.

Contact Person: **Kenny Booth, The Watershed Company**  
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: **750 Sixth Street South, Kirkland, WA 98033**

Phone: **(425) 822-5242**

Proposal Title: **Muntean Property Clear and Grade**

Proposal Location (Street address and nearest cross street or intersection) Provide a legal description if available:

**Street Address:**  
**438 and 444 129<sup>th</sup> Place NE**  
**Bellevue, WA 98004**

**Parcels:**  
**1159400120 and 1159400110**

**Legal Description:**  
**LOT 11 AND 12, BLOCK 1, BROOKWOOD MANOR, PLAT RECORDED IN VOLUME 73, PAGES 22-23, IN KING COUNTY, WASHINGTON**

Please attach an 8½" X 11" vicinity map that accurately locates the proposal site. **See last page.**

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

1. General description: **The proposed project involves the implementation of erosion control measures necessary to prevent steep slope erosion and sedimentation within Kelsey Creek. The need for erosion control measures results from the unpermitted installation of a rock retaining wall along the west bank of and partially within the West Tributary of Kelsey Creek on the properties at 438 and 444 129<sup>th</sup> Place NE in Bellevue. The wall was recently installed as a means of preventing erosion on the west bank of the stream, which had been undercut by high stream flows. In this area, the stream comes within approximately 15 feet of the existing single-family residence at 444 129<sup>th</sup> Place NE. Additional clearing and the installation of smaller retaining walls and drainpipes also occurred on the slope between the stream and the residence. However, as mentioned this work occurred without adequate permits from the City of Bellevue. The City has requested that the property owner bring the site into compliance by obtaining all necessary permits and if necessary, removing or modifying the**

**REVIEWED**

*By Kevin LeClair at 11:46 am, Sep 26, 2011*

rock wall within the stream. However, because this retroactive permitting and redesign has not yet occurred, and in light of the upcoming rainy season, the City has requested submittal of a Clearing and Grading Permit application to allow for installation of erosion control measures that will prevent steep slope erosion and sedimentation within Kelsey Creek.

Specific erosion control measures planned under this proposal include the use of mulch, seed mix, drain rock, extended pipes and a compost wattle. Mulch and seed mix will be placed directly behind the rock wall to stabilize soils while the compost wattle will be placed along the edge of the top of the wall to prevent sediment from entering Kelsey Creek. Further, drain rock will be added to an area at the top of the slope to help infiltrate runoff from an adjacent impervious surface. Finally, existing drain pipes that currently discharge to the slope will be extended onto the top of the rock wall. Detailed plans are attached.

2. Acreage of site: 438 129<sup>th</sup> Place NE is 0.27 acre (11,840 square feet), 444 129<sup>th</sup> Place NE is 0.27 acre (11,840 square feet).
3. Number of dwelling units/buildings to be demolished: **No dwelling units will be demolished.**
4. Number of dwelling units/buildings to be constructed: **No new dwelling units or buildings will be constructed.**
5. Square footage of buildings to be demolished: **N/A**
6. Square footage of buildings to be constructed: **N/A**
7. Quantity of earth movement (in cubic yards): **Fill = <1 CY of 2" drain rock, 6.5 CY of wood chips / No cut.**
8. Proposed land use: **No changes are proposed to the existing land use.**
9. Design features, including building height, number of stories, and proposed exterior materials: **No structures are proposed.**
10. Other

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

**Erosion control measures will be implemented immediately following issuance of the Clearing and Grading Permit.**

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

**Following issuance of a Clearing and Grading Permit (GH) to authorize implementation of erosion control measures, an application for a Critical Areas Land Use Permit (LO) and an additional Clearing and Grading Permit (GH) would be submitted. The LO and additional GH are required in order to bring the site into full compliance.**

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

**Construction Stormwater Pollution Prevention Plan (CSWPPP) – Short Form for Small Construction Projects, Muntean Property, Bellevue, WA. The Watershed Company. September 2011.**

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

**No active proposals are pending on the subject properties. The most recent enforcement activity is associated with predevelopment services #11-119354-DC.**

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.

- 1. Clearing and Grading Permit (GH) – City of Bellevue – submitted concurrently with this SEPA Checklist.**
- 2. Critical Areas Land Use Permit (LO) – City of Bellevue - to be applied for at a later date.**
- 3. Clearing and Grading Permit (GH) – City of Bellevue – to be applied for after issuance of the LO.**
- 4. Hydraulic Project Approval – WDFW – if necessary, will be applied for at a later date.**
- 5. Section 404 Permit – Corps of Engineers – if necessary, will be applied for at a later date.**
- 6. Section 401 Permit – Department of Ecology – if necessary, will be applied for at a later date.**

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 (circle one): Flat Rolling Hilly **Steep slopes** Mountains Other:

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

**Slopes on site are greater than 40%. The rock wall along Kelsey Creek is vertical.**

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

**According to Natural Resources Conservation Service (NRCS) soil maps, the project site is comprised of Alderwood gravelly sandy loam, 6 to 15 percent slopes.**

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

**The existing rock wall along Kelsey Creek was constructed to stabilize a portion of eroding stream bank. Other slopes on-site appear to be stable.**

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

**No excavation or grading is proposed. Rather, the project will consist of the installation of erosion control measures, including mulch, seed mix, and a compost wattle. A total of <1 cubic yard of 2" drain rock will also be added to an area at the top of the slope to help infiltrate runoff from an adjacent impervious surface. 6.5 cubic yards of wood chips will be placed behind the rock wall.**

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

**This proposal involves implementation of erosion control measures in areas of unpermitted work. In its current condition, the site could experience erosion from stream flows as well as from precipitation on the slope. Measures described below are aimed at minimizing erosion.**

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

**No new impervious surfaces are planned as part of this proposal.**

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

**Implementation of the proposed erosion control measures would be conducted in accordance with the City of Bellevue Clearing & Grading Code (Chapter 23.76), permit conditions, and all other applicable codes, ordinances, and standards. Erosion control shall consist of mulch, seed mix, drain rock, and a compost wattle. Mulch and seed mix will be placed directly behind the rock wall to stabilize soils while the compost wattle will be placed along the edge of the top of the wall to prevent sediment from entering Kelsey Creek. Further, drain rock will be added to an area at the top of the slope to help infiltrate runoff from an adjacent impervious surface. Finally, existing drain pipes that currently discharge to the slope will be extended directly to the top of the wall adjacent to the stream. Detailed plans are attached.**

Erosion control measures will be inspected by City of Bellevue Clearing and Grading Inspector to ensure compliance. Deficiencies will be noted and corrected on a routine basis through the rainy season.

## 2. AIR

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

**Minimal emissions from vehicle trips would occur during implementation of erosion control measures. After project completion, no further emissions to the air would occur.**

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

**No off-site sources of emissions or odor would affect the proposal.**

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

**No measures are necessary.**

## 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.

**The project site is located adjacent to the West Tributary of Kelsey Creek. No other waterbodies are on or in the immediate vicinity of the site.**

- 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.

**The entirety of the proposed project will occur within 200 feet of the West Tributary of Kelsey Creek. Detailed plans are attached.**

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

**None.**

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

**The proposal would not require surface water withdrawals or diversions.**

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

**Yes, Kelsey Creek has a floodplain.**

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

**The proposal does not involve any discharges of waste materials to surface waters.**

b. Ground

1. Will ground water be withdrawn, or will water be discharged to ground water? Give a general description, purpose, and approximate quantities if known.

**No withdrawal of ground water or discharge of water to ground water would occur as part of this project.**

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

**No waste material from septic tanks or other sources would be discharged into the ground as part of this project.**

c. Water runoff (including stormwater):

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

**No new structures or impervious surfaces are proposed. Rather, this proposal involves the installation of erosion control measures to prevent steep slope erosion and sedimentation within Kelsey Creek. On-site precipitation is expected to infiltrate into soils or be filtered through the proposed erosion control measures (mulch, compost wattle). Runoff from the existing drain pipes that currently discharge to the slope will be directed to the stream in extended pipes.**

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

**Waste materials are not expected to enter ground or surface waters.**

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

**The erosion control measures described under question 1h would be implemented.**

4. PLANTS

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

- deciduous tree: alder, maple, aspen, other: blue spruce  
 evergreen tree: fir, cedar, pine, other:  
 shrub: **English ivy, low Oregon grape, sword fern, Himalayan blackberry**  
 pasture  
 crop or grain  
 wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other:  
 water plants: water lily, eelgrass, milfoil, other  
 other types of vegetation

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

**It is not proposed that any vegetation be removed from the project site.**

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

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

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

**The proposal involves the planting of a native seed mix in areas directly behind the rock wall along the stream. Seed mix will be Pro-Time 840, sold by Hobbs and Hopkins, Portland, Oregon. Approximately 700 square feet of seed mix is proposed.**

## 5. ANIMALS

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

birds: hawk, heron, eagle, songbirds, other:  
mammals: deer, bear, elk, beaver, other:  
fish: bass, salmon, trout, herring, shellfish, other

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

**Adult and juvenile chinook salmon and steelhead trout (listed as Threatened under the Federal Endangered Species Act) migrate through Kelsey Creek. Adults migrate upstream to reach spawning grounds; juveniles migrate downstream from their natal streams to reach the ocean. Kelsey Creek also contains coho salmon (Species of Concern under the Federal Endangered Species Act).**

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

**As described above, adult and juvenile salmon migrate up and downstream, respectively, through Kelsey Creek.**

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

**Proposed erosion control measures are intended to prevent sediment from reaching Kelsey Creek, thereby preventing potential fish habitat impacts.**

## 6. ENERGY AND NATURAL RESOURCES

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

**No forms of energy are necessary for the completed project.**

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

**The project would not affect the potential use of solar energy by adjacent properties.**

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

**None.**

## 7. ENVIRONMENTAL HEALTH

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

**Proposed activities will consist of implementation of erosion control measures by hand. No heavy equipment will be necessary. Therefore, there is no risk of fire, explosion, or spill.**

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

**Emergency services are not anticipated at the site during implementation of the project. After project completion, emergency services would not be required, beyond those typical of a single-family residence.**

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

**Standard precautions would be taken to ensure the safety of the work crew.**

- b. Noise

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

**The type of noise in the area is that typical of a single-family neighborhood, and would not affect the project.**

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

**Noise associated with project construction would be restricted to use of hand tools. No heavy equipment is necessary for project implementation. There would be no long-term noise associated with the completed project.**

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

**No noise-control measures are necessary.**

## 8. LAND AND SHORELINE USE

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

**The current use of the properties is single-family residential. Additional single-family uses are found to the north, south, east, and west of the project site.**

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

**The site has not been used for agriculture.**

c. Describe any structures on the site.

**Both properties contain single-family residences.**

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

**No structures are proposed for demolition.**

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

**The current zoning classification is R-3.5 (Single-Family Residential).**

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

**The current comprehensive plan designation is SF-M (Single Family, Medium Density).**

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

**N/A.**

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

**Steep slopes on the property have been classified as "environmentally sensitive" areas. The West Tributary of Kelsey Creek is also considered an "environmentally sensitive" area. Finally, the stream's floodplain on the site also constitutes an "environmentally sensitive" area.**

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

**N/A.**

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

**No people would be displaced as a result of this project.**

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

**No measures are necessary.**

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

**This project does not affect existing land use.**

## 9. HOUSING

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

**No new housing units are proposed.**

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

**No housing units are proposed for elimination.**

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

**No measures are necessary.**

## 10. AESTHETICS

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

**No structures are proposed.**

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

**The proposed project calls for implementation of erosion control measures to prevent steep slope erosion and sedimentation within Kelsey Creek. Measures will be placed on or near ground level and will not obstruct views in the vicinity. Natural materials will be utilized for erosion control measures (mulch, compost wattle) and will therefore not negatively impact views.**

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

**No such measures are necessary.**

## 11. LIGHT AND GLARE

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

**No light or glare is expected to result from implementation of the proposed erosion control measures.**

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

**No.**

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

**There are no known off-site sources of light or glare.**

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

**No reduction measures will be necessary**

## 12. RECREATION

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

**The Glendale Country Club is located less than a quarter mile from the project site. Kelsey Creek Park is located south of the country club.**

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

**The proposed project would not displace any existing recreational uses.**

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

**No such measures are necessary.**

### 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.

**No such places or objects are known to be on or next to the site.**

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

**No such landmarks or evidence is known to be on or next to the site.**

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

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

### 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 properties are currently accessed via 129<sup>th</sup> Place NE. Site access would not be changed as a result of the proposed project.**

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

**The nearest King County Metro transit stop is located at the corner of NE 8<sup>th</sup> Street and 130<sup>th</sup> Avenue NE, approximately 0.25 mile away.**

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

**This proposed project would not eliminate or add any parking spaces.**

- 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).

**The proposal would not require any new roads or streets, or improvements to existing roads or streets.**

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

**Water, rail, or air transportation would not be utilized by the completed project.**

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

**The proposed project would not create any additional vehicle trips above those already generated by the existing residences. No increase in traffic generation is expected.**

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

**No such measures are necessary.**

**15. PUBLIC SERVICES**

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

**No increase in public service needs would result from this project.**

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

**No such measures are necessary.**

**16. UTILITIES**

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

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

**No new utilities are proposed as part of the project.**

**Signature**

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

Signature



Kenny Booth, AICP  
Associate Planner

Date Submitted: September 20, 2011

**Vicinity Map** from iMAP (top) Google Maps (below)

