



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. 12-110942-LO  
Project Name/Address: Muntean West Tributary of Kelsey Creek Restoration  
444 and 438 129<sup>th</sup> Place NE  
Planner: Kevin LeClair  
Phone Number: 425-452-2928

**Minimum Comment Period: May 10, 2012**

Materials included in this Notice:

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

Reviewed under Bellevue permit  
file # 12-110942-LO  
Reviewer: Kevin LeClair  
Email: kleclair@bellevuewa.gov  
Phone: 425-452-2928

## WAC 197-11-960 Environmental checklist.

### ENVIRONMENTAL CHECKLIST

#### *Purpose of checklist:*

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

#### *Instructions for applicants:*

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

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

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

#### *Use of checklist for nonproject proposals:*

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

#### A. BACKGROUND

1. Name of proposed project, if applicable: **Muntean Stream and Stream Buffer Restoration Plan**
2. Name of applicant: **John Muntean**
3. Address and phone number of applicant and contact person:

Applicant: **John Muntean**  
**444 129<sup>th</sup> Place NE**  
**Bellevue, WA 98005**  
**(425) 454-1936**

Contact Person: **Wetlands & Wildlife, Inc.**  
Attn: **Scott Spooner, Principle Ecologist**  
15129 55<sup>th</sup> Drive SE  
Everett, WA 98208  
(425) 337-6450

4. Date checklist prepared: **April 6, 2012**
5. Agency requesting checklist: **City of Bellevue**
6. Proposed timing or schedule (including phasing, if applicable):

**The project will commence upon receipt of all applicable permits. Removal of the rock and re-shaping of the stream bank is proposed to occur during July and August, in the summer low flow period when fish are less likely to be present and when the stream channel may be dry. The work will comply with all provisions outlined in the Hydraulic Project Approval for this project, once that information is provided by the Washington Department of Fish and Wildlife. To ensure the success of the restoration plantings, plants will be installed between October 15 and March 15.**

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

**No.**

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

**Critical Areas Report and Proposed Restoration Plan for 444 and 438 129<sup>th</sup> Place NE (City of Bellevue) Tax Parcel Numbers 115940-0110 and 115940-0120, prepared by Wetlands & Wildlife, Inc. and dated April 6, 2012.**

**Creek Bank Re-grading and Shore Stabilization Report prepared by Liu & Associates, Inc.**

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

**None known.**

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

**Critical Areas Land Use Permit from the City of Bellevue  
Construction Stormwater Pollution Prevention Plan (SWPPP) from the City of Bellevue  
Dewatering Plan  
Turbidity Monitoring Plan  
Hydraulic Project Approval from the Washington Department of Fish and Wildlife (WDFW)**

**A clearing and grading in critical areas permit from the City of Bellevue is also required.**

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

**The subject site is comprised of two parcels (115940-0110 and 115940-0120), each containing one single-family residence and encompassing approximately 0.27 acres. On July 19, 2011, the City of Bellevue issued a Stop Work Order on the property as a result of unpermitted clearing and grading, in addition to construction of a rock wall below the Ordinary High Water Mark (OHWM) of the West Tributary of Kelsey Creek. The City of Bellevue and the property owner entered into a Voluntary Correction Agreement (VCA) on February 9, 2012, and the applicant is working to bring conditions on the property into compliance with City ordinances. To this end, the applicant is proposing to remove the unpermitted rock walls, and restore the stream buffer within 25 feet of the stream banks by planting native vegetation. For more detail**

regarding the proposed restoration plan, please refer to the *Critical Areas Report and Proposed Restoration Plan* prepared by *Wetlands & Wildlife, Inc.* and dated April 6, 2012.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The subject property is comprised of two legal lots that are located at 444—129<sup>th</sup> Place NE (northern parcel) and 438—129<sup>th</sup> Place NE (southern parcel) within the incorporated City of Bellevue, Washington (located in a portion of the NE Quarter of Section 33, Township 25N, Range 05E, W.M.). The tax parcel number for the northern parcel is 115940-0110, while the tax parcel for the southern parcel is 115940-0120. The legal description for the parcels (as provided by the project's Professional Land Surveyor) follows: Lots 11 and 12 of Brookwood Manor as recorded in Volume 73 of Plats, Page 22, Records of King County, Washington.

Please refer to the *Critical Areas Report and Proposed Restoration Plan for 444 and 438 129<sup>th</sup> Place NE (City of Bellevue) Tax Parcel Numbers 115940-0110 and 115940-0120*, prepared by *Wetlands & Wildlife, Inc.* and dated April 6, 2012. The Existing Conditions Site Plan, Proposed Conditions Site Plan, and Vicinity Map are included in that report and the SWPPP for the project. The topographic contours are included in the survey map provided by Steve Van Patten, a certified Professional Land Surveyor.

## B. ENVIRONMENTAL ELEMENTS

### 1. Earth

a. General description of the site (circle one): Flat, rolling, **hilly**, **steep slopes**, mountainous, other . . . . .

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

**The steepest slopes on the site are located west of Kelsey Creek on the northern parcel, and are approximately 55 and 60 percent (regulated steep slope).**

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.

**Soils are generally gravelly sandy loam. Soils are mapped by the Natural Resources Conservation Service (NRCS) as Alderwood gravelly sandy loam (AgC), 2 to 8 percent slopes. There are no agricultural soils or any prime farmland on the subject property.**

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

**There is a steep slope hazard area on the west side of the stream on the northern parcel, which appears to be unstable. The slope stabilization proposed in the restoration plan is intended to stabilize the steep slope and stream bank.**

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

**No filling is proposed. The unpermitted rockeries will be removed and the bank will be stabilized (re-graded). The rock wall includes approximately 23 cubic yards (CY) of material to be removed from the stream channel. In addition to the cubic yards associated with the rock wall removal, the streambank stabilization / re-grading will result in approximately 64 cubic yards of grading. Therefore, the total grading amount to accomplish this restoration project equals approximately 87 cubic yards.**

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

**Yes, erosion could occur during removal of the rock walls and re-grading of the site. The potential for sediment to reach Kelsey Creek will be minimized through the implementation of all appropriate BMP erosion control measures as described in the SWPPP for this project.**

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

**Approximately 35 to 40 percent of the site (which includes both parcels) is currently covered with impervious surfaces such as buildings and parking areas. This will not be changed by the proposed project.**

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

**All appropriate erosion control measures as described in the CSWPPP for this project will be implemented at the direction of the contracted Certified Erosion and Sediment Control Lead (CESCL). These could include, but will not be limited to, the following: compost blankets, compost socks, straw wattles, mulch, and grass seed (mixed in with the compost blankets and socks).**

Risk of erosion and sedimentation will be mitigated through the implementation of a construction stormwater pollution prevention (CWSPPP) as required by BCC 23.76

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.

**No emissions will result from this proposal.**

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

**No off-site emissions or odors will affect this proposal.**

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

**None.**

### 3. Water

a. Surface:

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 West Tributary of Kelsey Creek flows south along the eastern portion of the subject properties. The West Tributary of Kelsey Creek is a Type F stream in the City of Bellevue and is known to support Chinook salmon (*Oncorhynchus tshawytscha*), coho salmon (*Oncorhynchus kisutch*), and sockeye salmon (*Oncorhynchus nerka*). The on-site stream requires a standard buffer width of 50 feet, measured from the top of bank. This stream drains south to the main stem of Kelsey Creek, which continues on to Mercer Slough, and eventually to Lake Washington.**

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.

**This restoration project will require work in and adjacent to the OHWM of the West Tributary of Kelsey Creek in order to remove the unpermitted rockeries and to stabilize the stream bank, For more detail regarding the proposed work, please refer to the *Critical Areas Report and Proposed Restoration Plan for 444 and 438 129<sup>th</sup> Place NE (City of Bellevue) Tax Parcel Numbers 115940-0110 and 115940-0120*, prepared by *Wetlands & Wildlife, Inc.* and dated April 6, 2012.**

**REVIEWED**  
By Kevin LeClair at 8:58 am, Apr 23, 2012

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.

**The rock retaining wall was constructed within surface water (the OHWM of West Tributary of Kelsey Creek). Approximately 20-25 cubic yards of rock will be removed from within the stream channel. This work will affect the west bank of the stream, located in the eastern portion of the subject parcels.**

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

**No. A dewatering plan has been prepared for the project and is included in the SWPPP report. The dewatering proposal is also shown on the TESC and Dewatering Site Plan (Map Sheet SWPPP 2.00). According to the property owner and the City of Bellevue, the west bank of the stream is dry during the months of July and August. Therefore, the rock wall removal should occur in a dry time. However, as a precautionary measure, the dewatering plan will include use of sandbags to ensure the work area is dry during removal.**

**The dewatering plan will prevent flowing water from contacting the work area. Turbidity monitoring will be performed to ensure sediment is not entering the surface water flow.**

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

**Work for this project will occur within the mapped 100-year floodplain for the West Tributary of Kelsey Creek. The location of the 100-year floodplain is shown on the CSWPPP Site Plan for Muntean (City of Bellevue), prepared by *Wetlands & Wildlife Inc.* and dated April 6, 2012.**

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, purpose, and approximate quantities if known.

**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.

**No waste material will be discharged into the ground. The existing houses are hooked up to City Sewer and will remain so.**

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.

**Currently, runoff comes from the existing impervious surfaces on the site, including the houses and driveways. Runoff from the houses and driveways is collected and dispersed via downspouts to drain pipes that discharge directly to the West Tributary of Kelsey Creek, as shown on the Existing Conditions Site Plan. The Geotechnical Engineer (Julian Liu of *Liu & Associates, Inc.*) has recommended that stormwater not be discharged on to the steep slope due to concerns over slope stability. Therefore, the applicant is proposing to maintain the discharge locations in their current condition.**

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

**The primary risk of waste material entering surface waters from this project will come during grading and removal of the rockeries. During this time exposed soil will be on the site and could be mobilized to the adjacent West Tributary of Kelsey Creek.**

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

**The applicant is proposing to implement all applicable BMP erosion control measures as described previously in this document.**

#### 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**, bullrush, skunk cabbage, other

\_\_\_\_\_ water plants: water lily, eelgrass, milfoil, other

\_\_\_\_\_ other types of vegetation **Ornamental landscape plants**

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

**The majority of the area that will be disturbed for this project is currently represented by ornamental landscape plants, with scattered native trees present as well. All existing vegetation is proposed to be left in place to reduce further disturbance and aid in bank stability, and will be supplemented with a mix of native trees, shrubs, and herbs. View the Restoration Planting Plan (schematic) (Map Sheet REST 1.00) for a depiction of surveyed existing vegetation and proposed vegetation.**

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

**None.**

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

**The applicant is proposing to restore the buffer on both sides of the stream with native trees, shrubs, and herbs. Per recommendations from the Geotechnical Engineer, the applicant is not proposing to plant trees on the steep slope, as that may cause further instability. Therefore, low-growing and deep-rooted shrubs were selected for planting on the steep slope. The applicant is proposing to plant a total of 13 trees (2-gallon in size), 91 shrubs (1-gallon in size), and 178 live stakes / whips among the restoration area. Further details of the proposed restoration can be found in the *Critical Areas Report and Proposed Restoration Plan* prepared by *Wetlands & Wildlife, Inc.* and dated April 6, 2012.**

#### 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: **typical urban wildlife including opossum, skunk, and squirrel**

fish: bass, **salmon, trout**, herring, shellfish, other:

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

**Threatened Chinook salmon (*Oncorhynchus tshawytscha*) are known to utilize the west tributary of Kelsey Creek.**

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

**Yes, it is part of the Pacific Flyway and the West Tributary of Kelsey Creek is used for migration by multiple species of salmon, as described previously in this document.**

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

**The applicant is proposing to restore the stream buffer to a better than pre-disturbance condition through planting native trees, shrubs, and herbs. The applicant is proposing to plant a total of 13 trees (2-gallon in size), 91 shrubs (1-gallon in size), and 178 live stakes / whips among the restoration area. Furthermore, the applicant is proposing to remove the rockeries from the stream and restore it to a natural condition. These measures will significantly enhance habitat for both terrestrial and aquatic wildlife. Further details of the proposed restoration can be found in the *Critical Areas Report and Proposed Restoration Plan* prepared by *Wetlands & Wildlife, Inc.* and dated April 6, 2012.**

## 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.

**This project involves stream and buffer restoration, and will not require energy during or after project completion.**

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

**No.**

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

**Not applicable.**

## 7. Environmental health

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

**No.**

1) Describe special emergency services that might be required.

**None.**

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

**None.**

## b. Noise

1) What types of noise exist in the area which may affect your project (for example:

traffic, equipment, operation, other)?

**Noise typical of residential areas is present in the area. This noise is unlikely to 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.

**Due to the inaccessibility of the project area for vehicles and heavy equipment, all of the proposed work will be conducted by hand and using hand held tools. As a result, short-term noise created by the project will be minimal and is not expected to exceed the existing background noise levels. All work will be conducted during normal, daytime working hours.**

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

**None.**

#### **8. Land and shoreline use**

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

**The subject site and adjacent properties are all used for single-family residential dwellings.**

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

**No.**

c. Describe any structures on the site.

**Each of the two lots on the subject property contains an existing single-family residence with associated parking. In addition, the unpermitted retaining wall is located on both lots.**

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

**Yes, the unpermitted retaining wall will be taken apart and removed.**

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

**R3.5**

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

**Medium Density – up to 3.5 units per acre (R2.5 & R3.5).**

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, the West Tributary of Kelsey Creek flows south along the eastern portion of the subject properties. The West Tributary of Kelsey Creek is a Type F stream in the City of Bellevue and is known to support Chinook salmon (*Oncorhynchus tshawytscha*), coho salmon (*Oncorhynchus kisutch*), and sockeye salmon (*Oncorhynchus nerka*). The stream requires a 50-foot protective buffer per the City of Bellevue code. In addition to the stream, the slopes to the west of the stream on the northern parcel meet the definition of a steep slope hazard area.**

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

**The dwelling units will not be altered as a result of this project. The proposed work will not change the number of people living in the existing homes on the subject site.**

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

**None.**

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

**None.**

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

**None.**

### 9. Housing

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

**None.**

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:

**None.**

### 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?

**Not applicable, the only work proposed under this project includes stream and buffer restoration.**

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

**No views will be impacted through the proposal. The stream bank and buffer will be somewhat altered from their current condition and returned to a more natural state.**

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

**None.**

### 11. Light and glare

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

**None.**

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

**No.**

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

**None.**

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

**None.**

## 12. Recreation

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

**None, as this is private property.**

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

**No.**

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

**None.**

## 13. Historic and cultural preservation

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

**No.**

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

**None.**

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

**None.**

## 14. Transportation

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

**The site is accessed from 129<sup>th</sup> Place NE via driveways to each house. See the Existing Conditions Site Plan.**

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

**Yes, the site is on multiple, limited service metro routes.**

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

**Not applicable, this project will not provide or eliminate 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).

**No.**

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

**No.**

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

**None.**

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

**None.**

**15. Public services**

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

**No.**

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

**None.**

**16. Utilities**

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

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

**None.**

**C. 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:

*Kevin LeClair*  
04/06/12

**REVIEWED**  
By Kevin LeClair at 4:06 pm, Apr 23, 2012

# VICINITY MAP FOR MUNTEAN PROPERTIES

## SITE LOCATIONS: 444 & 438 129TH PLACE NE; BELLEVUE, WA



**SUBJECT PROPERTIES**  
(444 & 438  
129TH PL NE)

**NOTES:** THIS MAP WAS PRINTED FROM KING COUNTY'S ONLINE iMAP SYSTEM AND SHOWS THE VICINITY OF THE PROJECT SITE AS REQUIRED FOR THE CITY OF BELLEVUE CRITICAL AREAS LAND USE PERMIT APPLICATION. IF ANY QUESTIONS ARISE REGARDING THIS MAP, PLEASE CONTACT WETLANDS & WILDLIFE, INC. DIRECTLY.



**PREPARED BY:**  
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Everett, WA 98208  
Phone: (425) 337-6450  
Email: [scott@wetlands-wildlife.com](mailto:scott@wetlands-wildlife.com)

**PREPARED FOR:**  
JOHN MUNTEAN  
(PROPERTY OWNER)  
444--129TH PLACE NE  
BELLEVUE, WA 98055

**VICINITY MAP**

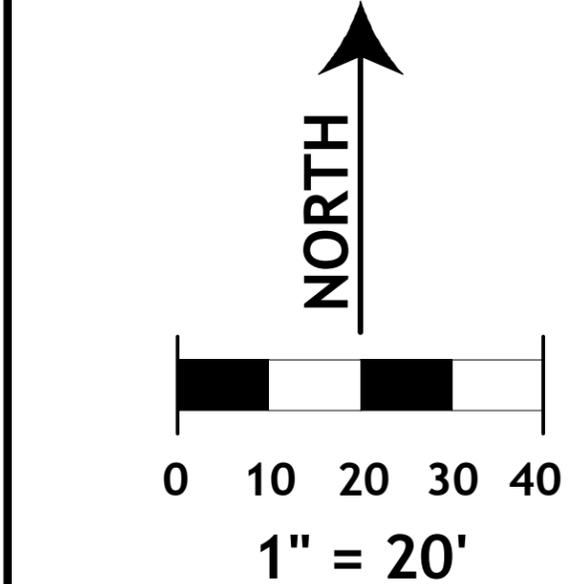
SITE LOCATIONS: 444 & 438 129TH PL NE  
PARCEL NUMBERS 115940-0110 & -0120

W&W Job: N1208  
Drawn By:  
Scott Spooner  
Date: 4/6/12  
Revision #: N/A

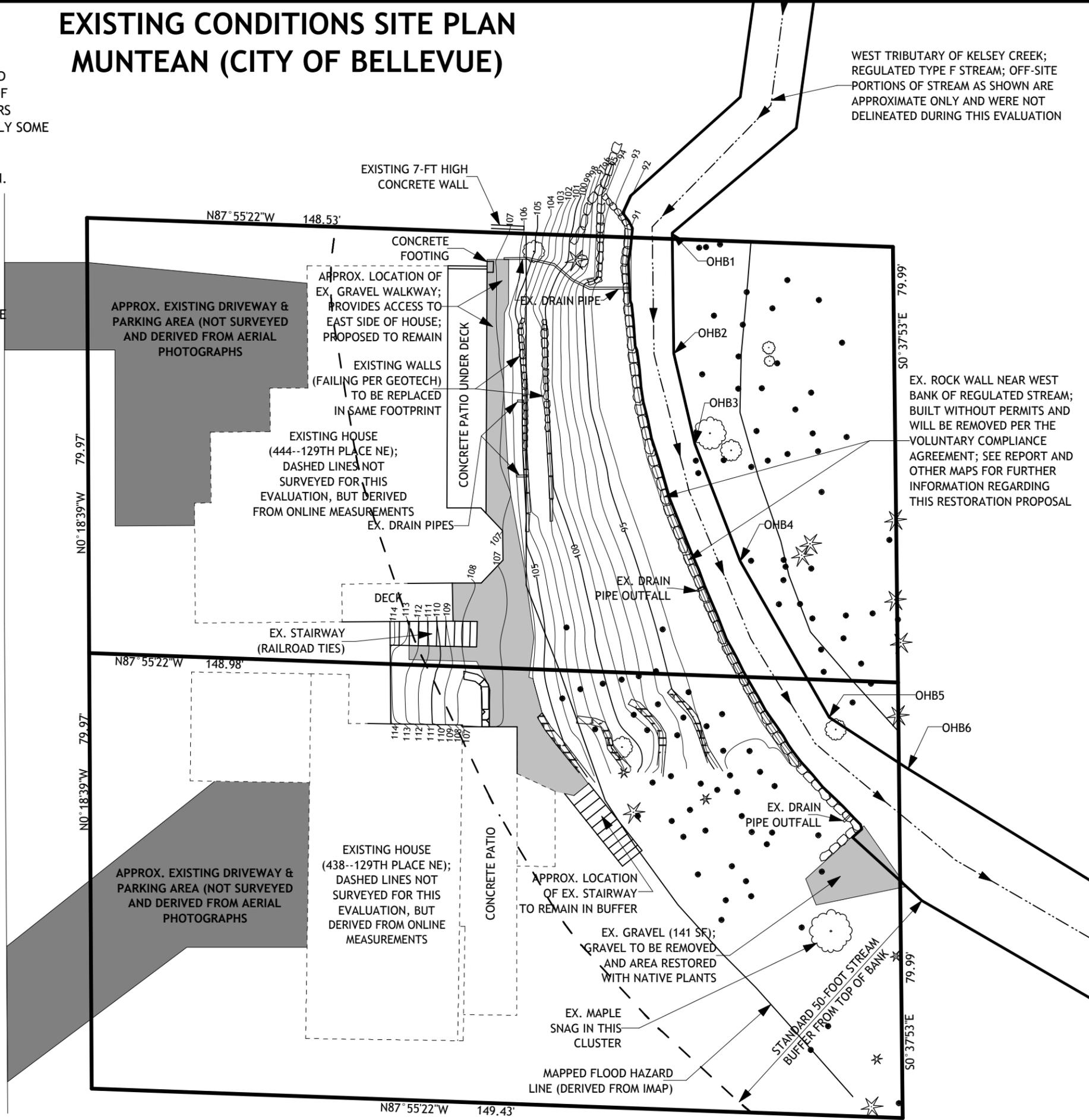
MAP SHEET:  
**VICIN**  
**1.00**

# EXISTING CONDITIONS SITE PLAN MUNTEAN (CITY OF BELLEVUE)

**PLEASE NOTE:** STEVE VAN PATTEN, A LICENSED LAND SURVEYOR, LOCATED THE FEATURES DEPICTED ON THIS MAP AMONG THE NORTHERN PROPERTY (444--129TH PL NE) BETWEEN THE EASTERN EDGE OF THE HOUSE AND THE ROCK WALL ALONG THE WESTERN EDGE OF THE STREAM. ELEVATION CONTOURS WERE SURVEYED ON THE NORTHERN LOT AS SHOWN DUE TO THE STEEPNESS OF THE SLOPE, BUT ONLY SOME OF THE SOUTHERN LOT INCLUDES SURVEYED ELEVATION CONTOURS, BECAUSE THIS LOT DOES NOT CONTAIN STEEP SLOPE HAZARD AREAS. ALSO NOTE THAT ONLY THE EXISTING VEGETATION WITHIN 25 FEET OF THE STREAMBANKS (OR WITHIN CLOSE PROXIMITY) WAS SURVEYED FOR THIS EVALUATION. THE SURVEY MAP PROVIDED BY STEVE VAN PATTEN IS INCLUDED WITH APPLICATION MATERIALS. WETLANDS & WILDLIFE, INC. DELINEATED THE EASTERN EDGE OF THE STREAM BY PLACING BRIGHT PINK PIN FLAGS AT THE TOP OF BANK, AS REQUIRED PER CITY OF BELLEVUE STANDARDS. WETLANDS & WILDLIFE, INC. PLACED BRIGHT PINK PIN FLAGS AT THE PROJECTED LOCATION OF THE TOP OF BANK ON THE WEST SIDE OF THE STREAM, ESTIMATING THE LOCATION PRIOR TO PLACEMENT OF THE ROCK WALL. STEVE VAN PATTEN CONDUCTED A LAND SURVEY TO ACCURATELY LOCATE THOSE STREAM DELINEATION FLAGS AND THE EXISTING ROCK WALL IN RELATION TO THE OTHER SITE FEATURES SHOWN ON THIS MAP. THIS MAP IS INTENDED TO BE SUBMITTED TO THE CITY OF BELLEVUE FOR REVIEW OF A CRITICAL AREAS LAND USE PERMIT APPLICATION, IN CONJUNCTION WITH THE OTHER MAP SHEETS AND REPORTS INCLUDED WITH THE SUBMITTAL PACKET. NO OTHER USE OF THIS MAP IS INTENDED OR IMPLIED. PLEASE SEE ALL OTHER MAP SHEETS INCLUDED IN THIS PACKET.



LEGEND	
	WEST TRIBUTARY OF KELSEY CREEK
	STANDARD STREAM BUFFER
	ROCK WALL NEAR WEST EDGE OF STREAM (TO BE REMOVED)
	GRAVELLED AREA NEAR WEST EDGE OF STREAM (TO BE REMOVED)
	EXISTING DRIVEWAY & PARKING AREAS
	EXISTING SHRUB OR FERN
	EXISTING CONIFER TREE
	EXISTING DECIDUOUS TREE



WEST TRIBUTARY OF KELSEY CREEK; REGULATED TYPE F STREAM; OFF-SITE PORTIONS OF STREAM AS SHOWN ARE APPROXIMATE ONLY AND WERE NOT DELINEATED DURING THIS EVALUATION

EX. ROCK WALL NEAR WEST BANK OF REGULATED STREAM; BUILT WITHOUT PERMITS AND WILL BE REMOVED PER THE VOLUNTARY COMPLIANCE AGREEMENT; SEE REPORT AND OTHER MAPS FOR FURTHER INFORMATION REGARDING THIS RESTORATION PROPOSAL

MAP SHEET:	EXIST	1.00
W&W Job: N1208	Drawn By: Scott Spooner	Date: 4/16/12
		Revision #: N/A

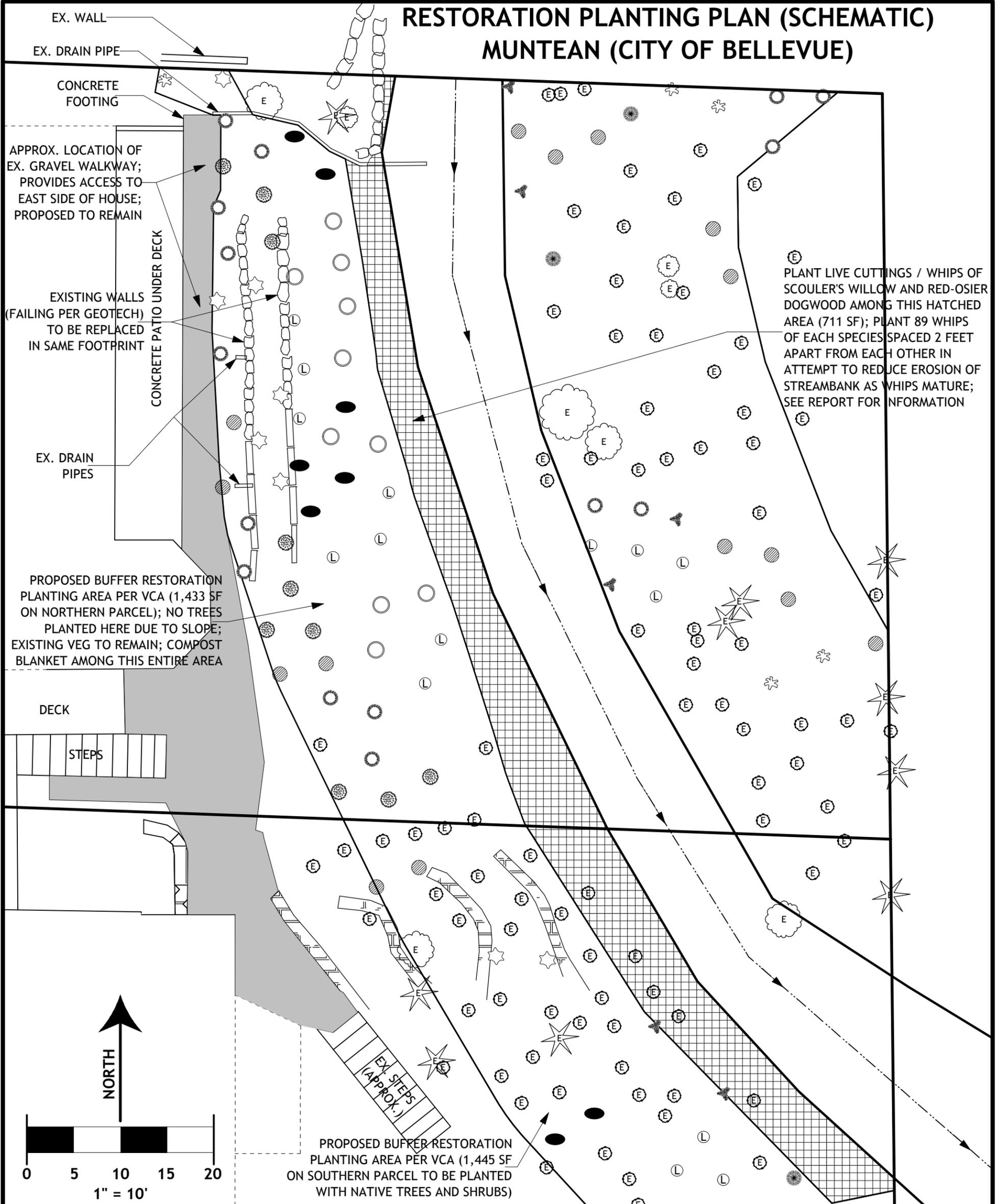
**EXISTING CONDITIONS SITE PLAN**  
 SITE LOCATIONS: 444 & 438 129TH PL NE  
 PARCEL NUMBERS 115940-0110 & -0120

PREPARED FOR:  
 JOHN MUNTEAN  
 (PROPERTY OWNER)  
 444--129TH PLACE NE  
 BELLEVUE, WA 98055

PREPARED BY:  
 Wetlands & Wildlife, Inc.  
 15129 55th Drive SE  
 Everett, WA 98208  
 Phone: (425) 337-6450  
 Email: scott@wetlands-wildlife.com



# RESTORATION PLANTING PLAN (SCHEMATIC) MUNTEAN (CITY OF BELLEVUE)



**Proposed Stream Buffer Restoration Plantings (planted among existing vegetation)**

Common Name	Latin Name	Size	Spacing	Quantity	Symbol
1. Big-leaf maple	<i>Acer macrophyllum</i>	2-gallon	10'	3	☼
2. Western red cedar	<i>Thuja plicata</i>	2-gallon	10'	6	☼
3. Douglas fir	<i>Pseudotsuga menziesii</i>	2-gallon	10'	4	☼
4. Oregon grape	<i>Berberis nervosa</i>	1-gallon	5'	15	○
5. Snowberry	<i>Symphoricarpos albus</i>	1-gallon	5'	10	○
6. Four-line honeysuckle	<i>Lonicera involucrata</i>	1-gallon	5'	10	○
7. Mock orange	<i>Philadelphus lewisii</i>	1-gallon	5'	10	○
8. Salal	<i>Gaultheria shallon</i>	1-gallon	5'	15	●
9. Thimbleberry	<i>Rubus parviflorus</i>	1-gallon	5'	8	★
10. Lady fern	<i>Athyrium filix-femina</i>	1-gallon	5'	15	★
11. Sword fern	<i>Polystichum munitum</i>	1-gallon	5'	8	★
12. Scouler's willow	<i>Salix scouleriana</i>	stake/whip	2'	89	□
13. Red-osier dogwood	<i>Cornus sericea</i>	stake/whip	2'	89	□

**\*\*NOTE: VEGETATION SHOWN WITH AN "E" IS EXISTING VEGETATION TO REMAIN UNDISTURBED**



**PREPARED BY:**  
Wetlands & Wildlife, Inc.  
15129 55th Drive SE  
Everett, WA 98208  
Phone: (425) 337-6450  
Email: [scott@wetlands-wildlife.com](mailto:scott@wetlands-wildlife.com)

**PREPARED FOR:**  
**JOHN MUNTEAN**  
(PROPERTY OWNER)  
444--129TH PLACE NE  
BELLEVUE, WA 98055

**RESTORATION PLANTING PLAN (SCHEMATIC)**  
SITE LOCATIONS: 444 & 438 129TH PL NE  
PARCEL NUMBERS 115940-0110 & -0120

W&W Job: N1208  
Drawn By: Scott Spooner  
Date: 4/6/12  
Revision #: N/A

MAP SHEET:  
**REST**  
**1.00**

# LIU & ASSOCIATES, INC.

Geotechnical Engineering

Engineering Geology

Earth Science

April 3, 2012

Mr. John Muntean  
444 – 129<sup>th</sup> Place NE  
Bellevue, WA 98005

Dear Mr. Muntean:

Subject: Creek Bank Regrading and Shore Stabilization  
John Muntean Residence  
434/444 – 129<sup>th</sup> Place NE  
Bellevue, Washington  
L&A Job No. 8A073

Received  
APR 06 2012  
Permit Processing

## INTRODUCTION

Your properties at the above addresses in Bellevue, Washington, are cut through by Kelsey Creek in a southerly to southeasterly direction. We understand that a rockery wall was built last year along the west bank of the creek on these properties without a permit issued by City of Bellevue and that it was determined by the city that this rockery wall is located within the ordinary high water (OHW) mark of the creek bed. We also understand that it is the city's decision that this rockery wall will have to be removed and the original creek bank at OHW be restored and the shore above it stabilized. This will require the west creek bank and the shore above it be regraded and vegetated after the rockery wall is removed. At your request, we have completed an investigation for the regrading and stabilization of the west creek bank and the shore above it. Presented in this report are our findings and recommendations.

19213 Kenlake Place NE · Kenmore, Washington 98028  
Phone (425) 483-9134 · Fax (425) 486-2746

## **SITE CONDITIONS**

### **Surface Conditions**

The general location of your properties is shown on Plate 1 – Vicinity Map, attached hereto. The two properties, sitting side by side in a north-south direction, are situated near the bottom of a steep, easterly-declining hillside. Within the properties, the ground generally slopes very gently from their west boundary down to about the front of the houses on the properties. It then descends moderately-steeply from there to about the rear of the house, before sloping moderately to very-steeply down towards the creek. It then rises gently up towards the east side of the creek. The steeper portion of the slope lies mostly behind the northern house (444 – 129<sup>th</sup> Place NE) above the west bank of the creek.

### **Geologic and Soil Conditions**

The Geologic Map of King County, compiled by Derek B. Booth, Kathy A. Troost and Aaron P. Wisher, 2007, was referenced for the geologic and soil conditions of the subject properties. According to this publication, the surficial soil units at and in the vicinity of the properties are mapped as a Vashon Till (Q<sub>vt</sub>) soil unit overlain by a Vashon Recessional Outwash (Q<sub>vr</sub>) soil unit.

The Vashon till soil unit, appears to be covering most of the west shore of Kelsey Creek and the hillside beyond, was plowed under glacial ice during the most recent glacial period as it advanced over an eroded, irregular surface of older formations and sediments. The till soils over the top two to three feet are normally weathered to a medium-dense

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Mr. John Muntean  
L&A Job No. 8A073  
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state, and are moderately permeable and compressible. The underlying fresh till soils, having been over-ridden and consolidated by 3,000 to 5,000 feet of ice, are a very-dense mixture of unsorted clay, silt sand, gravel and scattered cobble and boulder, often referred to as "hard pan". The fresh till deposits are practically impervious. They have a shear strength comparable to that of low-grade concrete, and are capable of remaining stable in steep natural or cut slopes for a long time. If remaining undisturbed and well-drained, the fresh till soils can remain quite stable and are capable of providing excellent foundation support with little settlement expected.

The Vashon recessional outwash deposits, appear to be covering mostly the low-lying creek bed area of Kelsey Creek, were laid down by meltwater of the stagnating and receding Vashon glacier. They are composed of fine to coarse sand with various amounts of gravel and cobble. It is generally loose to medium dense in its undisturbed state, and may be eroded by surface runoff and slough off to its angle of repose where exposed on steep slopes devoid of vegetation. Due to their granular nature, the recessional outwash deposits are generally of high permeability and very well drained.

We manually pushed a steel T-bar into the ground on the slope above the west bank of the creek to get an indication of the density or consistency of the surficial soils. The probe bar could penetrate no more than 18 inches deep, indicating the slope above the creek is most likely formed by very dense fresh till soil overlain by a thin weathered soil about 18 inches thick.

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Mr. John Muntean  
L&A Job No. 8A073  
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### **Groundwater Condition**

The thin weathered soils mantling the slope above the west bank of the creek is of moderate permeability and can allow some storm runoff to seep through, while the fresh till deposits underlying the slope at shallow depth are of extremely low permeability and would perch water infiltrating into the ground. This near-surface perched groundwater would flow on the surface of the underlying fresh till deposits. Where this fresh till soil is exposed or near the surface of the slope above the creek, groundwater seepage out of the slope may occur during and after prolonged heavy rainstorms. Progressive groundwater seepage may cause soil erosion and sloughing on the slope. Therefore, the steeper portion of the slope above the upstream portion of the creek should be vegetated for erosion protection. The vegetation should consist of shrubs with deep roots. Tall trees may increase loading on the slope and should not be planted in the steeper portion of the slope.

### **Current Drainage Control**

Collected storm runoff over impervious surfaces within the properties should not be discharged onto the steep slope above the creek. We understand that roof runoff of the houses on the properties is collected into underground drain line systems, then tightlined to discharge into the creek. The tightlines of these roof drain systems should be protected and maintained during construction and should be discharged into the creek after completion of construction.

There are also buried PVC pipes sticking out of the upper portion of the slope behind the north house which, we understand, were installed years ago to help drain groundwater

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Mr. John Muntean  
L&A Job No. 8A073  
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under the house and the deck. We also understand that there has been little or no water flowing out of these pipes ever since a deep French drain was installed in front of the house. This indicates that groundwater used to flowing under the house and the deck is now intercepted by the deep French drain and no longer flowing through under the house.

## **RECOMMENDATIONS**

### **Restoration of Creek Bank**

The rockery along the west bank of the creek should be removed and the bank restored to the OHW mark. The approximate new alignment of the to-be-restored west bank of the creek is shown on Plate 2. The bank and the shore above it are likely to be composed of very dense fresh till soil. Based on this soil condition, we recommend the bank and the shore be cut back to a slope no steeper than 1.5H:1V. Typical cross sections of bank restoration and shore grading are presented on Plate 3. The soil unit and cut slope should be verified by a geotechnical engineer during construction.

Other than the rockery within the OHW mark, the remaining rockery walls on the slope should be left undisturbed. Any loose fill behind the to-be-removed rockery should also be removed down to stable native soil. Cut slopes should be covered with plastic tarp, as required, for protection against erosion until the planted ground-covering vegetation is fully established.

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Mr. John Muntean  
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### **Railroad Tie Wall Replacement**

The two tiers of railroad tie walls, located near the top of the slope behind the north house, have shown advanced rotting and should be replaced to assure stability of the slope above the west bank of the creek. We recommend these railroad tie walls be replaced with rockery walls to be constructed with the rocks from the to-be-removed rockery wall within OHW. The rockery walls should be in two tiers in the same alignments of the railroad tie walls, with each tier not to exceed 3 feet tall. The rockery walls should be extended to at a minimum of 5 to 10 feet past the sides of the north house. The upper-tier rockery should be set back from the lower-tier rockery a horizontal distance at least the height of the lower-tier rockery. Our recommendations for design and construction of these rockery walls are shown on Plate 4.

### **Vegetation and Planting**

The slope above the creek bank is most likely underlain at shallow depth by very-dense fresh till soil of extremely low permeability. The overlying thin layer of weathered soils can be quickly saturated during periods of heavy rainstorms, resulting in heavy surface runoff on the slope. Although the fresh till soil forming the core of the bank and the shore of the creek is quite stable, the surficial weathered soil mantling the slope can be gradually eroded if devoid of vegetation. Prolonged erosion may result in shallow, skin-typed, mud flow. To mitigate such risk, we recommend the slope above the west bank of the creek be vegetated and planted as soon as possible for erosion protection. The species of ground-covering vegetation and plants should be designed by a botanist. Plants on the steeper portion of the slope behind the north house (444 129<sup>th</sup> Place NE) should consist of

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shrubs capable of developing deep roots to suck up moisture in the ground and anchoring soil particles in place. Trees with potential of growing to substantial height and exert excessive loading should not be planted on the steeper portion of the slope behind the north house. The slope above the creek bank should be covered with clear plastic sheets or jute matting, as required, until the vegetation is fully established.

### **Bank Stability Observation**

The creek flow during OHW will likely continue to cut into and scour the northern portion of the restored west creek bank. This portion of the creek bank should be observed and monitored on a regular basis in the wet winter seasons. If scouring and erosion of the creek bank in this area becomes excessive, a structural solution may have to be implemented to stabilize the bank and shore in this area.

### **CLOSURE**

We are pleased to be of service to you on this project. Please feel free to call us if you have any questions regarding this report or need further consultation.



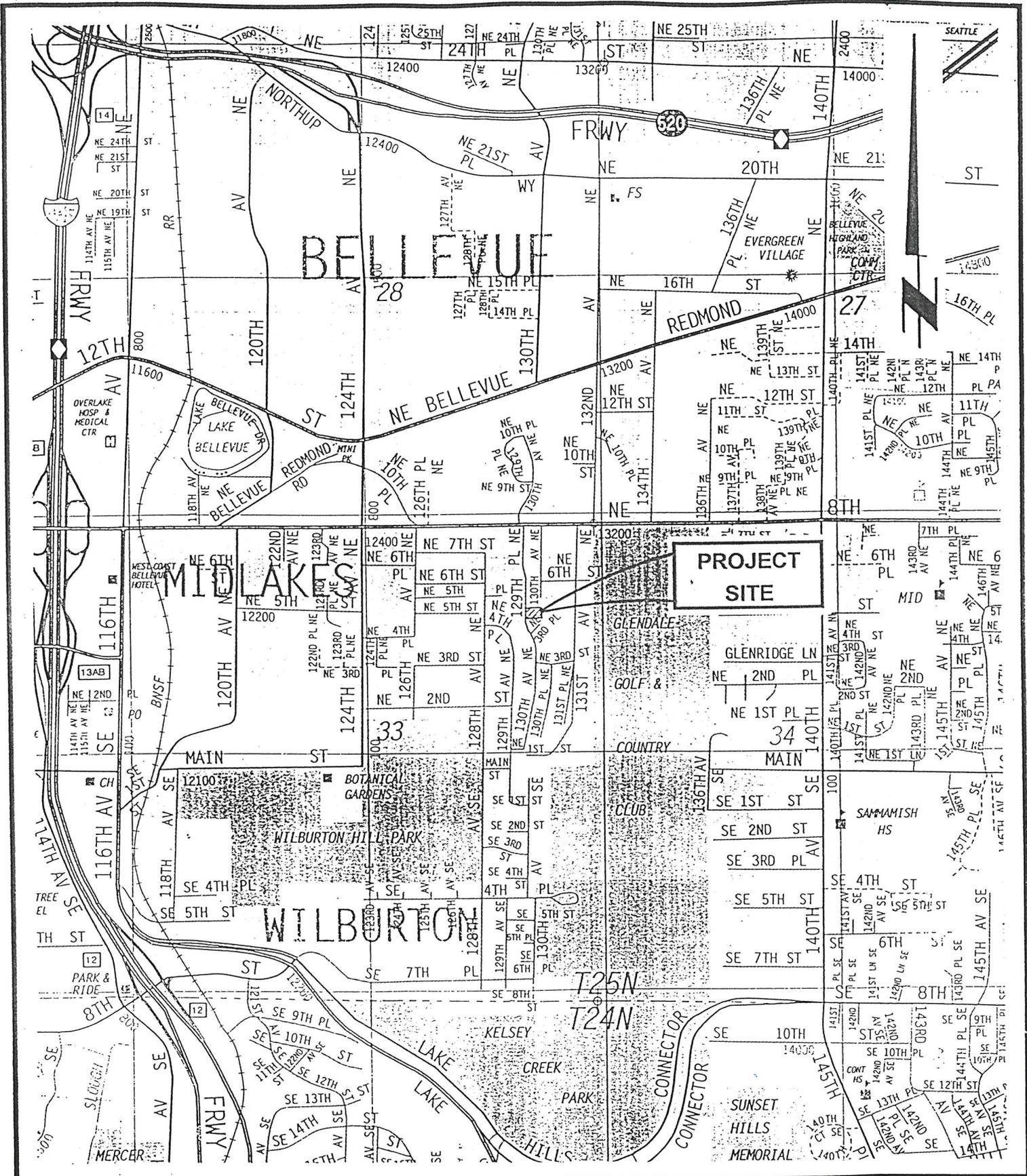
Yours very truly,  
LIU & ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read "J. S. Liu".

J. S. (Julian) Liu, Ph.D., P.E.  
Consulting Geotechnical Engineer

Four plates attached

**LIU & ASSOCIATES, INC.**



# LIU & ASSOCIATES, INC.

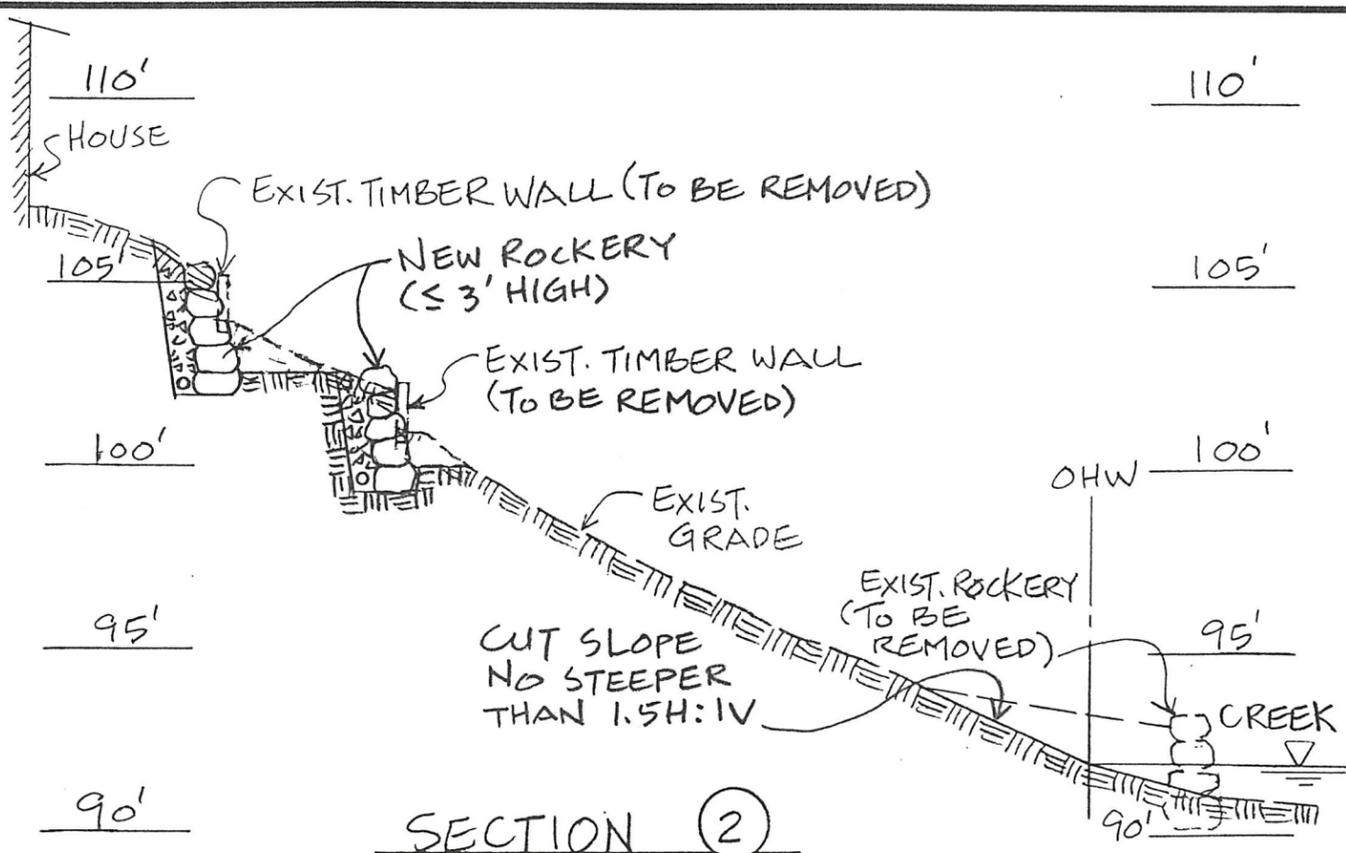
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## VICINITY MAP

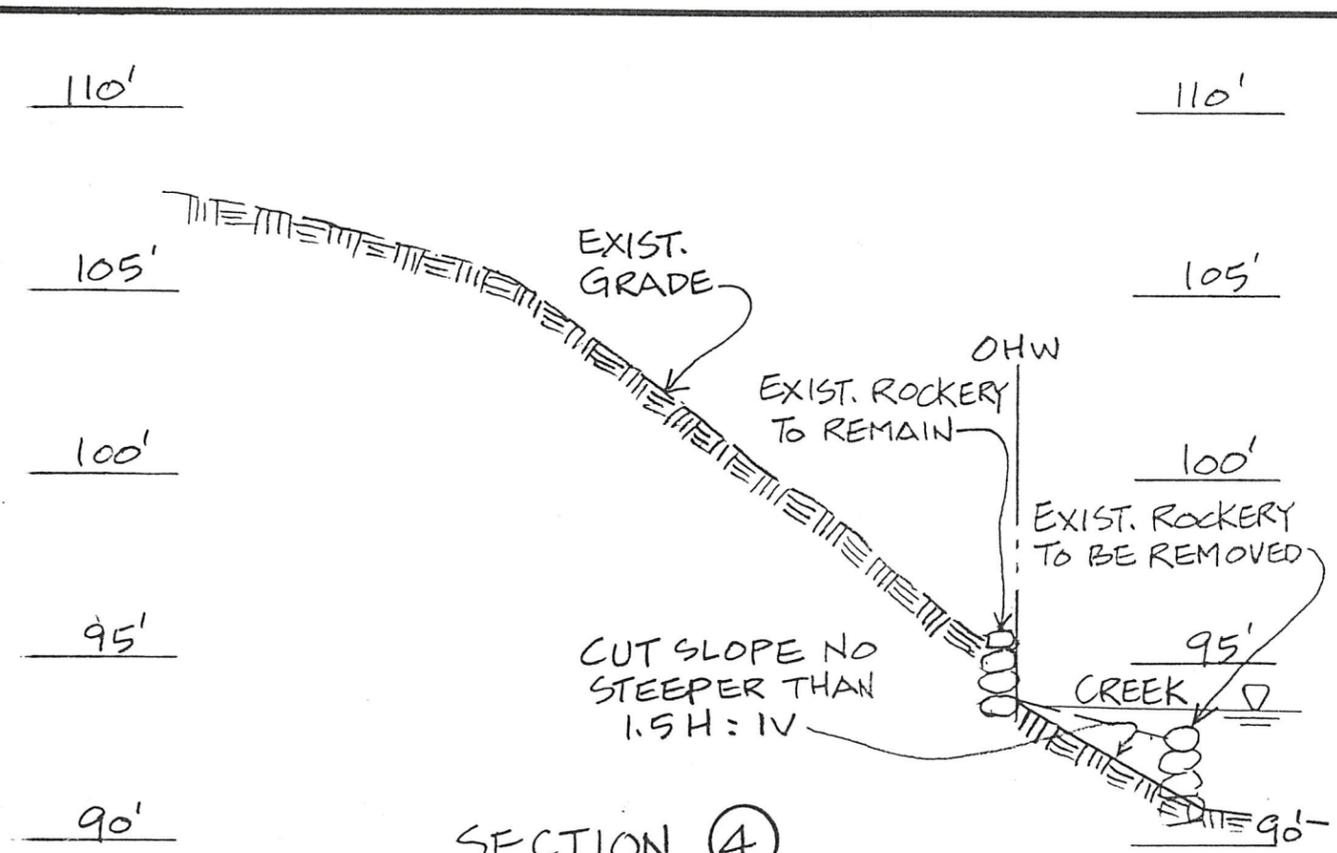
IOAN MUNTEAN RESIDENCE  
 434/444 - 129TH PLACE NE  
 BELLEVUE, WASHINGTON

JOB NO. 8A073      DATE 7/11/2008      PLATE 1

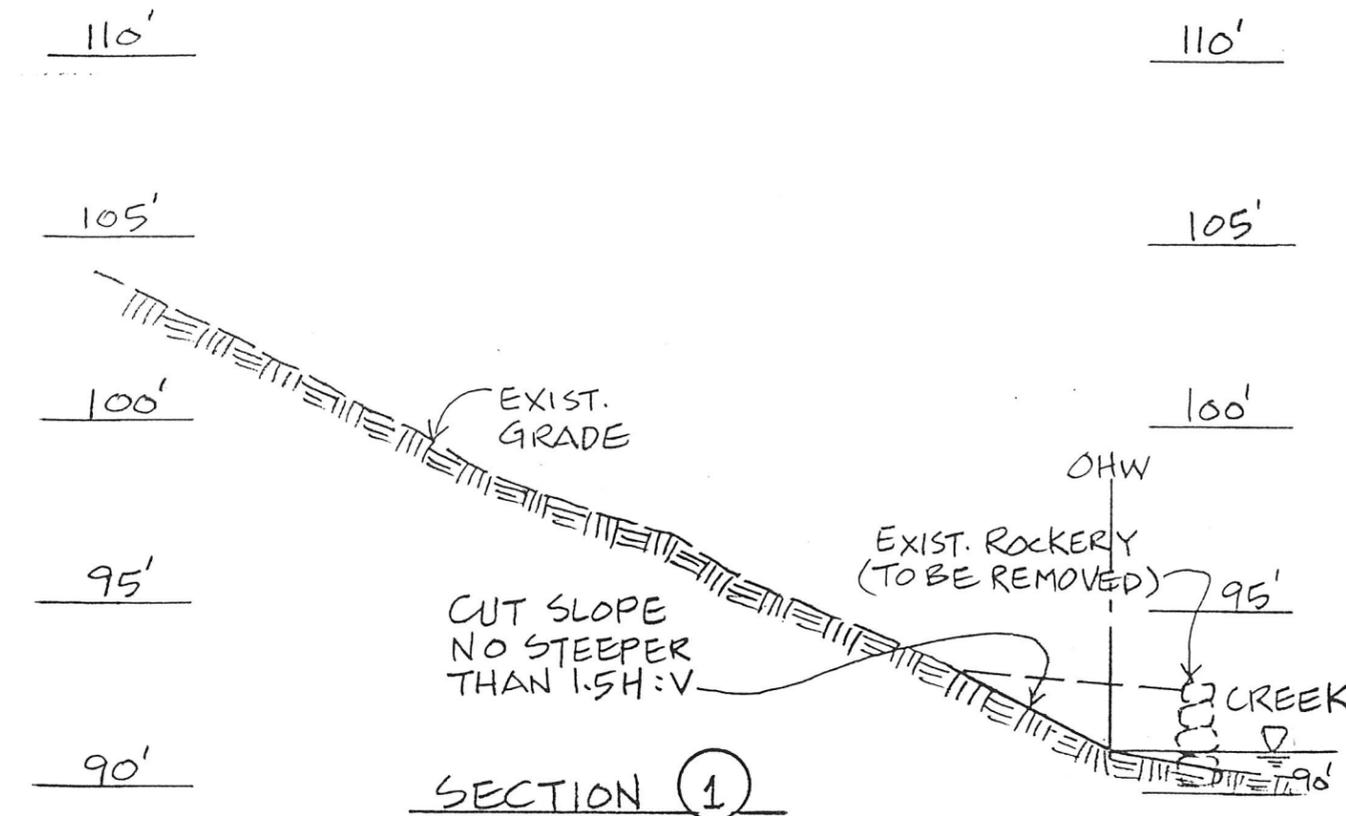




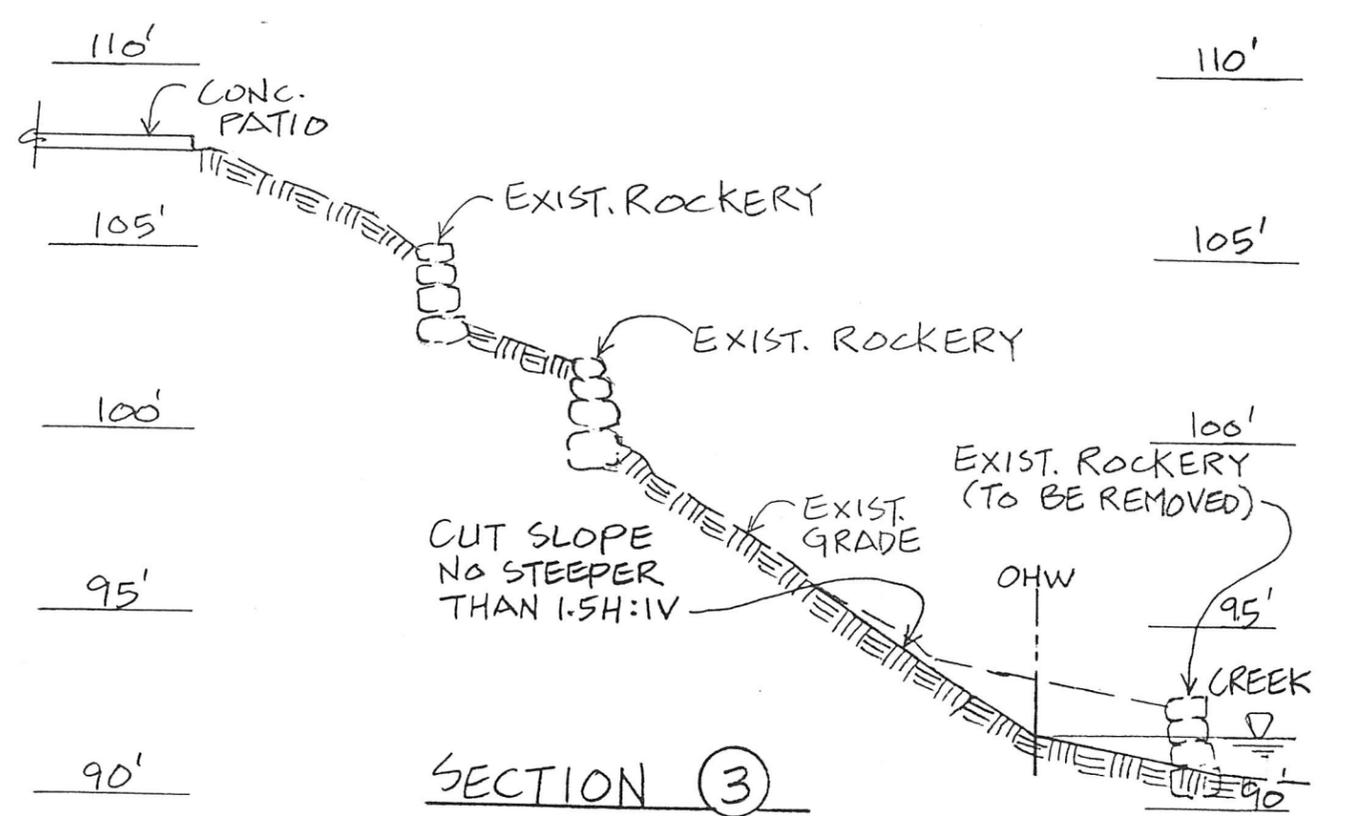
SECTION ②



SECTION ④



SECTION ①



SECTION ③

SCALE 1" = 5'

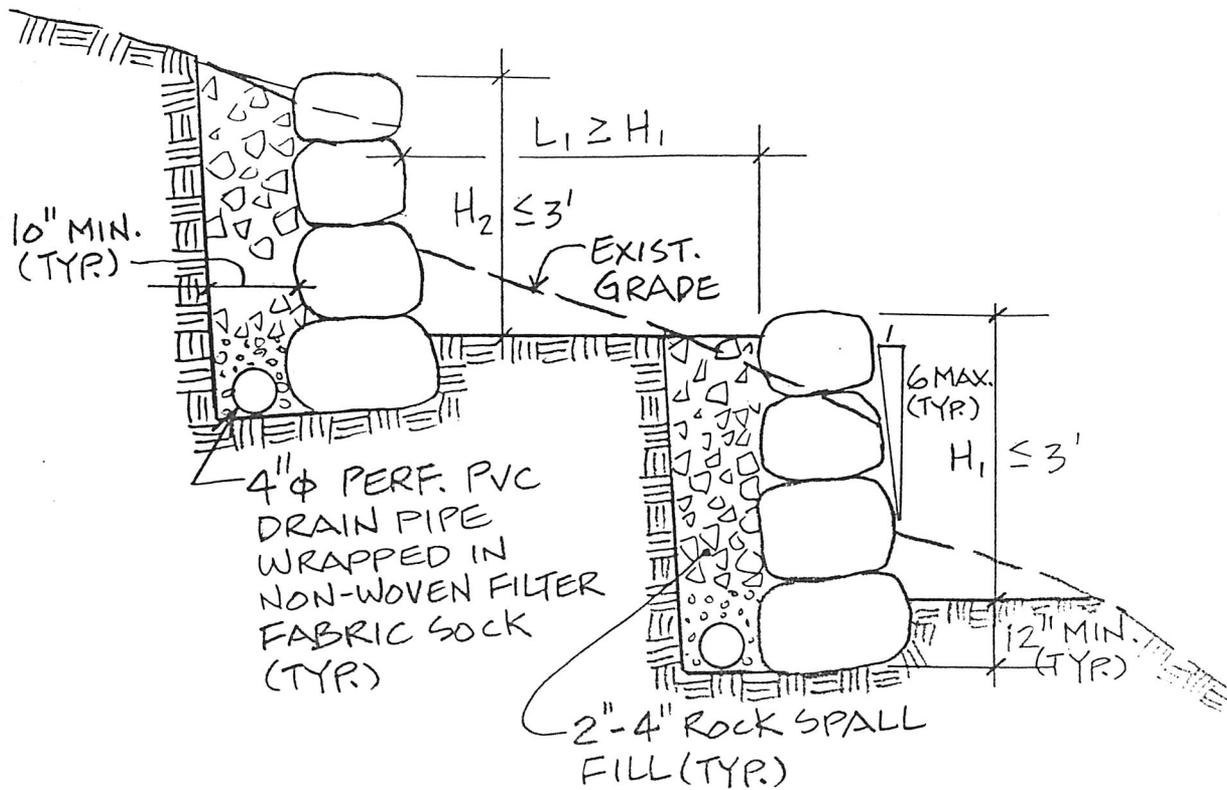
TYPICAL CROSS SECTIONS - CREEK BANK REGRADING

MUNTEAN PROPERTIES  
434/444 - 129TH PLACE NE  
BELLEVUE, WASHINGTON

JOB NO. 8A073 DATE 3/28/2012 PLATE 3

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**NOTES:**

1. Rockery construction shall comply with Standard Rockery Construction Guidelines published by the Associated Rockery Contractors.
2. Rock material shall be hard, well-cemented, sound, durable and free of cracks, fissures, air holes and other defects.
3. Rockery construction shall start immediately after completion of cut banks and keyway trenches.
4. Drain lines shall be wrapped in a non-woven filter fabric sock. Keyway trenches and drain lines shall have sufficient slope (0.5% minimum) to generate flow by gravity. Rockery drain lines shall be tightlined to drain into the creek.
5. Keyway trenches shall be at least 12 inches deep and free of loose soils and standing water. Base-course facial stones shall be placed on firm, undisturbed soils with an allowable bearing capacity of at least 3,000 psf.
6. Facial stones shall be minimum 2-to-3-man rocks and as nearly rectangular as possible to be stacked tightly against one another with their longest dimension perpendicular to the face of rockery and to minimize the voids between rocks. Excessive voids shall be chinked with smaller rocks from behind.
7. Each facial stone shall be firmly supported on the stones below. Facial stones shall be tilted back at a slope no steeper than 6V:1H.
8. Drain rock shall consist of 2-to-4-inch quarry spalls, placed in lifts after completion of each course of facial stones.

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**ROCKERY WALLS  
MUNTEAN PROPERTIES  
434/444 - 129TH PLACE NE  
BELLEVUE, WASHINGTON**

JOB NO. 8A073

PLATE NO. 4