



DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th 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. 12-121930-LO

Project Name/Address: Brabec Retaining Wall

Planner: Kevin LeClair

Phone Number and Email: 425-452-2928 kleclair@bellevuewa.gov

Minimum Comment Period: September 27, 2012

Materials included in this Notice:

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

ENVIRONMENTAL CHECKLIST

4/18/02

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

BACKGROUND INFORMATION

Property Owner: *Angela Thorne*

Proponent:

Contact Person: *Jeff Brabec*

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

Address: *12121 SE 26th st, Bellevue, WA 98005*Phone: *206 478 2006*

Reviewed under Bellevue
permit # 12-121930-LO
By Kevin LeClair
425-452-2928
kleclair@bellevuewa.gov

Proposal Title: *Block Retaining Wall*Proposal Location: *12121 SE 26th st. Bellevue, WA 98005*

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

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

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

1. General description: *Ecology block retaining wall.*
2. Acreage of site: *13,000 sq. ft.*
3. Number of dwelling units/buildings to be demolished:
4. Number of dwelling units/buildings to be constructed:
5. Square footage of buildings to be demolished:
6. Square footage of buildings to be constructed:
7. Quantity of earth movement (in cubic yards): *10 estimated.*
8. Proposed land use: *Natural space*
9. Design features, including building height, number of stories and proposed exterior materials:
10. Other

Received

AUG 16 2012

Permit Processing

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

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

No

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

Tree survey

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.

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.

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

A clearing and grading permit will be required to construct the retaining walls.

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)?

50%

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.

Glacial till

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
slumping and creep at slope from poorly compacted fill soils

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.
Ecology block wall with 2000 psf soil with friction value of .35. 10 cu.yds fill estimated or less.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
No

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

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

Follow guidelines from COB.

A construction stormwater pollution prevention plan will be required with the clearing and grading permit. Erosion control BMPs are required per BCC 23.76.

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.

None

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

None

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

None

3. WATER

a. Surface

(1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If

None

appropriate, state whether stream or river it flows into.

- (2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If Yes, please describe and attach available plans.

No

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

None

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

No

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

No

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

No

There are no open water bodies within the vicinity of the proposed retaining walls.

b. Ground

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

No

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

None

c. Water Runoff (Including storm water)

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

None

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

No

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

Crushed Gravel under wall and behind for subsurface drainage

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 *No*

crop or grain *No*

wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other *No*

water plants: water lily, eelgrass, milfoil, other *No*

other types of vegetation *various.*

There is one Douglas-fir and one madrone tree that may be impacted by the construction. These trees are intended to be preserved.

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

It will be the only vegetation removed.

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

Unknown.

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

Replant with native species, dogwood, etc.

5. ANIMALS

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

Birds: hawk, heron, eagle, songbirds, other:

Mammals: deer, bear, elk, beaver, other:

Fish: bass, salmon, trout, herring, shellfish, other:

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

Unknown

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

Unknown

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

Ivy removal

6. Energy and Natural Resources

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

None

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

No

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

None

7. Environmental Health

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

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)?

None

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

Small equipment. 8am - 5pm.

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

shut down equipment when idle.

8. Land and Shoreline Use

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

Single family home.

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

No

- c. Describe any structures on the site.

1980 sq. ft. Daylight basement van/bler.

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

No

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

Residential

Zoning is R-3.5 Comp. Plan Designation is SF-M. Zoning is consistent with Comp. Plan

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

?

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

?

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

steep slope areas.

- 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?

None

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

N/A

- i. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
Regular meetings with COB. Land Use Planner.

9. Housing

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

N/A

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

N/A

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

N/A

10. Aesthetics

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

N/A

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

N/A

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

N/A

11. Light and Glare

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

None

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

None

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

None

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

None

12. Recreation

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

Unknown

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, archeological, scientific, or cultural importance known to be on or next to the site.

No

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.

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

No

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

N/A

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

No

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

No

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

N/A

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

N/A

15. Public Services

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

No

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

None

16. Utilities

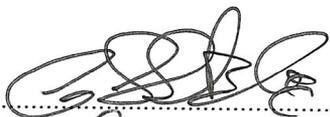
a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

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.

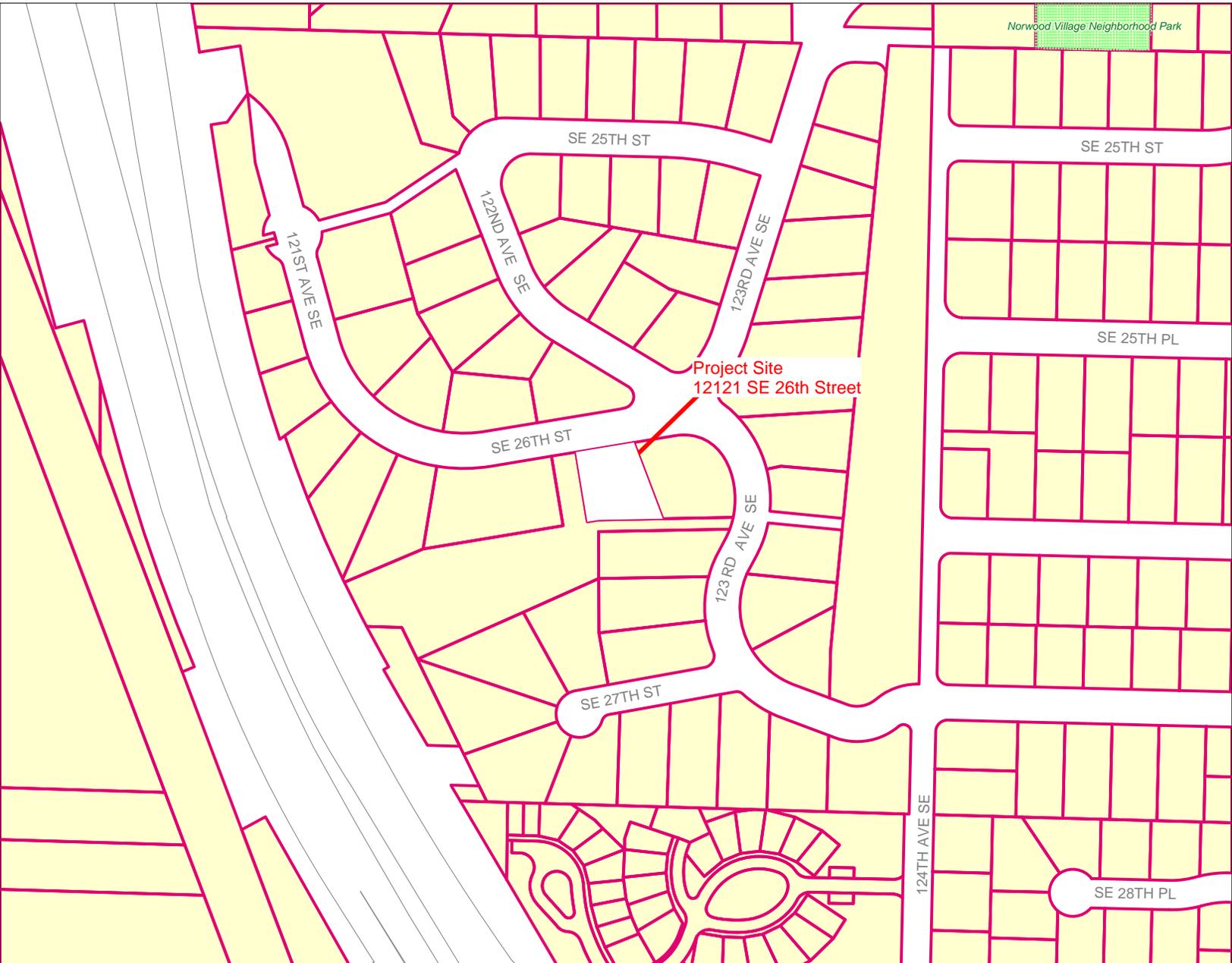
Signature

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..... 8-16-12

Vicinity Map - Brabec Retaining Wall - 12-121930-LO



March 21, 2012 and .055 are in work

Mr. Jeff Brabec
12121 SE 26th Street
Bellevue, WA 98005

but not received yet.
-Self 206.478.2006

~~Reply to my~~
~~grading of~~
~~Performance~~ ↘
~~20.25H.125~~
~~.055 L3M~~

Re: **Geotechnical Recommendations**
Proposed Retaining Wall
12121 SE 26th Street
Bellevue, Washington
RMP Project No. 11-183-01

Dear Mr. Brabec,

This report summarizes the results of our site investigation and geologic evaluation of your property located in the Norwood Village area of Bellevue. It is understood that you are planning to build a retaining wall to provide for support for the steep fill slope below the narrow walkway that is now supported by a wood wall. A recent survey was performed showing the existing residence and topography in the area of this proposed retaining wall.

The purpose of this report is to document existing subsurface conditions, and to provide geotechnical recommendations for design and construction of the proposed wall. King County geologic mapping by Booth, et al was used as a reference for this report.

Site Conditions

Existing soils in the area of the proposed retaining wall consist of fill deposits that are underlain by glacial till (Qvt). The fill soils were placed during excavation and grading for the building pad that now supports the existing residence. There is a concrete wall along the top of the slope, and there is the wood wall along the southerly edge of the path. Small to medium sized trees and moderate brush are growing on this slope.

Observations of the exposed slope show signs of slumping and creep movement that has occurred over a period of many years. Fill soils were placed at the northeasterly end of this small ravine that appear to have not been well compacted. Based on our site observations it is our opinion that the fill slope must be stabilized to prevent future erosion and instability problems that will adversely impact the walkway, driveway and the existing house foundations.

Geotechnical Recommendations

We recommended that the proposed retaining wall be built with concrete blocks that extend across the upper end of the ravine to provide for permanent lateral support to this fill slope and the upper wood wall. Ultra-blocks (2.5x2.5x4.0 feet) should be used to

construct this block wall at the location as shown on Drawing No. 1. Maximum height of this new wall will be eight feet, and the height will be reduced down to four feet at each end of the wall.

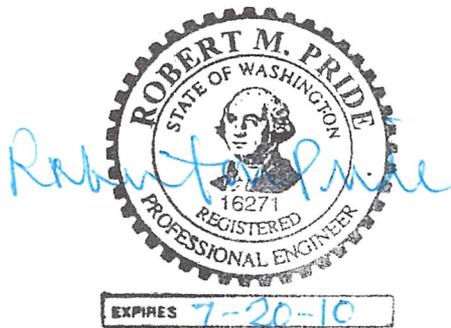
Foundation soils will need to be exposed by excavation at the base of the Ultra-blocks and then crushed rock placed for base support of the wall. The Ultra-blocks will require installation of Geogrid fabric for the maximum wall height of eight feet as shown on the attached Sheet 1. Wall sections less than six feet in height will not require installation of the Geogrid sheets. This wall must be backfilled with crushed gravel to provide for subsurface drainage.

The retaining wall has been designed for an active pressure of 30 pcf and a passive value of 200 pcf. A recommended soil bearing pressure of 2000 psf may be used along with a soil friction value of 0.35 for base block stability. All footing and temporary slope excavations should be inspected to verify adequacy of the exposed soils.

Summary

Our findings and recommendations provided in this report were prepared in accordance with generally accepted principles of engineering geology and geotechnical engineering as practiced in the Puget Sound area at the time this report was submitted. We make no other warranty, either express or implied. Please call if there are any questions.

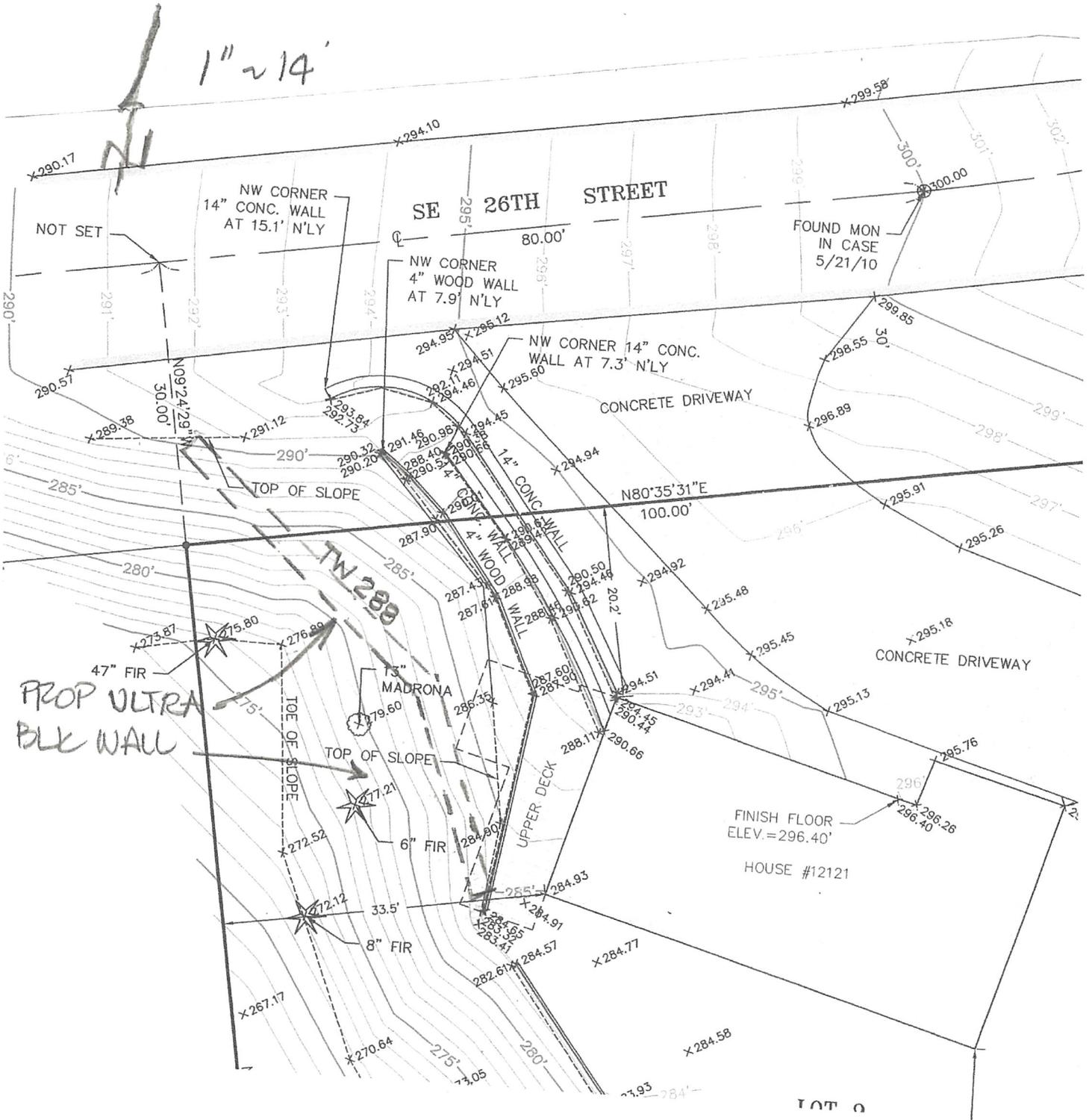
Respectfully,



Robert M. Pride, P. E.
Principal Geotechnical Engineer

dist: (1) Addressee

rmp: BrabecWall1



SITE PLAN

Brabec Retaining Wall
 12121 SE 26th Street
 Bellevue, Washington

Project No. **11-183-01**

Robert M. Pride, LLC

Drawing No. **1**

Consulting Engineer

Narrative Description:

- a. *Project Site:* Residential home. 1960 sq.ft, daylight basement. 13,000 sq.ft lot approx. Built 1952. Landscape features are: property slopes from NE to SW, mature trees, ivy, typical garden shrubs-bushes-plants.
- b. *Minimum Necessary Impact to Critical Area:* Area to be disturbed is covered in ivy and blackberries only. The design constitutes minimum impact by installing only three each, 48" high walls in order to provide stability to a small area of steep slope adjacent to the home's driveway.
- c. *Feasible alternative:* There are no less impacting, stable, methods to provide soil support in this area.
- d. *Alternatives considered:* A single 12' or 8' wall was considered, but abandoned due to the excavation and footing requirements. A standard rockery would be not as stable, and more disturbance would be created by the equipment needed to place the wall.
- e. *Summary of Land Use Code 20.30P.140 Compliance:*
 - a. All necessary permits will be obtained that are required by land use code.
 - b. The retaining wall proposal utilizes to the maximum extent the best construction, design, and development techniques which results in the least impact on the critical area steep slope.
 - c. This proposal incorporates the performance standards of 20.25H.125, .055 C3M. See attached geotechnical report.
 - d. This proposal will be served by public facilities due to the project being a small series of 3 each, 42" high retaining walls.
 - e. This proposal includes a restoration plan on the drawing to remove and replace the only vegetation in the area, ivy and blackberry, with native wild rose, mock orange, moss, dogwood, and groundcover.
 - f. This proposal complies with all other requirements of this code.
- f. *Summary of Land Use Code 20.25H.055 Compliance:*
 - a. *Hierarchy of Alteration:* There is only one critical area on the proposed site of the retaining wall, and preference shall be given to disturbing only the critical area with the least sensitivity to human disturbance, based on a consideration of both existing functions and values, and future functions and values if left undisturbed. If left undisturbed, the area would remain loose, steep fill soil covered with blackberry and ivy.
 - b. Performance Standards under 20.25H.055.C3M and .125 are answered in the Geotechnical recommendations.

