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.	13-106990-LO
Project Name/Address:	**Loehrer/Guzak Vegetation Management Plan/** 4725 and 4731 139th Ave SE
Planner:	Heidi M. Bedwell
Phone Number:	425-452-4862
Minimum Comment Period:	**April 4, 2013**

Materials included in this Notice:

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

City of Bellevue Submittal Requirements | 27a

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: Victor Loehrer / Steve Guzak

Proponent: Victor Loehrer

Contact Person: Joshua Beard C/O Core Design, Inc.
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 14711 NE 29th Pl., Suite 101 Bellevue, WA 98007

Phone: 425-885-7877

Proposal Title: Loehrer/Guzak Tree Management Plan

Proposal Location: 4725 & 4731 139th Ave. SE 98006
(Street address and nearest cross street or intersection) Provide a legal description if available.

Please attach an 8 ½" 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: Selective tree topping, removal and revegetation.
2. Acreage of site: .36 (Loehrer), .39 (Guzak)
3. Number of dwelling units/buildings to be demolished: 0
4. Number of dwelling units/buildings to be constructed: 0
5. Square footage of buildings to be demolished: 0
6. Square footage of buildings to be constructed: 0
7. Quantity of earth movement (in cubic yards): 0
8. Proposed land use: Remains as-is - single family
9. Design features, including building height, number of stories and proposed exterior materials: N/A
10. Other

Received
FEB 14 2013
Permit Processing

HMB 3/14/13

Estimated date of completion of the proposal or timing of phasing: Upon issuance of necessary permits.

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. None known

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.

To be submitted: Critical Areas Land-Use Permit
Single-Family Clearing and Grading Permit

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.

See above

Please provide one or more of the following exhibits, if applicable to your proposal.
(Please check appropriate box(es) for exhibits submitted with your proposal):

☐ Land Use Reclassification (rezone) Map of existing and proposed zoning

☐ Preliminary Plat or Planned Unit Development
Preliminary plat map

☐ Clearing & Grading Permit
Plan of existing and proposed grading
Development plans

☐ Building Permit (or Design Review)
Site plan
Clearing & grading plan

☐ Shoreline Management Permit
Site plan

A. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site: ☐ Flat ☐ Rolling ☐ Hilly ☒ Steep slopes ☐ Mountains ☐ Other

b. What is the steepest slope on the site (approximate percent slope)? 25% to 45%

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.

Native soils - sand silt with underlying rock.

HMB 3/14/13

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

None known.

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

None proposed.

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)?

Site to remain as is.

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

Replanting to replace trees removed. Tree stumps and root systems remain in place. Adding groundcover and bark/mulch to areas of exposed soil. Work to be done in phases.

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:

N/A

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

HMB 3/14/13

appropriate, state what stream or river it flows into.

None

(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.

N/A

(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

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 - N/A

HMB 3/14/13

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.

Stormwater runoff will be generated by rainfall. Surface runoff will flow in a westerly direction and will be intercepted by the drainage system in Somerset Ave SE. Stormwater will flow in a westerly direction approximately 3,000 feet where it will discharge into Coal Creek Parkway.

(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:

N/A

4. Plants

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

☒ deciduous tree: alder, maple, aspen, other

☒ evergreen tree: fir, cedar, pine, other

☒ shrubs

☒ grass

☐ pasture

☐ crop or grain

☐ wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other

☐ water plants: water lily, eelgrass, milfoil, other

☐ other types of vegetation

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

Selected trees will be topped and others will be removed.

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:

Replant low growing trees/vegetation.

HMB 3/14/13

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.

None

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

No

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

None - N/A

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.

N/A

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

No

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

N/A

7. Environmental Health

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

None

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

None

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

None

HMB 3/14/13

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.

None

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

None

8. Land and Shoreline Use

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

b. Has the site been used for agriculture? If so, describe. No

c. Describe any structures on the site. Single Family Residence

d. Will any structures be demolished? If so, what? No

e. What is the current zoning classification of the site? Single Family Residential (R3.5)

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

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

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

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

HMB 3/14/13

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

N/A

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.

None - N/A

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

None - 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?

None

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

Revegetation to occur where trees are removed.

11. Light and Glare

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

None - N/A

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

N/A

HMB 3/14/13

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

None - N/A

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

None - N/A

12. Recreation

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

School playground

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:

N/A

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.

N/A

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

None - N/A

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.

Access from 139th Ave. SE

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

N/A

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

HMB 3/14/13

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:

None - 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 - N/A

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.

All utility use will remain the same.

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... February 14, 2013 .....

HMB 3/14/13

TERRA ASSOCIATES, Inc.

Consultants in Geotechnical Engineering, Geology
and
Environmental Earth Sciences

December 4, 2012
Project No. T-6808

Mr. Victor Loehrer/Mr. Steve Guzak
c/o Mr. Joshua Beard
Core Design
14711 NE 29th Place, Suite 101
Bellevue, Washington 98007

Subject: Loehrer/Guzak Slope
4725/4731 – 139th Avenue SE
Bellevue, Washington

Dear Mr. Beard:

As requested, an engineering geologist from Terra Associates, Inc. visited the site to view surface conditions on the steep slope located west of the residences at the subject properties. Based on our conversation with you, we understand that existing trees located within an approximately 0.25-acre area of the slope will be pruned or removed. It is also our understanding that revegetation of the slope will occur where trees are removed.

The purpose of our study is to view existing conditions on the slope, and to evaluate potential impacts to the slope resulting from the proposed pruning and clearing activities. The site location and the location of the slope area where the work will occur (the work area) are shown on Figures 1 and 2, respectively.

SLOPE CONDITIONS

Surface grades in the proposed work area drop down about 20 to 35 feet to the west at an inclination of about 45 to 50 percent, and then flatten over the last 15 to 25 feet to the western property margin. The relatively flat area located beyond the toe of the slope appears to have been graded for a driveway and access corridor to properties located west of the site. The upgradient eastern side of this area is an approximately eight to ten foot high cut slope that is laid back to an inclination of about 1:1 (H:V).

We observed soil conditions on the slope in several hand-excavated test holes. Conditions observed in the test holes generally consist of about 12 inches of loose to medium dense, slightly clayey to clayey, silty sand to sandy silt overlying brown very low to moderate strength, moderately to highly weathered siltstone bedrock. Similar bedrock was exposed in the face of the cut along the lower portion of the slope. The loose to medium dense soil observed above the bedrock is a residual soil comprised of completely weathered rock. We observed the residual soil to be in a moist to wet condition; however, we did not observe any seepage in the test holes.

12525 Willows Road, Suite 101, Kirkland, Washington 98034
Phone (425) 821-7777 • Fax (425) 821-4334

We did not observe any indications of persistent seepage, erosion, or instability on the slope. Slope vegetation consists predominantly of relatively-straight mature coniferous trees, scattered deciduous trees, and brush undergrowth. A number of the coniferous trees growing in the upper portion of the slope appear to have been pruned in the past.

DISCUSSION

In our opinion, reducing the existing vegetative canopy will result in an increase in the amount of direct precipitation that reaches the ground surface, which will result in an increase in the potential for shallow instability and erosion of the residual soil overburden overlying the bedrock. Based on our study, it is our opinion that these potential adverse impacts will be negligible with regard to slope stability, and can be adequately mitigated for erosion as discussed below.

Slope Stability

We performed analysis to evaluate the effect of increased moisture on the stability of the overburden layer. Our analysis considered a pseudostatic condition where the full 12 inch thickness of residual soil was saturated. This analysis is conservative considering that with the existing steep slope grades, it is highly unlikely that the full thickness of the residual soil layer would become completely saturated due to direct precipitation, and that the saturated condition would exist at the time of a severe seismic event having a 10 percent probability of exceedance in 50 years. For these conditions, the results of our analysis indicate that the residual soils would be stable with a factor of safety of 1.23.

Erosion Potential

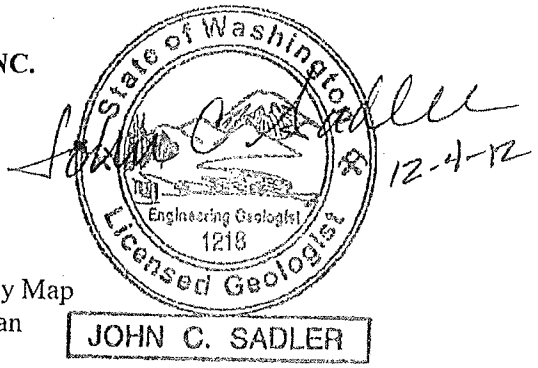
In our opinion, the potential for erosion on the slope resulting from the planned pruning/clearing work can be adequately mitigated by properly applying and maintaining best management practices (BMPs) for erosion prevention and sedimentation control on the slope until the permanent vegetation growth is established. In our opinion, it would be prudent to proceed with planned slope revegetation, as recommended by your landscaping consultant, concurrent with installation of the erosion control measures. All erosion and sediment control BMPs should conform to City of Bellevue requirements.

LIMITATIONS

We prepared this report in accordance with generally accepted geotechnical engineering practices. No other warranty, expressed or implied, is made. This report is the copyrighted property of Terra Associates, Inc., and is intended for specific application to the Loehrer/Guzak Slope project in Bellevue, Washington. This report is for the exclusive use of Mr. Victor Loehrer and Mr. Steve Guzak and their authorized representatives.

We trust the information presented is sufficient for your current needs. If you have any questions or require additional information, please call.

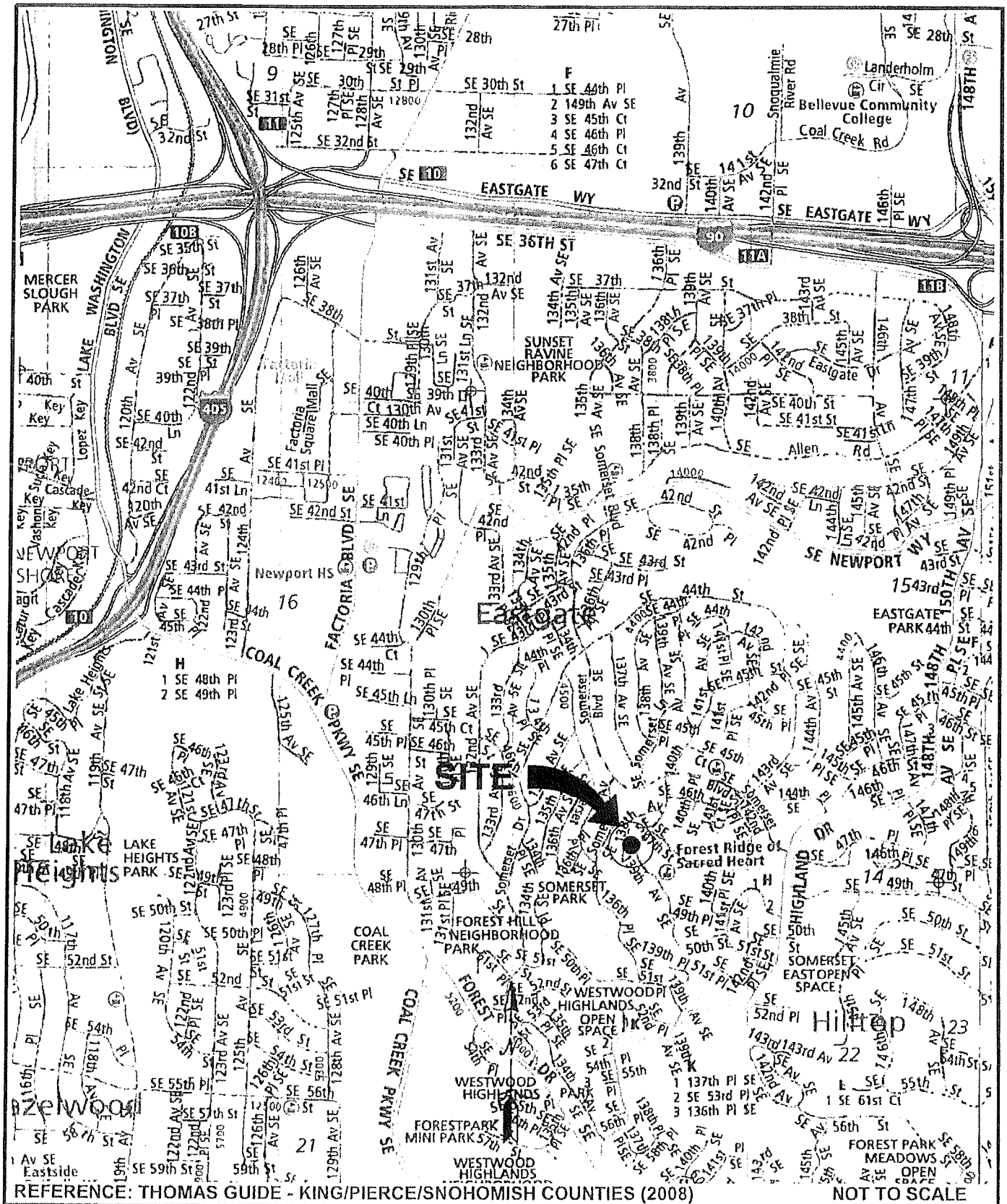
Sincerely yours,
TERRA ASSOCIATES, INC.



12-4-12

John Sadler, L.E.G., L.H.G.
Engineering Geologist

Encl. Figure 1 - Vicinity Map
Figure 2 - Site Plan

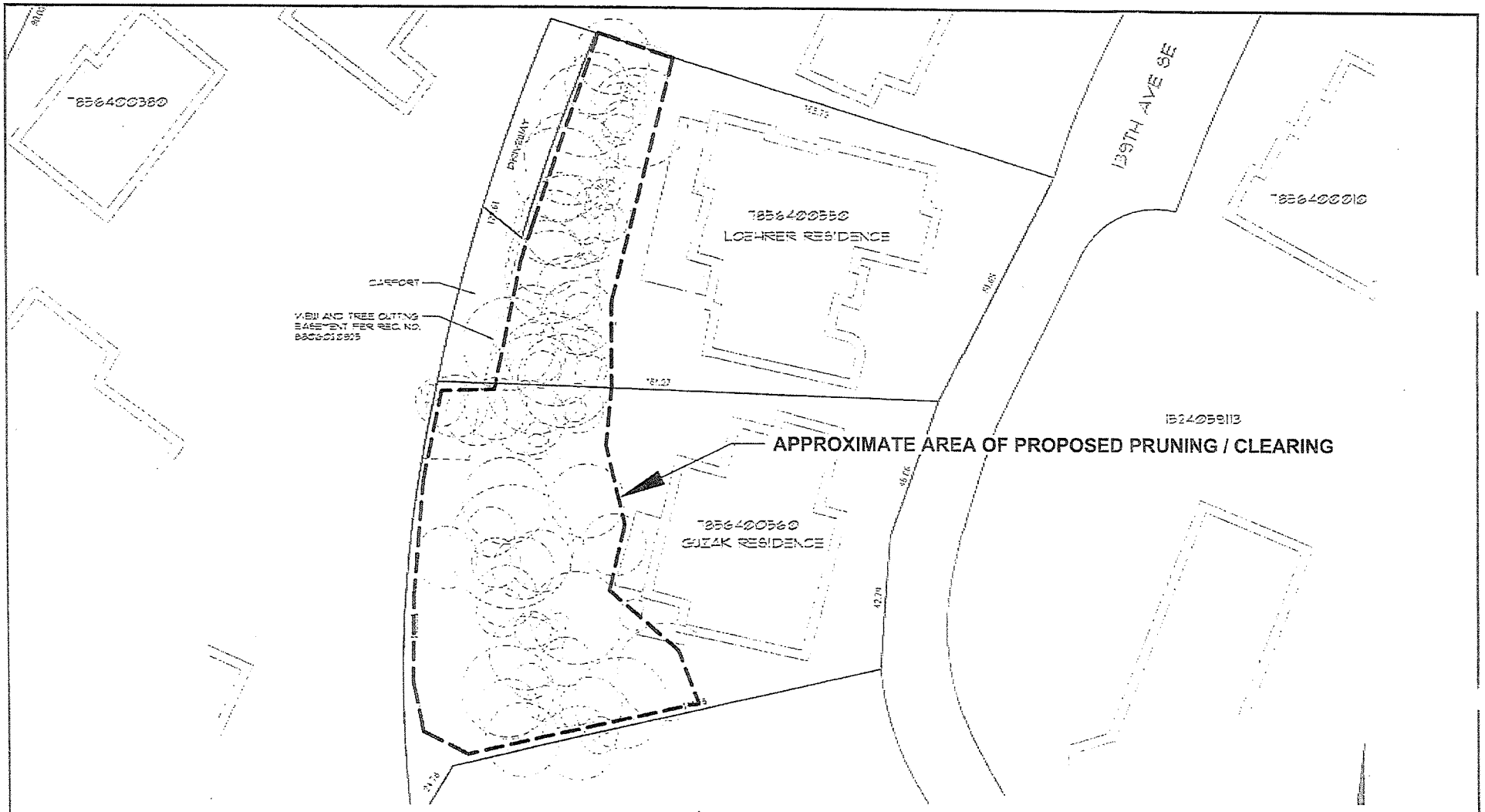


REFERENCE: THOMAS GUIDE - KING/PIERCE/SNOHOMISH COUNTIES (2008) NOT TO SCALE

Terra Associates, Inc.
Consultants in Geotechnical Engineering
Geology and
Environmental Earth Sciences

VICINITY MAP
LOEHRER / GUZAK SLOPE
BELLEVUE, WASHINGTON

Proj. No.T-6808	Date DEC 2012	Figure 1



NOTE:

THIS SITE PLAN IS SCHEMATIC. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE. IT IS INTENDED FOR REFERENCE ONLY AND SHOULD NOT BE USED FOR DESIGN OR CONSTRUCTION PURPOSES.

REFERENCE:

SITE PLAN PROVIDED BY CORE DESIGN

0 30 60

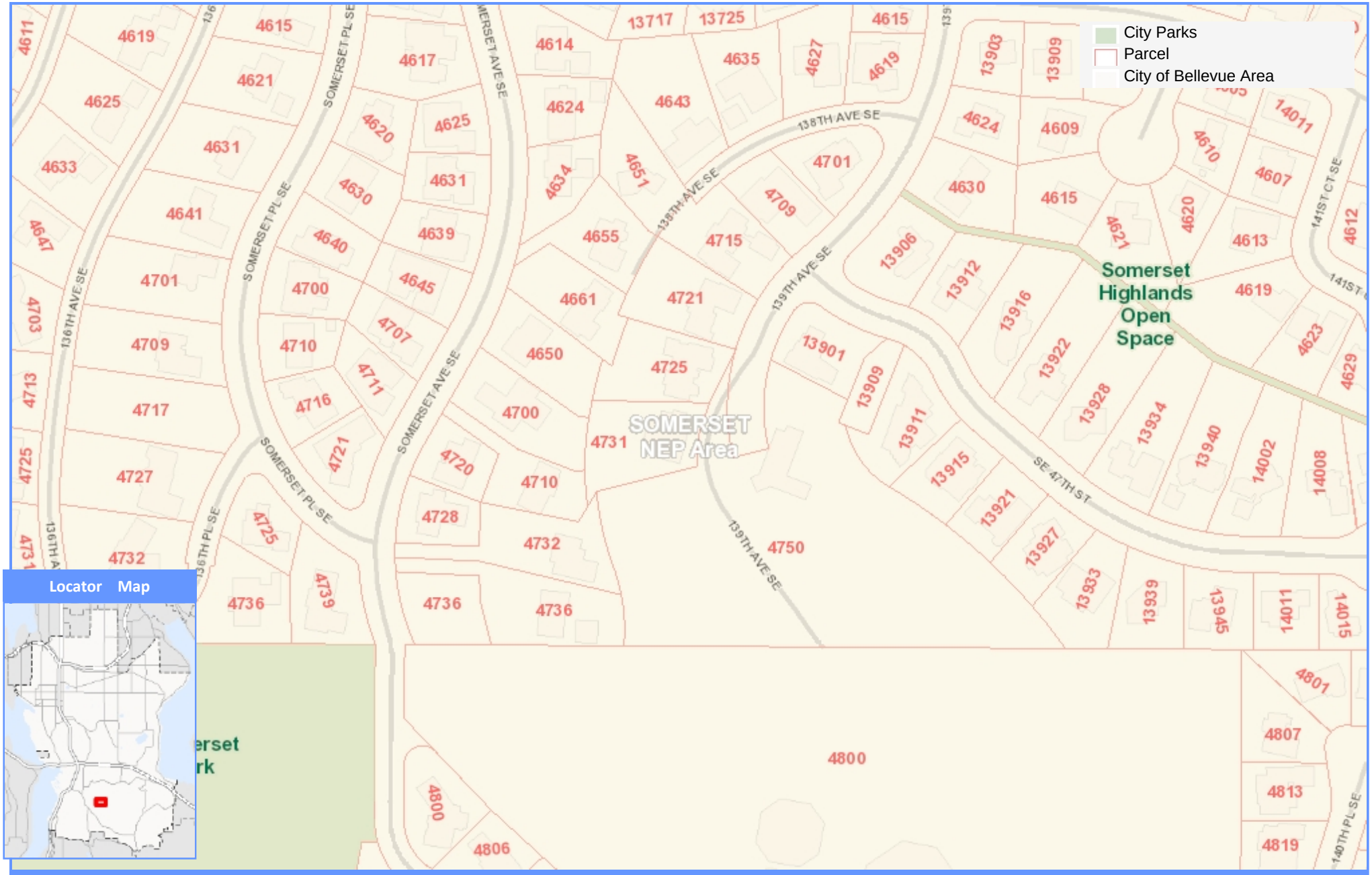
APPROXIMATE SCALE IN FEET

N

Terra Associates, Inc.
Consultants in Geotechnical Engineering Geology and Environmental Earth Sciences

SITE PLAN
LOEHRER / GUZAK SLOPE
BELLEVUE, WASHINGTON

Proj. No.T-6808	Date DEC 2012	Figure 2



Loeher/Guzak Vegetation

0 177 354

Scale 1: 2,122 Feet

Map Generated on: 03/14/2013