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. 19-119545-LO

Project Name/Address: Stull Residence/10042 NE 33rd St

Planner: Peter Rosen

Phone Number: 425-452-5210

Minimum Comment Period: August 29, 2019

Materials included in this Notice:

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

OTHERS TO RECEIVE THIS DOCUMENT:
☒ State Department of Fish and Wildlife / Sterwart.Reinbold@dfw.gov; Christa.Heller@dfw.wa.gov;
☒ State Department of Ecology, Shoreline Planner N.W. Region / Jobu461@ecy.wa.gov; sepaunit@ecy.wa.gov
☒ Army Corps of Engineers Susan.M.Powell@nws02.usace.army.mil
☒ Attorney General ecyolyef@atg.wa.gov
☒ Muckleshoot Indian Tribe Karen.Walter@muckleshoot.nsn.us; Fisheries.fileroom@muckleshoot.nsn.us

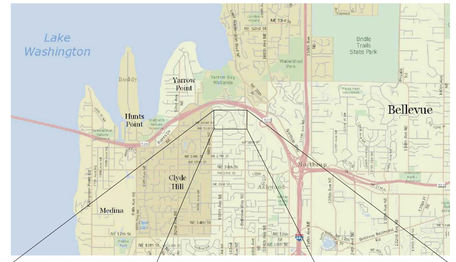
VICINITY MAP

Map Generated on: 08/08/2019

CONDITIONS PRIOR TO UNPERMITTED CONSTRUCTION

SCALE 1:10

0' 5' 10' 20' 40'



VICINITY MAPS

LEGEND

- PARCEL BOUNDARY
- DELINEATED WETLAND BOUNDARY
- STANDARD WETLAND BUFFER (110 FT)
- STANDARD WETLAND BUFFER BSBL (15 FT)
- STREAM OHWM, APPROX. (NOT DELINEATED)
- STANDARD STREAM BUFFER (25 FT)
- STEEP SLOPE AREA
- TOP OF SLOPE / TOP OF BANK
- STANDARD TOP OF SLOPE BUFFER (50 FT) / STANDARD STREAM BUFFER BSBL (25 FT)

SHEET INDEX

NOTES

1. WETLAND AREAS DELINEATED BY THE WATERSHED COMPANY ON AUGUST 21, 2017 ; WETLAND RATING AND BUFFER DETERMINATION COMPLETED IN JANUARY, 2019.
2. STREAM OHWM APPROXIMATED FROM OBSERVED WATER LINE AS PROVIDED IN SURVEY BY TERRANE.
3. BASE SURVEY AND STEEP SLOPE AREAS PROVIDED BY TERRANE; 10801 MAIN STREET, SUITE 102; BELLEVUE, WA 98004; (425) 458 - 4488.
4. ADDITIONAL SITE FEATURES HAVE BEEN PROVIDED BY ARCHITECT. SITE CONDITIONS PRIOR TO UNPERMITTED CONSTRUCTION WERE VERIFIED OR MODIFIED BASED ON AERIAL IMAGERY.

THE WATERSHED COMPANY
750 Sixth Street South
Kirkland WA 98033
p 425.822.5242
www.watershedco.com
Science & Design

STULL RESIDENCE
MITIGATION PLAN
PREPARED FOR: JIM STULL
10042 NE 33RD STREET
PARCEL # 4122300062
BELLEVUE, WA 98004

SUBMITTALS & REVISIONS

NO.	DATE	DESCRIPTION	BY
1	07-24-2019	MITIGATION PLAN	RH

SHEET SIZE:
ORIGINAL PLAN IS 22" x 34".
SCALE ACCORDINGLY.

PROJECT MANAGER:	KB
DESIGNED:	RH
DRAFTED:	RH
CHECKED:	MF, KB
JOB NUMBER:	170714
SHEET NUMBER:	W1 OF 6

FILENAME
PRINTED BY
DATE

UNPERMITTED CONSTRUCTION IMPACTS ASSESSMENT

SCALE 1:10

0' 5' 10' 20' 40'

LEGEND

- PARCEL BOUNDARY
- DELINEATED WETLAND BOUNDARY
- STANDARD WETLAND BUFFER (110 FT)
- STANDARD WETLAND BUFFER BSBL (15 FT)
- STREAM OHWM, APPROX. (NOT DELINEATED)
- STANDARD STREAM BUFFER (25 FT)
- STEEP SLOPE AREA
- TOP OF SLOPE / TOP OF BANK
- STANDARD TOP OF SLOPE BUFFER (50 FT) / STANDARD STREAM BUFFER BSBL, APPROX. (25 FT)
- STREAM BUFFER IMPACT (165 SF)
- WETLAND BUFFER IMPACT (1,815 SF)
- STREAM BUFFER BSBL IMPACT (1,590 SF)
- WETLAND BUFFER BSBL IMPACT (45 SF)

NOTES

1. STREAM BUFFER AND BSBL IMPACTS OVERLAP ENTIRELY WITH WETLAND BUFFER IMPACTS AND OCCUR ALMOST ENTIRELY WITHIN STEEP SLOPE BUFFER.

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SHEET NUMBER: W2 OF 6

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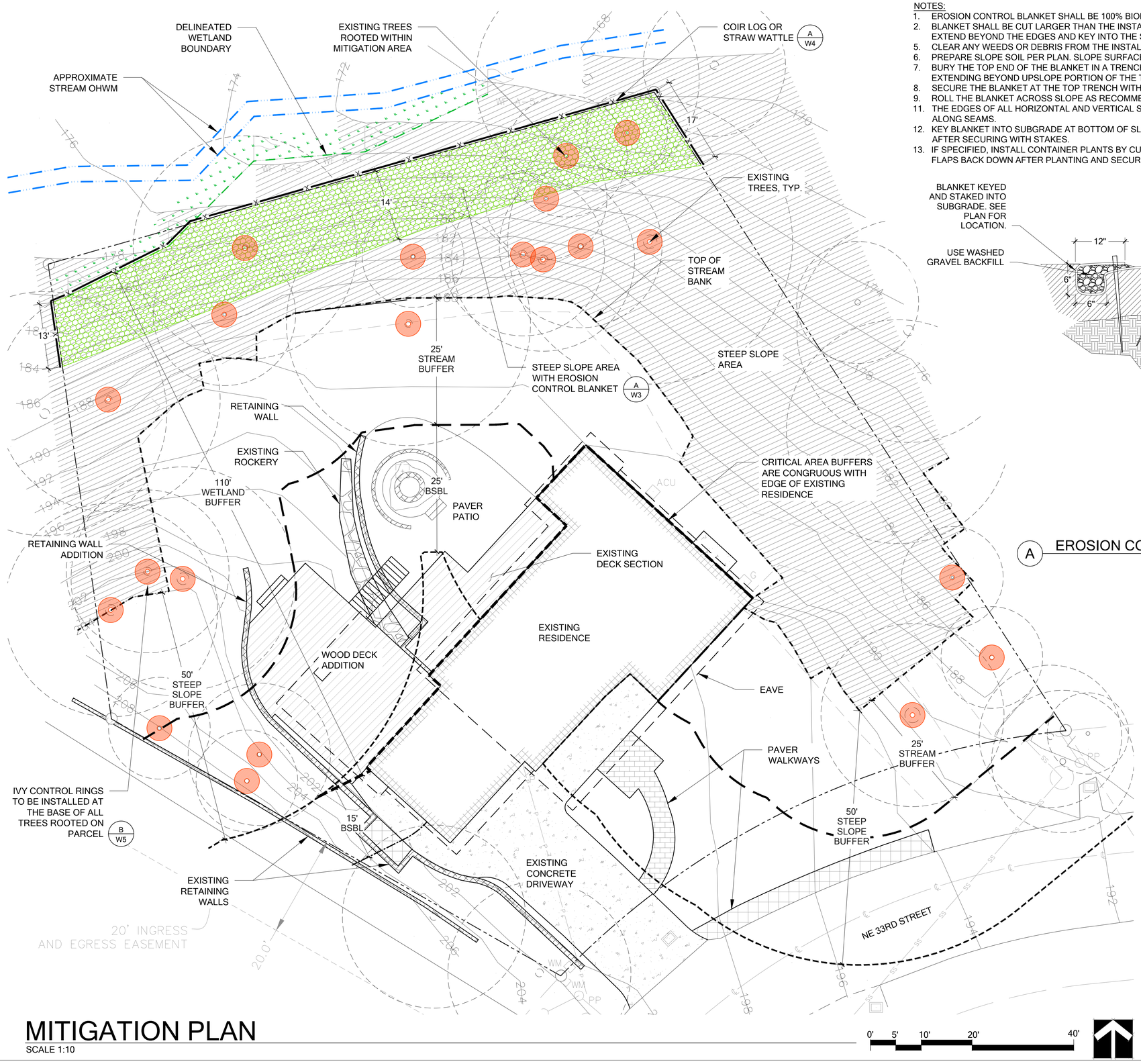
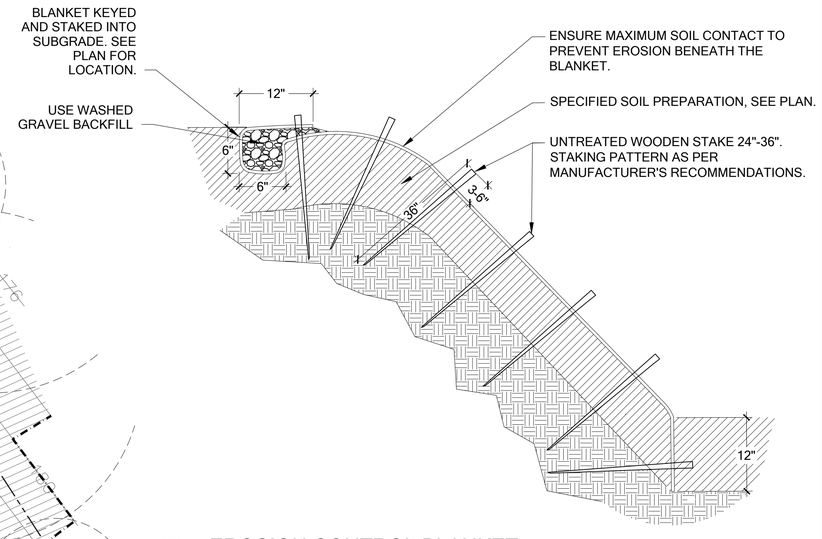


MITIGATION PLAN

SCALE 1:10

NOTES:

1. EROSION CONTROL BLANKET SHALL BE 100% BIODEGRADABLE.
2. BLANKET SHALL BE CUT LARGER THAN THE INSTALLATION AREA SHOWN ON THE CONTRACT DRAWINGS IN ORDER TO EXTEND BEYOND THE EDGES AND KEY INTO THE SUBGRADE AS SHOWN.
5. CLEAR ANY WEEDS OR DEBRIS FROM THE INSTALLATION AREA BEFORE INSTALLING THE BLANKET.
6. PREPARE SLOPE SOIL PER PLAN. SLOPE SURFACE SHALL BE SMOOTH. INSTALL MULCH IF SPECIFIED.
7. BURY THE TOP END OF THE BLANKET IN A TRENCH 6 INCHES DEEP AND 6 INCHES WIDE WITH A MIN. 12" OF FABRIC EXTENDING BEYOND UPSLOPE PORTION OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER SECURING.
8. SECURE THE BLANKET AT THE TOP TRENCH WITH A ROW OF STAKES.
9. ROLL THE BLANKET ACROSS SLOPE AS RECOMMENDED BY MANUFACTURER.
11. THE EDGES OF ALL HORIZONTAL AND VERTICAL SEAMS MUST BE SECURED WITH A MIN. 6" OF OVERLAP. PLACE STAKES ALONG SEAMS.
12. KEY BLANKET INTO SUBGRADE AT BOTTOM OF SLOPE IN A 12" X 6" ANCHOR TRENCH. BACKFILL AND COMPACT TRENCH AFTER SECURING WITH STAKES.
13. IF SPECIFIED, INSTALL CONTAINER PLANTS BY CUTTING AND "X" INTO FABRIC AND PULLING BACK FLAPS TO DIG HOLE. FOLD FLAPS BACK DOWN AFTER PLANTING AND SECURE IF NECESSARY.



A EROSION CONTROL BLANKET

Scale: NTS

LEGEND

- PARCEL BOUNDARY
- DELINEATED WETLAND BOUNDARY
- STREAM OHWM, APPROX. (NOT DELINEATED)
- STANDARD STREAM BUFFER (25 FT)
- STEEP SLOPE AREA
- TOP OF SLOPE / TOP OF BANK
- COIR WATTLE (160 FT)
- BUFFER MITIGATION AREA WITH EROSION CONTROL BLANKET (1,860 SF)
- IVY CONTROL RING B W5

NOTES

1. COIR WATTLE IS SHOWN OFFSET FOR CLARITY PURPOSES; WATTLE SHALL BE PLACED ALONG DELINEATED BOUNDARY OF WETLAND OR PROPERTY LINE WHERE WETLAND BOUNDARY IS OFF-SITE.
2. SEE INVASIVE PLANT REMOVAL AND MITIGATION AREA SITE PREPARATION DETAILS ON SHEET W5.

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170714
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W3 OF 6

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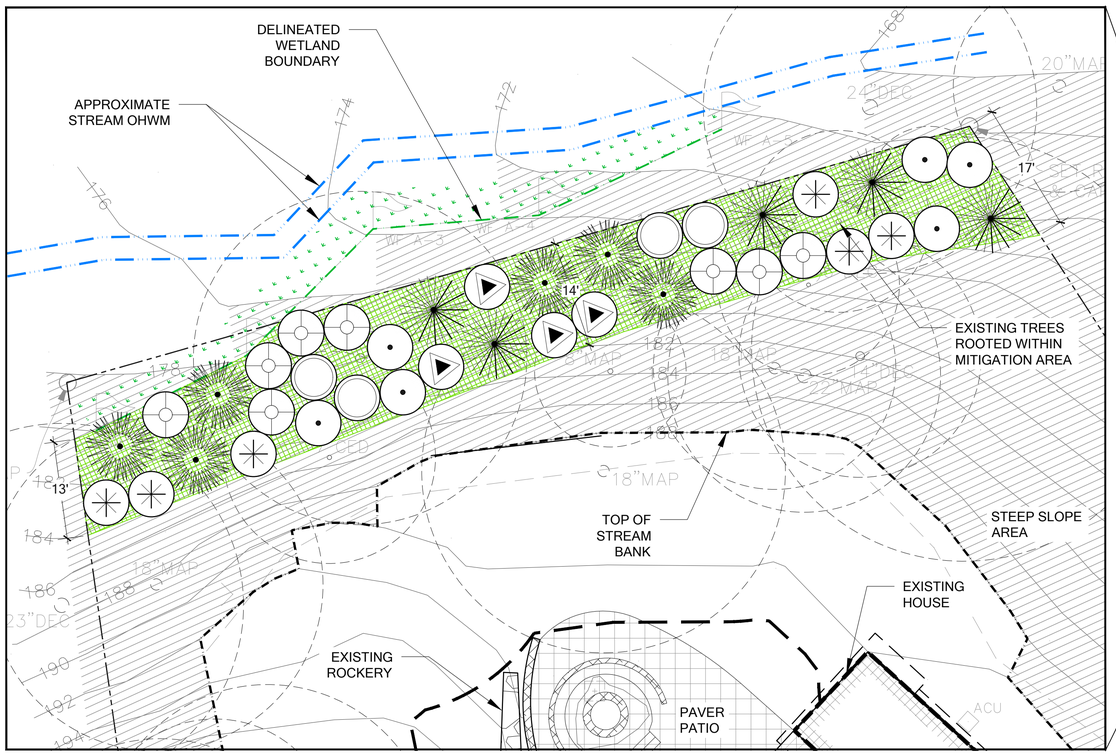
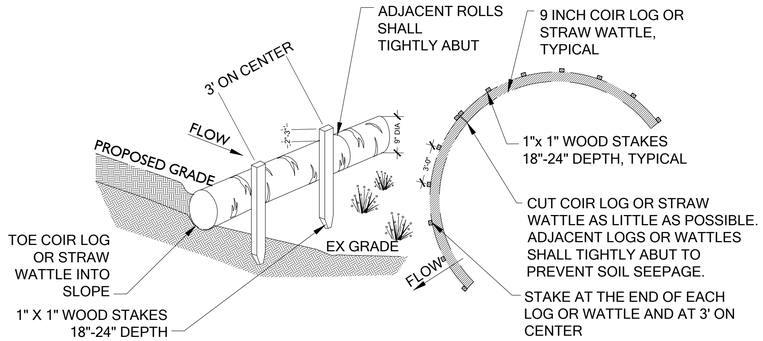
BUFFER MITIGATION AREA PLANT SCHEDULE (1,860 SF)

BOTANICAL NAME / COMMON NAME	QTY.	SIZE	SPACING
TREES			
THUJA PLICATA / WESTERN RED CEDAR	6	1 GAL.	PER PLAN (9' O.C.)
TSUGA HETEROPHYLLA / WESTERN HEMLOCK	5	1 GAL.	PER PLAN (9' O.C.)
TOTAL TREE QUANTITY:	11		
SHRUBS			
ROSA NUTKANA / NOOTKA ROSE	4	1 GAL.	PER PLAN (5' O.C.)
RUBUS PARVIFLORUS / THIMBLEBERRY	6	1 GAL.	PER PLAN (5' O.C.)
RUBUS SPECTABILIS / SALMONBERRY	8	1 GAL.	PER PLAN (5' O.C.)
SAMBUCUS RACEMOSA / RED ELDERBERRY	4	1 GAL.	PER PLAN (5' O.C.)
SYMPHORICARPOS ALBUS / SNOWBERRY	6	1 GAL.	PER PLAN (5' O.C.)
TOTAL SHRUB QUANTITY:	28		
GROUNDCOVERS *GROUNDCOVERS SHOULD BE GROUPED BY SPECIES IN GROUPS OF 5-7 PLANTS AND SPACED TRIANGULARLY.			
GAULTHERIA SHALLON / SALAL	100	1 GAL.	24" O.C.
MAHONIA NERVOSA / DULL OREGON GRAPE	100	1 GAL.	24" O.C.
POYLSTICHUM MUNITUM / WESTERN SWORDFERN	100	1 GAL.	24" O.C.
TOTAL GROUNDCOVER QUANTITY:	300		
TOTAL PLANT QUANTITY:	339		



PLANTING PLAN AND SCHEDULE

SCALE 1:10

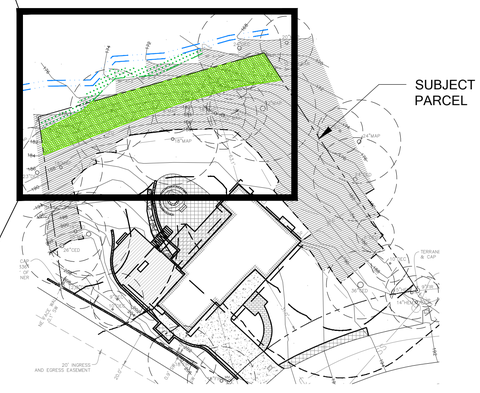


NOTES

1. COIR LOG OR STRAW WATTLE SHALL BE INSTALLED PRIOR TO SITE CLEARING AND PREPARATION.
2. COIR LOG OR STRAW WATTLE SHALL BE 9 INCH IN DIAMETER.
3. STAKING: WOODEN STAKES ARE RECOMMENDED TO SECURE THE COIR LOG OR STRAW WATTLE. BE SURE TO USE A STAKE THAT IS LONG ENOUGH TO PROTRUDE SEVERAL INCHES ABOVE THE COIR LOG OR STRAW WATTLE: 18" IS A GOOD LENGTH FOR HARD, ROCKY SOIL; FOR SOFT LOAMY SOIL USE A 24" STAKE.
4. WHEN INSTALLING RUNNING LENGTHS OF COIR LOG OR STRAW WATTLE, BUTT THE SECOND LOG TIGHTLY AGAINST THE FIRST; DO NOT OVERLAP THE ENDS.
5. STAKE THE LOGS OR WATTLES AT EACH END AND THREE (3) FEET ON CENTER. STAKES SHOULD BE DRIVEN OUTSIDE THE COIR LOG OR STRAW WATTLE, BUT CLOSE ENOUGH TO HOLD IT IN PLACE. LEAVE 2 - 3 INCHES OF THE STAKE PROTRUDING ABOVE THE COIR LOG OR STRAW WATTLE. A HEAVY SEDIMENT LOAD WILL TEND TO PICK UP THE COIR LOG OR STRAW WATTLE AND COULD PULL IT OFF THE STAKES IF THEY ARE DRIVEN DOWN TOO LOW.
6. WHEN COIR LOG OR STRAW WATTLE ARE USED FOR FLAT GROUND APPLICATIONS, DRIVE THE STAKES STRAIGHT DOWN; WHEN INSTALLING COIR LOG OR STRAW WATTLE ON SLOPES, DRIVE THE STAKES PERPENDICULAR TO THE SLOPE. DRIVE THE FIRST END STAKE OF THE SECOND COIR LOG OR STRAW WATTLE AT AN ANGLE TOWARD THE FIRST COIR LOG OR STRAW WATTLE IN ORDER TO HELP ABUT THEM TIGHTLY TOGETHER.

A COIR LOG / STRAW WATTLE

Scale: NTS



AREA OF DETAIL

LEGEND

- PARCEL BOUNDARY
- DELINEATED WETLAND BOUNDARY
- STREAM OHWM, APPROX. (NOT DELINEATED)
- STANDARD STREAM BUFFER (25 FT)
- STEEP SLOPE AREA
- TOP OF SLOPE / TOP OF BANK
- BUFFER MITIGATION AREA (1,860 SF)

NOTES

1. WETLAND AND STEEP SLOPE BUFFERS ARE BEYOND EXTENTS OF PLAN. SEE SHEET W3 FOR FULL PLAN EXTENTS.
2. BUFFER MITIGATION AREA IS CALCULATED BASED UPON SURVEYED SITE PLAN. DUE TO STEEP TOPOGRAPHY, SQUARE FOOTAGE CALCULATIONS MAY NEED TO BE FIELD ADJUSTED TO COMPENSATE FOR ANY DISCREPANCIES IN ACTUAL AREA.
3. SEE INVASIVE PLANT REMOVAL AND MITIGATION AREA SITE PREPARATION DETAIL ON SHEET W5.
4. SEE PLANT INSTALLATION DETAILS AND NOTES ON SHEET W5.
5. GROUNDCOVERS SHOULD BE GROUPED BY SPECIES IN GROUPS OF 5-7 PLANTS AND SPACED TRIANGULARLY.

0' 5' 10' 20' 40'

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SHEET NUMBER: W4 OF 6

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PLANT INSTALLATION SPECIFICATIONS

GENERAL NOTES

QUALITY ASSURANCE
1. PLANTS SHALL MEET OR EXCEED THE SPECIFICATIONS OF FEDERAL, STATE, AND LOCAL LAWS REQUIRING INSPECTION FOR PLANT DISEASE AND INSECT CONTROL.
2. PLANTS SHALL BE HEALTHY, VIGOROUS, AND WELL-FORMED, WITH WELL DEVELOPED, FIBROUS ROOT SYSTEMS, FREE FROM DEAD BRANCHES OR ROOTS. PLANTS SHALL BE FREE FROM DAMAGE CAUSED BY TEMPERATURE EXTREMES, LACK OR EXCESS OF MOISTURE, INSECTS, DISEASE, AND MECHANICAL INJURY. PLANTS IN LEAF SHALL BE WELL FOLIATED AND OF GOOD COLOR. PLANTS SHALL BE HABITUATED TO THE OUTDOOR ENVIRONMENTAL CONDITIONS INTO WHICH THEY WILL BE PLANTED (HARDENED-OFF).
3. TREES WITH DAMAGED, CROOKED, MULTIPLE OR BROKEN LEADERS WILL BE REJECTED. WOODY PLANTS WITH ABRASIONS OF THE BARK OR SUN SCALD WILL BE REJECTED.
4. NOMENCLATURE: PLANT NAMES SHALL CONFORM TO FLORA OF THE PACIFIC NORTHWEST BY HITCHCOCK AND CRONQUIST, UNIVERSITY OF WASHINGTON PRESS, 1973 AND/OR TO A FIELD GUIDE TO THE COMMON WETLAND PLANTS OF WESTERN WASHINGTON & NORTHWESTERN OREGON, ED. SARAH SPEAR COOKE, SEATTLE AUDUBON SOCIETY, 1997.

DEFINITIONS
1. PLANTS/PLANT MATERIALS. PLANTS AND PLANT MATERIALS SHALL INCLUDE ANY LIVE PLANT MATERIAL USED ON THE PROJECT. THIS INCLUDES BUT IS NOT LIMITED TO CONTAINER GROWN, B&B OR BAREROOT PLANTS; LIVE STAKES AND FASCINES (WATTLES); TUBERS, CORMS, BULBS, ETC..; SPRIGS, PLUGS, AND LINERS.
2. CONTAINER GROWN. CONTAINER GROWN PLANTS ARE THOSE WHOSE ROOTBALLS ARE ENCLOSED IN A POT OR BAG IN WHICH THAT PLANT GREW.

SUBSTITUTIONS
1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN SPECIFIED MATERIALS IN ADVANCE IF SPECIAL GROWING, MARKETING OR OTHER ARRANGEMENTS MUST BE MADE IN ORDER TO SUPPLY SPECIFIED MATERIALS.
2. SUBSTITUTION OF PLANT MATERIALS NOT ON THE PROJECT LIST WILL NOT BE PERMITTED UNLESS AUTHORIZED IN WRITING BY THE RESTORATION CONSULTANT.
3. IF PROOF IS SUBMITTED THAT ANY PLANT MATERIAL SPECIFIED IS NOT OBTAINABLE, A PROPOSAL WILL BE CONSIDERED FOR USE OF THE NEAREST EQUIVALENT SIZE OR ALTERNATIVE SPECIES, WITH CORRESPONDING ADJUSTMENT OF CONTRACT PRICE.
4. SUCH PROOF WILL BE SUBSTANTIATED AND SUBMITTED IN WRITING TO THE CONSULTANT AT LEAST 30 DAYS PRIOR TO START OF WORK UNDER THIS SECTION.

INSPECTION
1. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE RESTORATION CONSULTANT FOR CONFORMANCE TO SPECIFICATIONS, EITHER AT TIME OF DELIVERY ON-SITE OR AT THE GROWER'S NURSERY. APPROVAL OF PLANT MATERIALS AT ANY TIME SHALL NOT IMPAIR THE SUBSEQUENT RIGHT OF INSPECTION AND REJECTION DURING PROGRESS OF THE WORK.
2. PLANTS INSPECTED ON SITE AND REJECTED FOR NOT MEETING SPECIFICATIONS MUST BE REMOVED IMMEDIATELY FROM SITE OR RED-TAGGED AND REMOVED AS SOON AS POSSIBLE.
3. THE RESTORATION CONSULTANT MAY ELECT TO INSPECT PLANT MATERIALS AT THE PLACE OF GROWTH. AFTER INSPECTION AND ACCEPTANCE, THE RESTORATION CONSULTANT MAY REQUIRE THE INSPECTED PLANTS BE LABELED AND RESERVED FOR PROJECT. SUBSTITUTION OF THESE PLANTS WITH OTHER INDIVIDUALS, EVEN OF THE SAME SPECIES AND SIZE, IS UNACCEPTABLE.

MEASUREMENT OF PLANTS
1. PLANTS SHALL CONFORM TO SIZES SPECIFIED UNLESS SUBSTITUTIONS ARE MADE AS OUTLINED IN THIS CONTRACT.
2. HEIGHT AND SPREAD DIMENSIONS SPECIFIED REFER TO MAIN BODY OF PLANT AND NOT BRANCH OR ROOT TIP TO TIP. PLANT DIMENSIONS SHALL BE MEASURED WHEN THEIR BRANCHES OR ROOTS ARE IN THEIR NORMAL POSITION.
3. WHERE A RANGE OF SIZE IS GIVEN, NO PLANT SHALL BE LESS THAN THE MINIMUM SIZE AND AT LEAST 50% OF THE PLANTS SHALL BE AS LARGE AS THE MEDIAN OF THE SIZE RANGE. (EXAMPLE: IF THE SIZE RANGE IS 12" TO 18", AT LEAST 50% OF PLANTS MUST BE 15" TALL.).

SUBMITTALS

PROPOSED PLANT SOURCES
1. WITHIN 45 DAYS AFTER AWARD OF THE CONTRACT, SUBMIT A COMPLETE LIST OF PLANT MATERIALS PROPOSED TO BE PROVIDED DEMONSTRATING CONFORMANCE WITH THE REQUIREMENTS SPECIFIED. INCLUDE THE NAMES AND ADDRESSES OF ALL GROWERS AND NURSERIES.

PRODUCT CERTIFICATES
1. PLANT MATERIALS LIST - SUBMIT DOCUMENTATION TO CONSULTANT AT LEAST 30 DAYS PRIOR TO START OF WORK UNDER THIS SECTION THAT PLANT MATERIALS HAVE BEEN ORDERED. ARRANGE PROCEDURE FOR INSPECTION OF PLANT MATERIAL WITH CONSULTANT AT TIME OF SUBMISSION.
2. HAVE COPIES OF VENDOR'S OR GROWERS' INVOICES OR PACKING SLIPS FOR ALL PLANTS ON SITE DURING INSTALLATION. INVOICE OR PACKING SLIP SHOULD LIST SPECIES BY SCIENTIFIC NAME, QUANTITY, AND DATE DELIVERED (AND GENETIC ORIGIN IF THAT INFORMATION WAS PREVIOUSLY REQUESTED).

DELIVERY, HANDLING, & STORAGE

NOTIFICATION
CONTRACTOR MUST NOTIFY CONSULTANT 48 HOURS OR MORE IN ADVANCE OF DELIVERIES SO THAT CONSULTANT MAY ARRANGE FOR INSPECTION.

PLANT MATERIALS
1. TRANSPORTATION - DURING SHIPPING, PLANTS SHALL BE PACKED TO PROVIDE PROTECTION AGAINST CLIMATE EXTREMES, BREAKAGE AND DRYING. PROPER VENTILATION AND PREVENTION OF DAMAGE TO BARK, BRANCHES, AND ROOT SYSTEMS MUST BE ENSURED.
2. SCHEDULING AND STORAGE - PLANTS SHALL BE DELIVERED AS CLOSE TO PLANTING AS POSSIBLE. PLANTS IN STORAGE MUST BE PROTECTED AGAINST ANY CONDITION THAT IS DETRIMENTAL TO THEIR CONTINUED HEALTH AND VIGOR.
3. HANDLING - PLANT MATERIALS SHALL NOT BE HANDLED BY THE TRUNK, LIMBS, OR FOLIAGE BUT ONLY BY THE CONTAINER, BALL, BOX, OR OTHER PROTECTIVE STRUCTURE, EXCEPT BAREROOT PLANTS SHALL BE KEPT IN BUNDLES UNTIL PLANTING AND THEN HANDLED CAREFULLY BY THE TRUNK OR STEM.
4. LABELS - PLANTS SHALL HAVE DURABLE, LEGIBLE LABELS STATING CORRECT SCIENTIFIC NAME AND SIZE. TEN PERCENT OF CONTAINER GROWN PLANTS IN INDIVIDUAL POTS SHALL BE LABELED. PLANTS SUPPLIED IN FLATS, RACKS, BOXES, BAGS, OR BUNDLES SHALL HAVE ONE LABEL PER GROUP.

WARRANTY

PLANT WARRANTY
PLANTS MUST BE GUARANTEED TO BE TRUE TO SCIENTIFIC NAME AND SPECIFIED SIZE, AND TO BE HEALTHY AND CAPABLE OF VIGOROUS GROWTH.

REPLACEMENT
1. PLANTS NOT FOUND MEETING ALL OF THE REQUIRED CONDITIONS AT THE CONSULTANT'S DISCRETION MUST BE REMOVED FROM SITE AND REPLACED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
2. PLANTS NOT SURVIVING AFTER ONE YEAR TO BE REPLACED AT THE CONTRACTOR'S EXPENSE.

PLANT MATERIAL

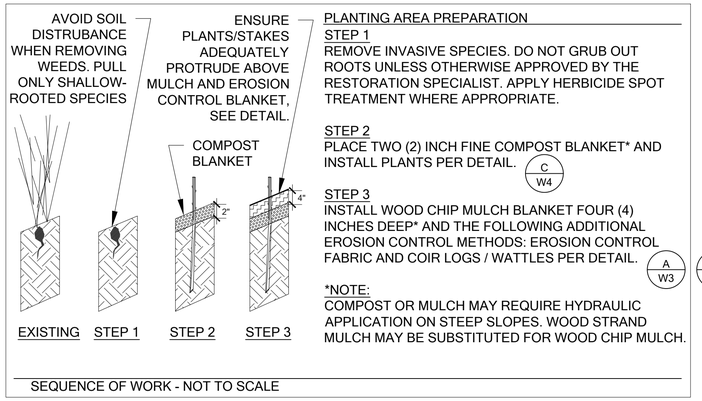
GENERAL
1. PLANTS SHALL BE NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO OR MORE SEVERE THAN THOSE OF THE PROJECT SITE.
2. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY OR SUBSPECIES. NO CULTIVARS OR NAMED VARIETIES SHALL BE USED UNLESS SPECIFIED AS SUCH.

QUANTITIES
SEE PLANT LIST ON ACCOMPANYING PLANS AND PLANT SCHEDULES.

ROOT TREATMENT
1. CONTAINER GROWN PLANTS (INCLUDES PLUGS): PLANT ROOT BALLS MUST HOLD TOGETHER WHEN THE PLANT IS REMOVED FROM THE POT, EXCEPT THAT A SMALL AMOUNT OF LOOSE SOIL MAY BE ON THE TOP OF THE ROOTBALL.
2. PLANTS MUST NOT BE ROOT-BOUND; THERE MUST BE NO CIRCLING ROOTS PRESENT IN ANY PLANT INSPECTED.
3. ROOTBALLS THAT HAVE CRACKED OR BROKEN WHEN REMOVED FROM THE CONTAINER SHALL BE REJECTED.

PLANT INSTALLATION DETAILS AND NOTES

SCALE AS NOTED



PLANTING AREA PREPARATION

STEP 1
REMOVE INVASIVE SPECIES. DO NOT GRUB OUT ROOTS UNLESS OTHERWISE APPROVED BY THE RESTORATION SPECIALIST. APPLY HERBICIDE SPOT TREATMENT WHERE APPROPRIATE.

STEP 2
PLACE TWO (2) INCH FINE COMPOST BLANKET* AND INSTALL PLANTS PER DETAIL. (C/W4)

STEP 3
INSTALL WOOD CHIP MULCH BLANKET FOUR (4) INCHES DEEP* AND THE FOLLOWING ADDITIONAL EROSION CONTROL METHODS: EROSION CONTROL FABRIC AND COIR LOGS / WATTLES PER DETAIL. (A/W3) (A/W5)

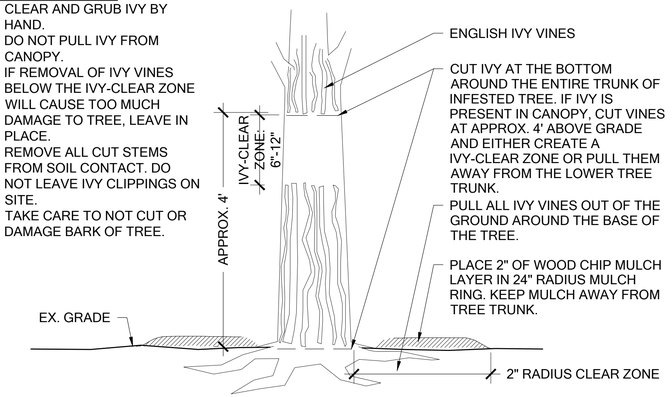
*NOTE:
COMPOST OR MULCH MAY REQUIRE HYDRAULIC APPLICATION ON STEEP SLOPES. WOOD STRAND MULCH MAY BE SUBSTITUTED FOR WOOD CHIP MULCH.

SEQUENCE OF WORK - NOT TO SCALE

A MITIGATION AREA SITE PREPARATION

Scale: NTS

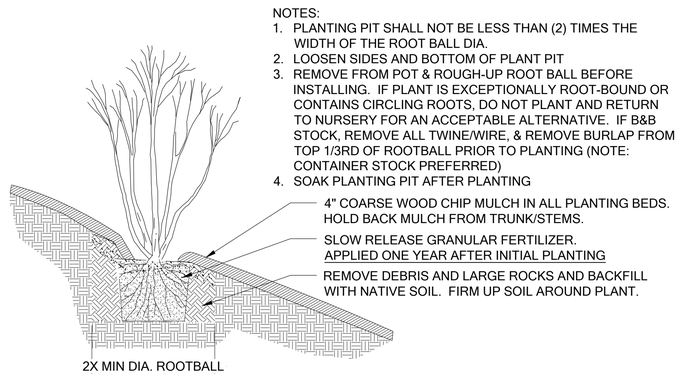
IVY REMOVAL NOTES:
1. CLEAR AND GRUB IVY BY HAND.
2. DO NOT PULL IVY FROM CANOPY.
3. IF REMOVAL OF IVY VINES BELOW THE IVY-CLEAR ZONE WILL CAUSE TOO MUCH DAMAGE TO TREE, LEAVE IN PLACE.
4. REMOVE ALL CUT STEMS FROM SOIL CONTACT. DO NOT LEAVE IVY CLIPPINGS ON SITE.
5. TAKE CARE TO NOT CUT OR DAMAGE BARK OF TREE.



B IVY REMOVAL

Scale: NTS

NOTES:
1. PLANTING PIT SHALL NOT BE LESS THAN (2) TIMES THE WIDTH OF THE ROOT BALL DIA.
2. LOOSEN SIDES AND BOTTOM OF PLANT PIT
3. REMOVE FROM POT & ROUGH-UP ROOT BALL BEFORE INSTALLING. IF PLANT IS EXCEPTIONALLY ROOT-BOUND OR CONTAINS CIRCLING ROOTS, DO NOT PLANT AND RETURN TO NURSERY FOR AN ACCEPTABLE ALTERNATIVE. IF B&B STOCK, REMOVE ALL TWINE/WIRE, & REMOVE BURLAP FROM TOP 1/3RD OF ROOTBALL PRIOR TO PLANTING (NOTE: CONTAINER STOCK PREFERRED)
4. SOAK PLANTING PIT AFTER PLANTING



C CONTAINER PLANTING

Scale: NTS

THE WATERSHED COMPANY
750 Sixth Street South
Kirkland WA 98033
p 425.822.5242
www.watershedco.com
Science & Design

STULL RESIDENCE
MITIGATION PLAN
PREPARED FOR: JIM STULL
10042 NE 33RD STREET
PARCEL # 4122300062
BELLEVUE, WA 98004

SUBMITTALS & REVISIONS

NO.	DATE	DESCRIPTION	BY
1	07-24-2019	MITIGATION PLAN	RH

SHEET SIZE:
ORIGINAL PLAN IS 22" x 34".
SCALE ACCORDINGLY.

PROJECT MANAGER: KB
DESIGNED: RH
DRAFTED: RH
CHECKED: MF, KB
JOB NUMBER: 170714
SHEET NUMBER: W5 OF 6

FILENAME
PRINTED BY
DATE

MITIGATION PLAN

THIS MITIGATION PLAN HAS BEEN PREPARED AS MITIGATION FOR IMPACTS TO ON-SITE CRITICAL AREA BUFFERS AND SETBACKS AND FULFILLS THE REQUIREMENTS OF LUC 20.25H.220(B). THE PLAN SEEKS TO ENHANCE A SUBSTANTIAL PORTION OF ON-SITE STREAM AND WETLAND BUFFERS AND STEEP SLOPE CRITICAL AREAS. AREAS SUBJECT TO THE PROVISIONS OF THIS MITIGATION PLAN ARE DOMINATED BY NON-NATIVE UNDERSTORY PLANT SPECIES INCLUDING ENGLISH IVY, CHERRY LAUREL, AND HIMALAYAN BLACKBERRY. THE TREE CANOPY IS DOMINATED BY BIG LEAF MAPLE AND RED ALDER.

TO OFFSET PERMANENT PROJECT IMPACTS, THE PLAN CALLS FOR RESTORATION OF 1,860 SQUARE FEET OF THE SITE THROUGH THE PLANTING OF NATIVE TREES, SHRUBS AND GROUNDCOVER. TREE SPECIES PROPOSED INCLUDE WESTERN RED CEDAR AND WESTERN HEMLOCK. SHRUBS INCLUDE NOOTKA ROSE, THIMBLEBERRY, SALMONBERRY, RED ELDERBERRY, AND SNOWBERRY. PROPOSED GROUNDCOVERS INCLUDE SALAL, DULL OREGON GRAPE, AND WESTERN SWORDFERN.

ADDITIONALLY, THIS PLAN REQUIRES THE MANAGEMENT OF ENGLISH IVY BY ESTABLISHING IVY CONTROL RINGS PER THE PLAN DETAILS AT THE BASE OF ALL TREES THAT ARE ROOTED WITHIN THE 21,136 SQUARE FOOT PARCEL.

MAINTENANCE AND MONITORING PLAN

THE SITE SHALL BE MAINTAINED AND MONITORED FOR FIVE YEARS FOLLOWING SUCCESSFUL INSTALLATION. COMPONENTS OF THE 5-YEAR MAINTENANCE AND MONITORING PLAN ARE DETAILED BELOW.

GOALS

1. ESTABLISH DENSE NATIVE VEGETATION THAT IS APPROPRIATE TO THE ECO-REGION AND SITE.
2. LIMIT INVASIVE AND/OR NOXIOUS WEED COVER ON-SITE.
3. INCREASE HABITAT COVER AND REFUGE FOR URBAN WILDLIFE SPECIES. PROVIDE PERCHING, NESTING AND FORAGING HABITAT FOR NATIVE BIRDS.

PERFORMANCE STANDARDS

THE STANDARDS LISTED BELOW WILL BE USED TO JUDGE THE SUCCESS OF THE INSTALLATION OVER TIME. IF PERFORMANCE STANDARDS ARE MET AT THE END OF YEAR 5, THE SITE WILL THEN BE DEEMED SUCCESSFUL AND THE PERFORMANCE SECURITY BOND WILL BE ELIGIBLE FOR RELEASE BY THE CITY OF BELLEVUE.

1. SURVIVAL: THIS STANDARD CAN BE MET THROUGH PLANT ESTABLISHMENT OR THROUGH REPLANTING IN THE FOLLOWING DORMANT SEASON AS NECESSARY TO ACHIEVE THE REQUIRED NUMBERS.
   A. ACHIEVE 100% SURVIVAL OF ALL INSTALLED PLANTS BY THE END OF YEAR 1(FROM DATE OF PLANT INSTALLATION).
   B. ACHIEVE 90% SURVIVAL OF ALL INSTALLED PLANTS BY THE END OF YEAR 2 (FROM DATE OF PLANT INSTALLATION).
   C. ACHIEVE 85% SURVIVAL OF ALL INSTALLED PLANTS BY THE END OF YEAR 3, 4, AND 5 (FROM DATE OF PLANT INSTALLATION).
2. NATIVE PLANT COVER:
   A. ACHIEVE 40% UNDERSTORY COVER OF NATIVE SAPLING TREES, SHRUBS AND GROUNDCOVER BY YEAR 2. RETAINED VEGETATION AND NATIVE VOLUNTEER SPECIES MAY COUNT TOWARDS THIS COVER STANDARD.
   B. ACHIEVE 60% UNDERSTORY COVER OF NATIVE SAPLING TREES, SHRUBS AND GROUNDCOVER BY YEAR 3. RETAINED VEGETATION AND NATIVE VOLUNTEER SPECIES MAY COUNT TOWARDS THIS COVER STANDARD.
   C. ACHIEVE 80% UNDERSTORY COVER OF NATIVE SAPLING TREES, SHRUBS AND GROUNDCOVER BY YEAR 5. RETAINED VEGETATION AND NATIVE VOLUNTEER SPECIES MAY COUNT TOWARDS THIS COVER STANDARD.
3. SPECIES DIVERSITY: ESTABLISH AT LEAST TWO NATIVE TREE, FOUR NATIVE SHRUB, AND TWO NATIVE GROUNDCOVER SPECIES BY YEAR 3 AND MAINTAIN THIS DIVERSITY THROUGH YEAR 5. NATIVE VOLUNTEER SPECIES MAY COUNT TOWARDS THIS STANDARD.
4. INVASIVE COVER: AERIAL COVER FOR ALL NON-NATIVE, INVASIVE AND NOXIOUS WEEDS WILL NOT EXCEED 10% AT ANY YEAR DURING THE MONITORING PERIOD. INVASIVE PLANTS INCLUDE BUT ARE NOT LIMITED TO HIMALAYAN BLACKBERRY (RUBUS ARMENIACUS), CUT LEAF BLACKBERRY (RUBUS LACINIATUS), KNOTWEEDS (POLYGONUM CUSPIDATUM AND OTHERS), REED CANARYGRASS (PHALARIS ARUNDINACEA), CHERRY LAUREL (PRUNUS LAUROCERASUS), ENGLISH HOLLY (ILEX AQUIFOLIUM), AND IVY SPECIES (HEDERA SPP.).
   A. MAINTAIN IVY CONTROL RINGS PER PLAN.

MONITORING METHODS

THIS MONITORING PROGRAM IS DESIGNED TO TRACK THE SUCCESS OF THE MITIGATION SITE OVER TIME AND TO MEASURE THE DEGREE TO WHICH THE SITE IS MEETING THE PERFORMANCE STANDARDS OUTLINED IN THE PRECEDING SECTION.

AN AS-BUILT PLAN WILL BE PREPARED BY THE RESTORATION PROFESSIONAL PRIOR TO THE BEGINNING OF THE MONITORING PERIOD. THE AS-BUILT PLAN WILL BE A MARK-UP OF THE PLANTING PLANS INCLUDED IN THIS PLAN SET. THE AS-BUILT PLAN WILL DOCUMENT ANY DEPARTURES IN PLANT PLACEMENT OR OTHER COMPONENTS FROM THE PROPOSED PLAN.

MONITORING WILL TAKE PLACE ONCE ANNUALLY IN THE FALL FOR FIVE YEARS. YEAR-1 MONITORING WILL COMMENCE IN THE FIRST FALL SUBSEQUENT TO INSTALLATION.

THE FORMAL MONITORING VISIT SHALL RECORD AND REPORT THE FOLLOWING IN AN ANNUAL REPORT SUBMITTED TO THE CITY OF BELLEVUE:

1. VISUAL ASSESSMENT OF THE OVERALL SITE, INCLUDING IVY CONTROL RINGS LOCATED OUTSIDE OF THE MITIGATION AREA.
2. YEAR-1 COUNTS OF LIVE AND DEAD PLANTS BY SPECIES. YEAR-2 THROUGH YEAR-5 COUNTS OF ESTABLISHED NATIVE TREES AND SHRUBS BY SPECIES, TO THE EXTENT FEASIBLE.
3. COUNTS OF DEAD PLANTS WHERE MORTALITY IS SIGNIFICANT IN ANY MONITORING YEAR.
4. ESTIMATE OF NATIVE COVER IN THE MITIGATION AREA.
5. ESTIMATE OF NON-NATIVE, INVASIVE WEED COVER IN THE MITIGATION AREA.
6. TABULATION OF ESTABLISHED NATIVE SPECIES, INCLUDING BOTH PLANTED AND VOLUNTEER SPECIES.
7. PHOTOGRAPHIC DOCUMENTATION FROM AT LEAST THREE FIXED REFERENCE POINTS.
8. ANY INTRUSIONS INTO OR CLEARING OF THE PLANTING AREAS, VANDALISM, OR OTHER ACTIONS THAT IMPAIR THE INTENDED FUNCTIONS OF THE MITIGATION AREA.
9. RECOMMENDATIONS FOR MAINTENANCE OR REPAIR OF ANY PORTION OF THE MITIGATION AREA.

MAINTENANCE

THE SITE WILL BE MAINTAINED IN ACCORDANCE WITH THE FOLLOWING INSTRUCTIONS FOR AT LEAST FIVE YEARS FOLLOWING COMPLETION OF CONSTRUCTION:

1. FOLLOW THE RECOMMENDATIONS NOTED IN THE PREVIOUS MONITORING SITE VISIT.
2. GENERAL WEEDING FOR ALL PLANTED AREAS:
   A. AT LEAST TWICE YEARLY, REMOVE ALL COMPETING WEEDS AND WEED ROOTS FROM BENEATH EACH INSTALLED PLANT AND ANY DESIRABLE VOLUNTEER VEGETATION TO A DISTANCE OF 18 INCHES FROM THE MAIN PLANT STEM. WEEDING SHOULD OCCUR AT LEAST TWICE DURING THE SPRING AND SUMMER. FREQUENT WEEDING WILL RESULT IN LOWER MORTALITY, LOWER PLANT REPLACEMENT COSTS, AND INCREASED LIKELIHOOD THAT THE PLAN MEETS PERFORMANCE STANDARDS BY YEAR 5.
   B. MORE FREQUENT WEEDING MAY BE NECESSARY DEPENDING ON WEED CONDITIONS THAT DEVELOP AFTER PLAN INSTALLATION.
   C. DO NOT WEED THE AREA NEAR THE PLANT BASES WITH STRING TRIMMER (WEED WHACKER/WEED EATER). NATIVE PLANTS ARE EASILY DAMAGED OR KILLED, AND WEEDS EASILY RECOVER AFTER TRIMMING.
   D. SELECTIVE APPLICATIONS OF HERBICIDE MAY BE NEEDED TO CONTROL INVASIVE WEEDS, ESPECIALLY WHEN INTERMIXED WITH NATIVE SPECIES. HERBICIDE APPLICATION, WHEN NECESSARY, SHALL BE CONDUCTED ONLY BY A STATE-LICENSED APPLICATOR.
3. APPLY SLOW-RELEASE, GRANULAR FERTILIZER TO EACH INSTALLED PLANT ANNUALLY IN THE SPRING (BY JUNE 1) OF YEARS 2 THROUGH 5.
4. REPLACE MULCH AS NECESSARY TO MAINTAIN A 4-INCH-THICK LAYER, RETAIN SOIL MOISTURE, AND LIMIT WEEDS.
5. REPLACE EACH PLANT FOUND DEAD IN THE SUMMER MONITORING VISITS DURING THE UPCOMING DORMANT SEASON (OCTOBER 15 TO MARCH 1), FOR BEST SURVIVAL.
6. THE PROPERTY OWNER WILL ENSURE THAT WATER IS PROVIDED FOR THE ENTIRE PLANTED AREA WITH A MINIMUM OF 1 INCH OF WATER PER WEEK FROM JUNE 1 THROUGH SEPTEMBER 30 FOR THE FIRST TWO YEARS FOLLOWING INSTALLATION, THROUGH THE OPERATION OF A TEMPORARY IRRIGATION SYSTEM. LESS WATER IS NEEDED DURING MARCH, APRIL, MAY AND OCTOBER.
6. MAINTAIN IVY CONTROL RINGS AROUND ALL TREES AT LEAST TWICE YEARLY PER PLAN.

CONSTRUCTION NOTES AND SPECIFICATIONS

THE RESTORATION PROFESSIONAL WILL MONITOR:

1. ALL SITE PREPARATION.
   A. COIR LOG INSTALLATION.
   B. WEED REMOVAL.
   C. GEOTEXTILE FABRIC APPLICATION.
   D. IVY CONTROL RING INSTALLATION.
   E. MULCH PLACEMENT.
2. PLANT MATERIAL INSPECTION.
   A. PLANT MATERIAL DELIVERY INSPECTION.
   B. 100% PLANT INSTALLATION INSPECTION.

GENERAL WORK SEQUENCE

SITE PREPARATION

1. INSTALL COIR LOG OR STRAW WATTLE PER PLANS.
2. MANUALLY CLEAR INVASIVE AND ORNAMENTAL VEGETATION FROM MITIGATION AREA AND IVY CONTROL RINGS DURING SPRING AND/OR SUMMER MONTHS (I.E., AVOID CREATING EXPOSED SOIL CONDITIONS DURING THE WINTER STORM SEASON).
   A. REMOVE INVASIVE SPECIES (I.E., HIMALAYAN BLACKBERRY, ENGLISH IVY), IN ACCORDANCE WITH KING COUNTY NOXIOUS WEED BEST MANAGEMENT PRACTICES. FOR MORE INFORMATION: HTTPS://WWW.KINGCOUNTY.GOV/SERVICES/ENVIRONMENT/ANIMALS-AND-PLANTS/NOXIOUS-WEEDS.ASPX.
   B. CUT UNDESIRABLE VEGETATION. LEAVE ROOTS INTACT TO MINIMIZE POTENTIAL IMPACTS TO SLOPES ON ADJACENT PROPERTIES.
   C. FLUSH-CUT ORNAMENTAL WOODY VEGETATION (E.G. ENGLISH HOLLY, NON-NATIVE APPLE OR PLUM) THROUGHOUT MITIGATION AREA AND IMMEDIATELY TREAT STEM (DAUBING OR PAINTING) WITH APPROPRIATE HERBICIDE. PERSON APPLYING HERBICIDE SHALL BE STATE-LICENSED. DO NOT REMOVE SUBSURFACE ROOTS.
   D. AVOID AND MINIMIZE DISTURBANCE AND/OR COMPACTION TO ROOTS OF ESTABLISHED NATIVE TREES TO BE RETAINED WHEN REMOVING VEGETATION FROM WITHIN TREE DRIPLINES.
3. BLANKET-MULCH CLEARED AREAS INCLUDING IVY CONTROL RINGS WITH WOOD MULCH, FOUR INCHES THICK.
   A. ENSURE MULCH DOES NOT TOUCH STEMS OF EXISTING (OR INSTALLED) VEGETATION. SEE PLANTING DETAIL ON SHEET W5.
4. INSTALL GEOTEXTILE FABRIC ON CLEARED MITIGATION AREA PER PLAN DETAIL.

MITIGATION PLANTING AND IRRIGATION

5. INSTALL MITIGATION PLANTS DURING THE DORMANT SEASON (OCTOBER 15 - MARCH 1).
   A. PREPARE A PLANTING PIT FOR EACH PLANT THROUGH BLANKET WOOD MULCH AND GEOTEXTILE FABRIC AND INSTALL PER THE PLANTING DETAILS.
6. INSTALL A TEMPORARY, ABOVE GROUND IRRIGATION SYSTEM TO PROVIDE FULL COVERAGE TO ALL INSTALLED PLANTS WITHIN THE RESTORATION AREA.

MATERIAL SPECIFICATIONS AND DEFINITIONS

1. FERTILIZER: SLOW RELEASE, GRANULAR PHOSPHOROUS-FREE FERTILIZER. FOLLOW MANUFACTURER'S INSTRUCTIONS FOR APPLICATION. KEEP FERTILIZER IN A WEATHER-TIGHT CONTAINER WHILE ON SITE. NOTE THAT FERTILIZER IS TO BE APPLIED ONLY IN YEARS 2 THROUGH 5 AND NOT IN THE FIRST YEAR.
2. FERTILIZER (FOR NEAR AQUATIC ENVIRONMENTS): SLOW-RELEASE, PHOSPHOROUS-FREE GRANULAR FERTILIZER. LABEL MUST INDICATE THAT PRODUCT IS SAFE FOR AQUATIC ENVIRONMENTS. FOLLOW MANUFACTURER'S INSTRUCTIONS FOR USE. KEEP FERTILIZER IN WEATHER-TIGHT CONTAINER WHILE ON-SITE. FERTILIZER IS ONLY TO BE APPLIED IN YEARS 2 AND 3, NOT IN YEAR ONE.
3. IRRIGATION SYSTEM: AUTOMATED SYSTEM CAPABLE OF DELIVERING AT LEAST ONE INCH OF WATER PER WEEK FROM JUNE 1 THROUGH SEPTEMBER 30 FOR THE FIRST TWO YEARS FOLLOWING INSTALLATION.
4. RESTORATION PROFESSIONAL: WATERSHED COMPANY [(425) 822-5242] PERSONNEL, OR OTHER PERSONS QUALIFIED TO EVALUATE ENVIRONMENTAL RESTORATION PROJECTS.
5. WOODCHIP MULCH: "ARBORIST CHIPS" (CHIPPED WOODY MATERIAL) APPROXIMATELY ONE TO THREE INCHES IN MAXIMUM DIMENSION (NOT SAWDUST). THIS MATERIAL IS COMMONLY AVAILABLE IN LARGE QUANTITIES FROM ARBORISTS OR TREE-PRUNING COMPANIES. MULCH SHALL NOT CONTAIN APPRECIABLE QUANTITIES OF GARBAGE, PLASTIC, METAL, SOIL, AND DIMENSIONAL LUMBER OR CONSTRUCTION/DEMOLITION DEBRIS.
6. TOPSOIL: TOPSOIL SHALL BE A 3-WAY MIXTURE OF APPROXIMATELY 33-50% COMPOST AND 50-65% SAND OR SANDY LOAM. ALL COMPONENTS SHALL BE FREE OF PHYTO-TOXIC MATERIALS AND VIABLE SEEDS, RHIZOMES, OR ROOTS OF STATE-LISTED NOXIOUS WEEDS.
7. COMPOST: COMPOST SHALL MEET WSDOT STANDARDS SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION, 9-14.4(8) FOR FINE COMPOST.

CONTINGENCIES

IF THERE IS A SIGNIFICANT PROBLEM WITH THE RESTORATION AREAS MEETING PERFORMANCE STANDARDS, A CONTINGENCY PLAN WILL BE DEVELOPED AND IMPLEMENTED. CONTINGENCY PLANS CAN INCLUDE, BUT ARE NOT LIMITED TO: SOIL AMENDMENT, ADDITIONAL PLANT INSTALLATION, AND PLANT SUBSTITUTIONS OF TYPE, SIZE, QUANTITY, AND LOCATION.

MITIGATION PLAN NOTES

SCALE AS NOTED

THE WATERSHED COMPANY
750 Sixth Street South
Kirkland WA 98033
p 425.822.5242
www.watershedco.com
Science & Design

STULL RESIDENCE
MITIGATION PLAN
PREPARED FOR: JIM STULL
10042 NE 33RD STREET
PARCEL # 4122300062
BELLEVUE, WA 98004

SUBMITTALS & REVISIONS

NO.	DATE	DESCRIPTION	BY
1	07-24-2019	MITIGATION PLAN	RH

SHEET SIZE:
ORIGINAL PLAN IS 22" x 34".
SCALE ACCORDINGLY.

PROJECT MANAGER: KB
DESIGNED: RH
DRAFTED: RH
CHECKED: MF, KB
JOB NUMBER:
170714
SHEET NUMBER:
W6 OF 6

FILENAME
PRINTED BY
DATE

DEVELOPMENT SERVICES DEPARTMENT
450 110TH AVENUE NE
BELLEVUE, WA 98009-9012

Environmental Checklist reviewed by Peter Rosen (PR) 8/13/2019

SEPA Environmental Checklist

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit the Land Use Desk in the Permit Center between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4) or call or email the Land Use Division at 425-452-4188 or landusereview@bellevuewa.gov. Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

Purpose of checklist:
The City of Bellevue uses this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:
This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies and reports. Please make complete and accurate answers to these questions to the best of your ability in order to avoid delays.

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 City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

PLEASE REMEMBER TO SIGN THE CHECKLIST. Electronic signatures are also acceptable.

A. Background [help]

1. Name of proposed project, if applicable: [help]
   Stull Residence

2. Name of applicant: [help]
   Jim Stull

3. Address and phone number of applicant and contact person: [help]
   Applicant:
   10042 NE 33rd St
   Bellevue, WA 98004
   206-992-2054

   Contact Person:
   Kenny Booth, AICP
   The Watershed Company
   750 Sixth Street South
   Kirkland, WA 98033
   425-822-5242

4. Date checklist prepared: [help]
   July 16, 2019

5. Agency requesting checklist: [help]
   City of Bellevue

6. Proposed timing or schedule (including phasing, if applicable): [help]
   Work will be started upon receipt of all applicable permits.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [help]
   There are no plans for future additions, expansion, or further activity at this time.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [help]
   -Critical Areas Report – Stull Residence, The Watershed Company, July 2019.
   -Stull Residence Geotechincal Evaluation, Associated Earth Sciences, July 2019
   -Wetland Delineation and Stream Study, Parcel 4122300062, The Watershed Company, September 2017.

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. [help]
   None known.

10. List any government approvals or permits that will be needed for your proposal, if known. [help]
    -Critical Areas Land Use Permit (City of Bellevue)

PR 8/13/2019

-Clearing and Grading in a Critical Area Permit (City of Bellevue)

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.) [help]

The project applicant was reported in July 2017 (17-116747-EA) for the unpermitted modification of an existing deck without a building permit, the installation of a paver patio, and the installation of a low retaining wall and fire pit which potentially encroached on stream, wetland, and steep slope critical area buffers. This proposal seeks to retroactively permit these actions, and includes mitigation measures to compensate for impacts from the unpermitted development work.

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. [help]

The subject property is located at 10043 NE 33rd St, Bellevue, WA 98004. King County parcel 4122300062.

10042 NE 33rd St

B. Environmental Elements [help]

1. Earth [help]

a. General description of the site: [help] (select one): ☒Flat, ☐rolling, ☐hilly, ☒steep slopes, ☐mountainous, other: *The property is characterized by steep slopes along the northern and western portions of the property, with the residence and appurtenances situated at the top of the slope. See also the Critical Areas Report prepared by The Watershed Company, dated July 2019.*

b. What is the steepest slope on the site (approximate percent slope)? [help]
53%

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 agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [help]
The mapped soils on site consist of Arents, alderwood material, 6 to 15% slopes, according to the Natural Resource Conservation Service (NRCS) Web Soil Survey. The Wetland

PR 8/13/2019

Delineation and Stream Study, Parcel #4122300062, completed by The Watershed Company, identifies the soils in the wetland as clay loam.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [help]
None known.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [help]
Filling and grading previously occurred to install the unpermitted new paver patio and low retaining wall. No additional filling, excavation, or grading is proposed.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [help]
No. No additional clearing or construction is proposed.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [help]
Approximately 33%.

Erosion control regulated by BCC 23.76

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [help]
Minor clearing will occur to install proposed mitigation plantings. Adequate erosion controls measures are proposed.

2. Air [help]

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [help]
Emissions to the air, including dust and diesel exhaust, would result from the operation of equipment (e.g. excavator) during mitigation installation. Emissions would be temporary and of short duration. Following project completion, emissions are expected to be roughly equivalent as compared to the previous site condition.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [help]
No, does not apply.

c. Proposed measures to reduce or control emissions or other impacts to air, if any: [help]
All clearing and mitigation installation would be in accordance with City of Bellevue permit conditions.

3. Water [help]

a. Surface Water:

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1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [help]
Yes, the site contains a Category III wetland and non-fish bearing stream.

Stream 0256, unnamed tributary to Yarrow Creek, potentially fish-bearing

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. [help]
Yes, all work will be located within 200 feet of the described waters. Please refer to the project plans, included in this submittal.

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. [help]
None.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [help]
No.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [help]
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. [help]
No.

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [help]
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. [help]
None, does not apply.

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. [help]

PR 8/13/2019

This project will retroactively result in an increase in impervious surface area, though added impervious surfaces are primarily in areas previously vegetated only with lawn and ornamental landscaping. The pre-existing routing of runoff is overland flow down the steep slope toward the on-site stream and wetland, with some infiltration to groundwater. The proposed project will not change that routing.

2) Could waste materials enter ground or surface waters? If so, generally describe. [help]
No. All construction debris will be properly disposed of on land in such a manner that it cannot enter into waterways or cause water quality degradation.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [help]
No.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [help]
Additional native plantings are proposed on-site, which will improve the ability of vegetated areas on-site to slow and filter surface water runoff.

Project will comply with erosion and sediment controls per BCC 23.76

4. Plants [help]

a. Check the types of vegetation found on the site: [help]
☒deciduous tree: alder, maple, aspen, other: *Click here to enter text.*
☒evergreen tree: fir, cedar, pine, other: *Click here to enter text.*
☒shrubs
☐grass
☐pasture
☐crop or grain
☐Orchards, vineyards or other permanent crops.
☒wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other: *Click here to enter text.*
☐water plants: water lily, eelgrass, milfoil, other: *Click here to enter text.*
☐other types of vegetation: *Click here to enter text.*

b. What kind and amount of vegetation will be removed or altered? [help]
Invasive vegetation will be removed as part of this proposal. Please refer to the plan set, submitted with this checklist, for the mitigation planting plan and layout.

c. List threatened and endangered species known to be on or near the site. [help]
No threatened or endangered plant species are known to be on or near the site.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance

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vegetation on the site, if any: [help]
Please refer to the plan set, submitted with this checklist, for the mitigation planting plan.

e. List all noxious weeds and invasive species known to be on or near the site. [help]
Invasive species observed on the property include English ivy, Himalayan blackberry, and cherry laurel.

5. Animals [help]

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. [help]

Examples include:

birds: ☒hawk, ☒heron, ☐eagle, ☒songbirds, other: *None Known*
mammals: ☐deer, ☐bear, ☐elk, ☐beaver, other: *None Known*
fish: ☐bass, ☐salmon, ☐trout, ☐herring, ☐shellfish, other: *None Known*

b. List any threatened and endangered species known to be on or near the site. [help]
See the Critical Areas Report prepared by The Watershed Company, dated July 2019.

c. Is the site part of a migration route? If so, explain. [help]
None known.

Western Washington is part of Pacific Flyway

d. Proposed measures to preserve or enhance wildlife, if any: [help]
Plantings proposed within stream and wetland buffers and along steep slopes will provide for an increase in habitat functions.

e. List any invasive animal species known to be on or near the site. [help]
No invasive animal species are known to be on or near the site.

6. Energy and Natural Resources [help]

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. [help]
The completed project will not have any additional energy needs.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [help]
The project will not affect the potential use of solar energy by adjacent properties.

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

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None proposed.

7. Environmental Health [help]

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. [help]
No environmental health hazards are expected to occur as a result of this proposal.

1) Describe any known or possible contamination at the site from present or past uses. [help]
None known.

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. [help]
There are buried utilities on-site, but they are not known to be within the prior construction area for the project.

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. [help]
The wood deck addition is likely to be coated in a wood stain or finish.

4) Describe special emergency services that might be required. [help]
None anticipated.

5) Proposed measures to reduce or control environmental health hazards, if any: [help]
No known environmental hazards are expected to occur as a result of this project.

b. Noise [help]

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [help]
Noise generated in the vicinity of the project will not affect the project.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indi-cate what hours noise would come from the site. [help]
No additional noise is expected to come from the site.

3) Proposed measures to reduce or control noise impacts, if any: [help]
None necessary.

Noise from construction activity is limited to the hours between 7 a.m. to 6 p.m. on weekdays and 9 a.m. to 6 p.m. on Saturdays and prohibited on Sundays and other legal holidays (BCC 9.18)

8. Land and Shoreline Use [help]

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

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land uses on nearby or adjacent properties? If so, describe. [help]
The parcel covered under this application is currently used for single-family residence and is surrounded by similar residential properties. The proposal will not affect current land uses on nearby or adjacent properties.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [help]
No.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: [help]
No.

c. Describe any structures on the site. [help]
The project area is comprised of a single lot which is currently developed with a single-family residence (built in 1963) with an attached garage, driveway, patio, and deck.

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

e. What is the current zoning classification of the site? [help]
R-2.5

f. What is the current comprehensive plan designation of the site? [help]
The current comprehensive plan designation of the site is Single Family – Medium Density (SF-M).

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

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [help]
Yes. The site includes locations in which the slopes are in excess of 40% slope, which qualify as steep slopes and sensitive areas according to the Bellevue Land Use Code, along the northern and western portions of the property. The site also includes a Category III wetland and a Type N stream on the north end of the property, which qualify as critical areas according to the Bellevue Land Use Code. See also the Critical Areas Report prepared by The Watershed Company, dated July 2019, and the Wetland Delineation and Stream Study prepared by The Watershed Company, dated September 2017.

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i. Approximately how many people would reside or work in the completed project? [help]
While the project site will be used as a single family residence, the proposed property improvements and mitigation would not act as a residence to any people.

j. Approximately how many people would the completed project displace? [help]
None.

k. Proposed measures to avoid or reduce displacement impacts, if any: [help]
None proposed.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [help]
None proposed. The project does not represent a change in the existing permitted use of the property.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: [help]
None proposed.

9. Housing [help]

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [help]
The project would not provide additional housing units.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [help]
None, does not apply.

c. Proposed measures to reduce or control housing impacts, if any: [help]
None proposed.

10. Aesthetics [help]

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [help]
The existing single-family residence is approximately 15-20 feet tall, although no alterations to the primary structure are covered under this permitting proposal. This proposal covers the unpermitted construction of a paver patio, a wood deck, retaining wall, and fire pit on the subject proprerty.

b. What views in the immediate vicinity would be altered or obstructed? [help]
No views would be altered or obstructed.

c. Proposed measures to reduce or control aesthetic impacts, if any: [help]
None proposed.

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11. Light and Glare [help]

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [help]
A fire pit is included in this proposal, which could periodically produce some light when lit. This would primarily occur during the evening hours.

b. Could light or glare from the finished project be a safety hazard or interfere with views? [help]
No.

c. What existing off-site sources of light or glare may affect your proposal? [help]
None.

d. Proposed measures to reduce or control light and glare impacts, if any: [help]
None proposed.

12. Recreation [help]

a. What designated and informal recreational opportunities are in the immediate vicinity? [help]
The nearest public recreation location/opportunity is Spring Hills Park, located approximately 0.4 miles southeast of the project site.

b. Would the proposed project displace any existing recreational uses? If so, describe. [help]
No existing recreational uses would be displaced.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [help]
None proposed.

13. Historic and cultural preservation [help]

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [help]
According to the Washington Information System for Architectural and Archaeological Records Data (WISAARD), there are no historic properties or structures on or near the project site.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [help]
According to WISAARD, there are no such cultural resources on or near the project site. However, the subject property is

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rated by the WISAARD predictive model as a moderate - high risk for archaeological resources.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [help]
Potential impacts to cultural resources and historic resources were assessed by consulting the Washington Information System for Architectural and Archaeological Records Data (WISAARD), a database maintained by the Washington State Department of Archaeology and Historic Preservation (DAHP).

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [help]
If archaeological resources are uncovered during excavation, all work will immediately cease and the City, the Washington State Department of Archaeology and Historic Preservation, and affected Native American tribes shall immediately be notified.

14. Transportation [help]

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [help]
Access to the parcel is provided by NE 33rd Street. The proposed project will not affect existing transportation access to this street system.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [help]
There are multiple King County Metro Transit and Sound Transit bus routes that provide service to City residents via SR 520 and the South Kirkland Park and Ride within approximately one mile of the project site.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [help]
No parking spaces will be added or eliminated as part of the proposed project.

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [help]
No.

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [help]
No.

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f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [help]
The completed project will not generate additional vehicular trips relative to the current state of the parcel.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. [help]
No.

h. Proposed measures to reduce or control transportation impacts, if any: [help]
None proposed.

15. Public Services [help]

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [help]
No.

b. Proposed measures to reduce or control direct impacts on public services, if any. [help]
None proposed.

16. Utilities [help]

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

c. 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. [help]
The proposed project will not change the existing availability or use of the utilities on the property.

C. Signature [help]

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:_____

Name of signee: *Kenny Booth, AICP*
Position and Agency/Organization: *Senior Planner, The Watershed Company*
Date Submitted:

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