DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE
BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Tracy Restoration Planting

LOCATION OF PROPOSAL: 16716 and 16738 SE 34th Street

DESCRIPTION OF PROPOSAL: The applicant requests a Critical Areas Land Use Permit for Vegetation Management to restore native vegetation within a steep slope, and Type-F Stream buffer to address unpermitted disturbance and removal of vegetation.

FILE NUMBERS: 19-119798-LO **PLANNER:** Drew Folsomr

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Development Services Department. This information is available to the public on request.

☐ There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on _____.

☒ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on **11/21/2019**

☐ This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on _____. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5:00 p.m. on _____.

This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project): or if the DNS was procured by misrepresentation or lack of material disclosure.

Environmental Coordinator

11/7/2019
Date

OTHERS TO RECEIVE THIS DOCUMENT:

☒ State Department of Fish and Wildlife / Stewart.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

City of Bellevue
Development Services Department
Land Use Staff Report

Proposal Name:	Tracy Restoration Planting
Proposal Address:	16716 and 16738 SE 34th Street
Proposal Description:	The applicant requests a Critical Areas Land Use Permit for Vegetation Management to restore native vegetation within a steep slope, and Type-F Stream buffer to address unpermitted disturbance and removal of vegetation.
File Number:	19-119798 -LO
Applicant:	Mark Tracy
Decisions Included	Critical Areas Land Use Permit (Process II. 20.30P)
Planner:	Drew Folsom, Land Use Planner
State Environmental Policy Act Threshold Determination:	**Determination of Non-Significance** Elizabeth Stead, Environmental Coordinator Development Services Department
Director's Decision:	**Approval with Conditions** Michael A. Brennan, Director Development Services Department By: _____ Elizabeth Stead, Land Use Director

Application Date:	July 26, 2019
Notice of Application Date:	August 22, 2019
Decision Publication Date:	November 7, 2019
Project Appeal Deadline:	November 21, 2019

For information on how to appeal a proposal, visit Development Services Center at City Hall or call (425) 452-6800. Comments on State Environmental Policy Act (SEPA) Determinations can be made with or without appealing the proposal within the noted comment period for a SEPA Determination. Appeal of the Critical Areas Land Use Permit decision must be received in the City's Clerk's Office by 5 PM on the date noted for appeal of the decision.

CONTENTS

Attachments

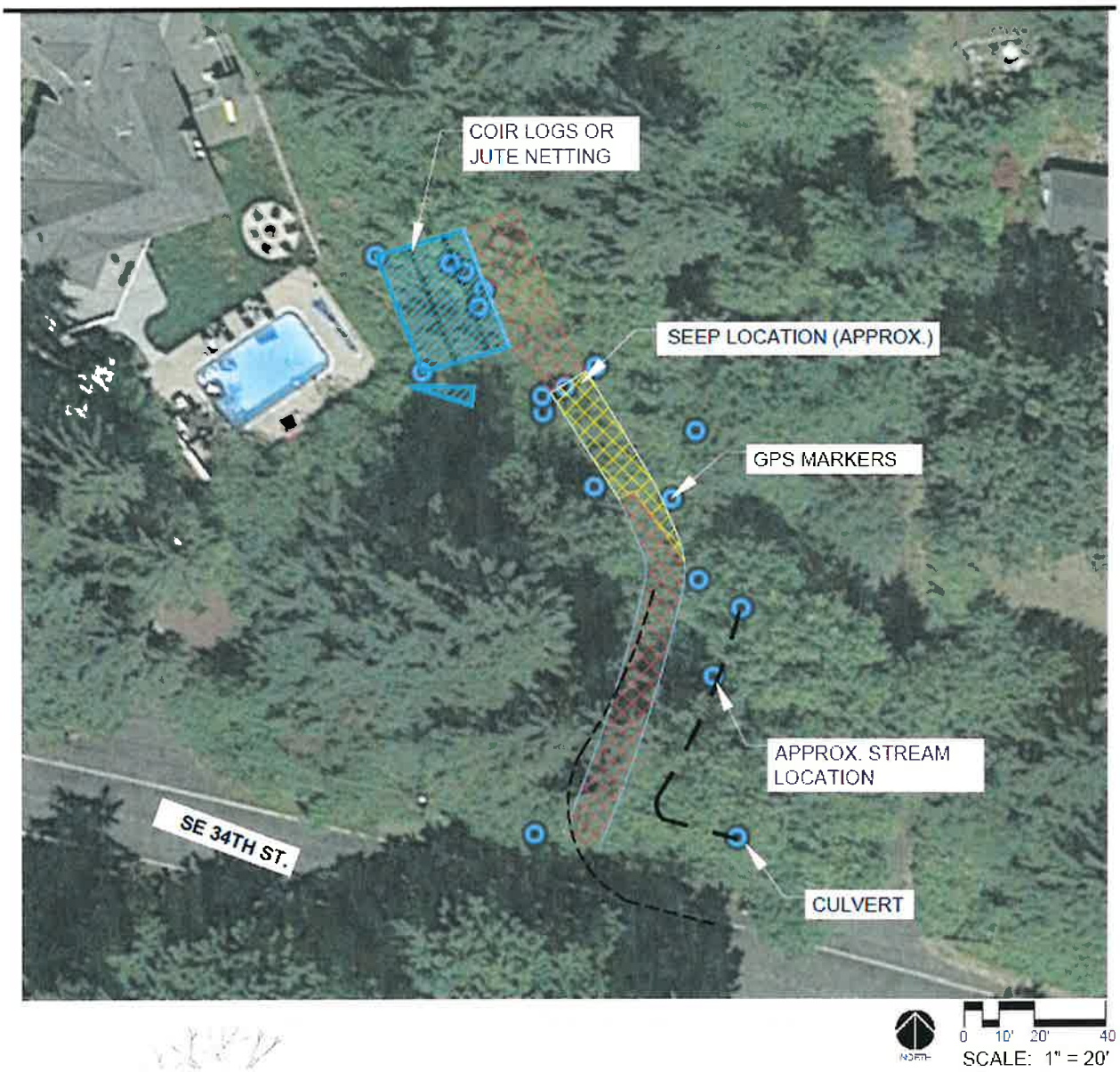
1. Vegetation Management Plan with Maintenance and Monitoring – Enclosed
2. Application Forms, Materials – In File

I. Proposal Description

The applicant is requesting a Critical Areas Land Use Permit to install native vegetation to restore 950 square feet of steep slope, and 2,330 square feet of Type-F stream buffer. Most of the disturbance occurred within a Native Growth Protection Easement as depicted on King County Short Plat number 1088004, recording number 9204229001. This proposal is to address unpermitted disturbance of these critical areas resulting from placement and removal of concreate debris within the steep slope and stream buffer.

Any disturbance within a critical area or buffer requires approval of a Critical Areas Land Use Permit and the proposed activity is classified as vegetation management per LUC 20.25H.055. See figure 1 below and the plan attached to this report for the work area and proposed restoration.

Figure 1



PLANT LEGEND FOR STEEP SLOPE- 950 SF

SCIENTIFIC NAME	COMMON NAME	MIN. SIZE	QTY.	SPACING
Acer macrophyllum	Big Leaf Maple	4' tall	5	10' O.C.
Pseudotsuga menziesii	Douglas Fir	4' tall	5	10' O.C.
Amelanchier alnifolia	Saskatoon Service-berry	2 gal.	2	6' O.C.
Philadelphus lewisii	Mock Orange	2 gal.	2	6' O.C.
Polystichum munitum	Pineland Swordfern	4 inch	60	4' O.C.
Ribes sanguineum	Redflower Currant	2 gal.	2	6' O.C.
Rosa nutkana	Nootka Rose	1 gal.	10	6' O.C.
Symphoricarpos albus	Common Snowberry	1 gal.	10	6' O.C.

PLANT LEGEND FOR BUFFER RESTORATION - DRY- 1,835 SF

SCIENTIFIC NAME	COMMON NAME	MIN. SIZE	QTY.	SPACING
Thuja plicata	Western red Arborvitae	4' tall	12	12' O.C.
Acer circinatum	Vine Maple	5 gal.	17	6' O.C.
Corylus cornuta	Beaked Hazelnut	5 gal.	17	6' O.C.
Polystichum munitum	Pineland Swordfern	4 inch	114	4' O.C.
Symphoricarpos albus	Common Snowberry	1 gal.	17	6' O.C.

PLANT LEGEND FOR BUFFER RESTORATION- SEEP AREA- 495 SF

SCIENTIFIC NAME	COMMON NAME	MIN. SIZE	QTY.	SPACING
Crataegus douglasii	Black Hawthorn	4' tall	5	10' O.C.
Cornus alba	Red Osier	1 gal.	5	6' O.C.
Lonicera involucrata	Four-line Honeysuckle	1 gal.	3	6' O.C.
Physocarpus capitatus	Pacific Ninebark	1 gal.	3	6' O.C.
Salix sitchensis	Sitka Willow	1 gal	3	6' O.C.
Carex obnupta	Slough Sedge	plugs	120	2' O.C.

II. Vegetation Management Plan, Type-F Stream, and Steep Slope Performance Standards

A. Vegetation Management Plan Performance Standards

LUC 20.25H.055.C.3.i.v

i. Is the Vegetation Management Plan prepared by a qualified professional?

Finding: The plan was prepared by Anne Cline, a qualified biologist, and Annamarie Clark, B.S., of Raedeke Associates, Inc.

ii. Does the Vegetation Management Plan include the following?

1. A description of existing site conditions, including existing critical area functions and values;

Finding: The Vegetation Management Plan includes a narrative prepared

by Raedeke Associates, Inc. describing the existing site conditions and the critical areas and buffers. The disturbance and removal of vegetation occurred within a steep slope and stream buffer. The vegetation within this area was removed without a permit. A small amount of western lady fern has regrown within the area. The vegetation next to the cleared area contains big-leaf maple, red alder, Sitka willow, Himalayan blackberry, salmon raspberry, western lady fern, and field horsetail. In general, the area is dominated by a dense thicket of Himalayan blackberry. The stream has not been formally classified but it assumed to contain potential fish habitat. Without a stream classification prepared by a qualified professional, the City will consider the stream classification to be Type-F. A small area within the vegetation management plan contains a seep and standing water. In the narrative prepared by Raedeke Associates, Inc., the biologist concludes there is no wetland within this area or in close proximity to the overall disturbed area.

2. **A site history;**

   Finding: The subject properties were subdivided in the early 1990s. Both sites are developed with existing single-family homes. A Type-F stream is present on the property located 16738 SE 34th Street. Stream buffers, steep slopes, and NGPE's are present on both sites.

3. **A discussion of the plan objectives;**

   Finding: The objectives are to install native vegetation in the impacted area and to manage invasive vegetation and improve habitat and stormwater quality functions.

4. **A description of all sensitive features;**

   Finding: The impacted area is a steep slope, and Type-F stream buffer.

5. **Identification of soils, existing vegetation, and habitat associated with species of local importance present on the site;**

   Finding: Impacted vegetation consisted of perennial ryegrass, English ivy. Himalayan blackberry and sword fern. There is evidence of tree removal within the stream buffer. No species of local importance have been identified.

6. **Allowed work windows;**

   Finding: Late November to late March or later if temporary irrigation is provided. **See Temporary Irrigation Conditions of Approval in Section VIII of this report.**

7. **A clear delineation of the area within which clearing and other vegetation management practices are allowed under the plan; and**

   Finding: See plan attached, which shows the work area.

8. **Short- and long-term management prescriptions, including characterization of trees and vegetation to be removed, and restoration and revegetation plans with native species, including native species with a lower growth habit. Such restoration and revegetation plans shall demonstrate that the proposed Vegetation Management Plan will not significantly diminish the functions and values of the critical area or alter the forest and habitat characteristics of the site over time.**

   Finding: Performance standards and long term maintenance goals are included in the submitted plan, which is attached to this report. Limiting invasive species and ensuring plant survival through watering and weed control are necessary for long term success. The restoration planting will include 27 native trees, 91 native shrubs, and 249 native groundcovers, which will sufficiently mitigate the removal of vegetation.

iii. **Would any proposed tree removal result in a significant impact to habitat associated with species of local importance?**

Finding: There is no evidence that the prior tree removal resulted in a significant impact to habitat associated with species of local importance. The restoration planting will include 27 native trees, 91 native shrubs, and 249 native groundcovers, which will sufficiently mitigate the removal of vegetation and 1 native tree.

iv. **Is the area under application subject to any applicable neighborhood restrictive covenants that address view preservation or vegetation management? The existence of and provisions of neighborhood restrictive covenants shall not be entitled to any more or less weight than other reports and materials in the record.**

Finding: No covenants exists.

B. **Type-S or F Stream - Performance standards**
LUC 20.25H.080

i. **Lights shall be directed away from the stream.**

Finding: No lights or lighting are included in the proposal.

ii. **Activity that generates noise such as parking lots, generators, and residential uses shall be located away from the stream or any noise shall be minimized through use of design and insulation techniques.**

Finding: No noise generating activity beyond what is necessary to remove invasive species and install native vegetation is proposed.

iii. **Toxic runoff from new impervious area shall be routed away from the stream.**

Finding: No new impervious area is proposed.

iv. **Treated water may be allowed to enter the stream critical area buffer.**

Finding: The project does not propose to have treated water enter the stream critical area buffer.

v. **The outer edge of the stream critical area buffer shall be planted with dense vegetation to limit pet or human use.**

Finding: The restoration planting will not occur along the outer edge of the stream critical area buffer. However, the restoration planting will include 27 native trees, 91 native shrubs, and 249 native groundcovers, which, when reaching maturity, will limit human or pet use.

vi. **Use of pesticides, insecticides and fertilizers within 150 feet of the edge of the stream critical area buffer shall be in accordance with the City of Bellevue's "Environmental Best Management Practices," now or as hereafter amended.**

Finding: The applicant will be required to submit as part of the required clearing and grading permit information regarding the use of pesticides, insecticides, and fertilizers in accordance with the City of Bellevue's "Environmental Best Management Practices". **See Environmental Best Management Practices Conditions of Approval in Section VIII of this report.**

vii. **All applicable standards of Chapter 24.06 BCC, Storm and Surface Water Utility Code, are met.**

Finding: The proposed vegetation replanting meets the applicable utility standards.

C. **Landslide hazards and steep slopes- Performance Standards**
LUC 20.25H.125

i. **Structures and improvements shall minimize alterations to the natural contour of the slope, and foundations shall be tiered where possible to**

conform to existing topography;

Finding: No structures are proposed, and the proposed vegetation planting and placing of coir walls will minimize slope alterations.

ii. **Structures and improvements shall be located to preserve the most critical portion of the site and its natural landforms and vegetation;**

Finding: No structures are proposed, and the proposed vegetation planting and placing of coir walls will preserve the slopes and restore native vegetation.

iii. **The proposed development shall not result in greater risk or a need for increased buffers on neighboring properties;**

Finding: The development is limited to the placement of coir logs on the steep slopes and the restoration of native plantings, which will eliminate or greatly reduce potential erosion.

iv. **The use of retaining walls that allow the maintenance of existing natural slope area is preferred over graded artificial slopes where graded slopes would result in increased disturbance as compared to use of retaining wall;**

Finding: No retaining walls are proposed.

v. **Development shall be designed to minimize impervious surfaces within the critical area and critical area buffer;**

Finding: No impervious surface is proposed within the critical area or buffer.

vi. **Where change in grade outside the building footprint is necessary, the site retention system should be stepped and regrading should be designed to minimize topographic modification. On slopes in excess of 40 percent, grading for yard area may be disallowed where inconsistent with this criteria;**

Finding: No changes in grade are proposed.

vii. **Building foundation walls shall be utilized as retaining walls rather than rockeries or retaining structures built separately and away from the building wherever feasible. Freestanding retaining devices are only permitted when they cannot be designed as structural elements of the building foundation;**

Finding: No permanent freestanding retaining devices are proposed. The proposed coir logs are biodegradable and temporary.

viii. **On slopes in excess of 40 percent, use of pole-type construction which conforms to the existing topography is required where feasible. If**

pole-type construction is not technically feasible, the structure must be tiered to conform to the existing topography and to minimize topographic modification;

Finding: No structures are proposed.

ix. On slopes in excess of 40 percent, piled deck support structures are required where technically feasible for parking or garages over fill-based construction types; and

Finding: No structures are proposed

x. Areas of new permanent disturbance and all areas of temporary disturbance shall be mitigated and/or restored pursuant to a mitigation and restoration plan meeting the requirements of LUC 20.25H.210.

Finding: The proposal includes a restoration plan and establishes maintenance and monitoring of the planting consistent with the code. A land use inspection will be required after installation. **See Restoration, Monitoring, and Inspection Conditions of Approval in Section VIII of this report.**

III. Public Notice and Comment

Application Date:	July 26, 2019
Public Notice (500 feet):	August 22, 2019
Minimum Comment Period:	September 5, 2019

The Notice of Application for this project was published in the City of Bellevue weekly permit bulletin and Seattle Times on August 22, 2019. It was mailed to property owners within 500 feet of the project site. One comment was received from the Muckleshoot Indian Tribe regarding the stream typing, which is discussed below.

Public comment questioning if the on-site stream should be considered a Type-F or Type- N stream.

Staff Response: Without a stream study performed by a qualified professional, it is not known whether the stream is a Type-N, or Type-F stream. Without a stream study, the City will consider the stream to be a Type-F stream. The proposal meets the requirements for restoration planting within a Type-F stream buffer.

IV. Summary of Technical Reviews

i. Clearing and Grading

The Clearing and Grading Division of the Development Services Department has reviewed the proposed site development for compliance with Clearing and Grading codes and standards. The Clearing and Grading staff approved the application.

ii. Utility Review

The Utility Review Division of the Development Services Department has reviewed the proposed site development for compliance with Utility codes and standards and approved the application.

V. State Environmental Policy Act (SEPA)

The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the proposal. The Environmental Checklist submitted with the application adequately discloses expected environmental impacts associated with the project. The City codes and requirements, including the Clear and Grade Code, Utility Code, Land Use Code, Noise Ordinance, Building Code and other construction codes are expected to mitigate potential environmental impacts. Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements.

i. Earth and Water

A temporary erosion and sedimentation control measures plan will be required. Erosion and sedimentation control requirements and BMPs will be reviewed by the Clearing and Grading Department as part of the future building permit. Erosion and sediment control best management practices include the installation of silt fencing around the work area, covering exposed soils, not working in wet conditions, etc. In addition, the placement of coir logs on the steep slopes and the restoration of native plantings will eliminate or greatly reduce potential erosion.

ii. Plants and Animals

The project site restores vegetation to the steep slope and Type-F stream buffer that were impacted by the unpermitted removal of vegetation. Provided the restoration is done correctly and given time, the resulting site will have significantly improved function and value, reduced invasive species, and increase native vegetation coverage.

iii. Noise

The only noise anticipated as a result of this work will be during installation of vegetation and from maintenance activity. Any noise is regulated by Chapter 9.18 BCC.

VI. Decision Criteria

A. 20.30P.140 Critical Area Land Use Permit Decision Criteria – Decision Criteria

The Director may approve, or approve with modifications an application for a Critical Area Land Use Permit if:

1. **The proposal obtains all other permits required by the Land Use Code;**
   The applicant must obtain a clearing and grading permit. **See Permit Conditions of Approval in Section VIII of this report.**

2. **The proposal utilizes to the maximum extent possible the best available construction, design and development techniques which result in the least impact on the critical area and critical area buffer;**
   The proposal will remove invasive vegetation and restore the area with native vegetation.

3. **The proposal incorporates the performance standards of Part 20.25H to the maximum extent applicable, and ;**
   The performance standards related to Type-F Streams are being met by this proposal as described in Section III above.

4. **The proposal will be served by adequate public facilities including street, fire protection, and utilities; and;**
   The proposed activity does not impact public facilities.

5. **The proposal includes a mitigation or restoration plan consistent with the requirements of LUC Section 20.25H.210; and**
   The proposal includes a restoration plan and establishes maintenance and monitoring of the planting consistent with the code. **See Restoration, Maintenance, and Monitoring Conditions of Approval in Section VIII of this report.**

6. **The proposal complies with other applicable requirements of this code.**
   The proposal complies with all other applicable requirements of the Land Use Code.

VII. Conclusion and Decision

After conducting the various administrative reviews associated with this proposal, including Land Use Code consistency, SEPA, City Code and Standard compliance reviews, the Director of the Development Services Department does hereby **approve with conditions** the required restoration of the steep slope and Type-F stream buffer. **Approval of this Critical Areas Land Use Permit does not constitute a permit for construction. A clear and grade permit is required and all plans are subject to review for compliance with applicable City of Bellevue codes and standards.**

Note- Expiration of Approval: In accordance with LUC 20.30P.150 a Critical Areas Land Use Permit automatically expires and is void if the applicant fails to file for a building permit or other necessary development permits within one year of the effective date of the approval.

VIII. Conditions of Approval

The applicant shall comply with all applicable Bellevue City Codes and Ordinances including but not limited to:

Applicable Ordinances	Contact Person
Clearing and Grading Code- BCC 23.76	Tom McFarlane, 425-452-5207
Utility Code BCC 24	Jason Felgar, 425-452-7851

Land Use Code- BCC Title 20	Drew Folsom, 425-452-4441
Noise Control- BCC 9.18	Drew Folsom, 425-452-4441

The following conditions are imposed under the Bellevue City Code or SEPA authority referenced:

1. **Clearing and Grading Permit:** Approval of this Critical Areas Land Use Permit does not constitute an approval of a development permit. Application for a clearing and grading permit must be submitted and approved. Plans submitted as part of the permit application shall be consistent with the activity permitted under this approval.

   Authority: Land Use Code 20.30P.140
   Reviewer: Drew Folsom, Development Services Department

2. **Restoration and Mitigation Planting and Monitoring Plans:** Plans submitted for the clearing and grading permit must show the proposed restoration planting and monitoring plans.

   Authority: Land Use Code 20.30P.140
   Reviewer: Drew Folsom, Development Services Department

3. **Maintenance and Monitoring:** Maintenance and monitoring are required to be carried out as detailed in the submitted plan. The annual reports can be sent to Drew Folsom at dfolsom@bellevuewa.gov or to the address below:

   Environmental Planning Manager
   Development Services Department
   City of Bellevue
   PO Box 90012
   Bellevue, WA 98009-9012

   Authority: Land Use Code 20.25H.220.D
   Reviewer: Drew Folsom, Development Services Department

4. **Installation and Maintenance Sureties and 5-Year Monitoring**
   Separate installation and maintenance sureties are required for the mitigation planting and based on cost estimates, which includes all costs associated with plant installation and maintenance and monitoring for 5 years respectively. The cost estimate is required to be submitted as part of the clearing and grading permit application, and the installation surety is required prior to permit issuance. The maintenance surety is required prior to clearing and grading final inspection. The maintenance surety will be released upon successful completion of the 5-year maintenance and monitoring period and inspection by Land Use.

   Authority: Land Use Code 20.25H.255
   Reviewer: Drew Folsom, Development Services Department

5. **Temporary Irrigation**
   Temporary irrigation will be required in areas where native planting does not occur between late November and late March.

   Authority: Land Use Code LUC 20.25H.055.C.3.i.v.B.6
   Reviewer: Drew Folsom, Development Services Department

6. **Land Use Inspection:** Following the installation of planting, the applicant shall contact Land Use staff to inspect the planting area prior to clearing and grading inspection. A final inspection by Land Use staff is required to release the maintenance surety after the 5 year

   Authority: Land Use Code 20.30P.140
   Reviewer: Drew Folsom, Development Services Department

7. **Pesticides, Insecticides, and Fertilizers:** The applicant must submit as part of the required clearing and grading permit information regarding the use of pesticides, insecticides, and fertilizers in accordance with the City of Bellevue's "Environmental Best Management Practices".

   Authority: Land Use Code 20.25H.080
   Reviewer: Drew Folsom, Development Services Department

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use 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 reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

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

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [HELP]

1. Name of proposed project, if applicable:
   Slope and Stream buffer restoration project at 16716 and 16738 SE 34th Street (Wildish and Tracy former residence).

2. Name of applicant:

D.Pah 8/16/2019

Mark Tracy

2. Address and phone number of applicant and contact person:
Mark Tracy: 995 7th Ave NW #530, Issaquah, WA 98027- (425) 985-6745
Contact Person: Charlie Klinge-STEPHENS & KLINGE LLP
Key Center Bellevue
601 - 108th Avenue NE, Suite 1900
Bellevue, WA 98004
Main: (425) 453-6206
Direct: (425) 429-2531

3. Date checklist prepared:
August 8, 2019

4. Agency requesting checklist:
City of Bellevue

5. Proposed timing or schedule (including phasing, if applicable):
The restoration planting for the steep slope and stream buffer will occur in September or October of 2019.

6. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
No.

7. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
Critical Areas Land Use Permit Application (City of Bellevue), Steep Slope and Buffer Restoration Plan (2 sheets), and a memorandum to Charlie Klinge RE: Tracy Temporary Disturbance Restoration that was submitted with the Land Use Application and the Restoration plan sheet to the City of Bellevue.

8. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.
No

10. List any government approvals or permits that will be needed for your proposal, if known.
City of Bellevue, Critical Area Land Use Permit and Grading Permit.

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.)
Restoration of a steep slope and stream buffer through the installation and establishment of a native plant community related to the clearing of a buffer and a steep slope as part of construction staging for a single family residential pool remodeling project. Vegetation was disturbed in the removal of concrete

8/19/2019

pieces on a hillside located on the southeast corner of the house, adjacent to the swimming pool. The City of Bellevue determined this hill to be a steep slope. Approximately 950 square feet of vegetation of the steep slope was disturbed in the placing and removal of the concrete. In order to access the debris and remove it, an approximately 10-foot-wide swath was cleared of vegetation from the bottom of the hill to SE 34th Street through the Tracy's property and the adjoining neighbor's property. The area with the access path was determined to be located in the buffer of a tributary of Vasa Creek. Approximately 2,330 square feet of buffer was cleared to remove the concrete pieces. Both areas will be restored through the installation of native plants appropriate for the hydrologic condition present. Prior to planting, all invasive species will be removed from the restoration areas. Upon completion of planting the restoration areas will be mulched with a woody mulch.

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

The site is located at 16716 and 16738 SE 34th Street corresponding to King County tax parcels 1224059038 and 1224059187. The steep slope disturbance is located east of the 16716 SE 34th St residence, adjacent to the pool. The stream buffer disturbance is located on both properies, and southwest of the 16738 SE 34th St. residence. The stream buffer is located in a ravine between the two homes.

Legal description of 16716 SE 34th St: LOT 3 KING COUNTY SHORT PLAT NO 1088004
Section 12 Township, 24N Range 5E, W.M.
King County Tax parcel 1124059038

B. Environmental Elements [HELP]

1. Earth [help]

a. General description of the site:

The homes are located in a relatively built-out suburban neighborhood within a developed area of Bellevue. The area between the two homes is ravine like, and undeveloped due to the stream at the bottom of the ravine.

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

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

60%

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.

NRCS maps the soils as Everett gravelly sandy loam. Our test pits indicated sandy loam soils, and sandy soils. No soils will be removed from site.

D. [illegible] 8/19/2019

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

No. King County Imap does not indicate any landslide activity or even potential landslide and steep slope hazard areas in the general vicinity of the disturbance.

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.

No filling, excavation, or grading is proposed.

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

The steep slope has already been cleared. Erosion could occur on the steep slope during heavy rain events. The project, installation of coir logs on hillside and restoration with native plants for the disturbed area, will eliminate or greatly reduce potential erosion.

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

Not applicable. We are not proposing any construction.

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

Install native plants and mulch the steep slope before heavy rains arrive in the winter months. Install coir logs on the steep slope to protect from erosion. FURTHER MITIGATED PER Sec.23.76.090 "EROSION AND SEDIMENTATION CONTROL"

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.

No special construction equipment will be used to plant the restoration area. Typical landscape tools will be used such as landscape trucks to stage plants in the area and the use of blowers to clean up any hardscape areas after the installation is complete. Maintenance of the restoration area will be done using hand tools and will not result in emissions.

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

No

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

None

3. *Water* [help]

a. Surface Water: [help]

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.

D. [illegible] 8/19/2019

A tributary of Vasa Creek, a perennial stream, is located on the adjacent property at 16738. The creek is daylighed for approximately 75 feet north of SE 34th St. and is then piped through the rest of the property. The main stem of Vasa Creek empties into Lake Sammamish.

The WDFW National Wetlands Inventory Map (2019) and WDNR Forest Practices water typing map (2019), depict this tributary of Vasa Creek as a non-fish bearing stream. The main stem of Vasa Creek which is located south of SE 34th is mapped as 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.
3,280 square feet were cleared of vegetation within 200 feet of the stream. We are proposing to install native vegetation and apply mulch within the cleared area.

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.
Not applicable. No fill or dredge material would be placed or removed.

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, King County Imap does not map this property within a 100 year floodplain.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.
No

b. Ground Water: [help]

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.
No

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.
No waste material will be discharged.

8/19/2019

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.
No runoff will result from the installation of native plants and mulch.

2) Could waste materials enter ground or surface waters? If so, generally describe.
Not applicable.

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

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:
Not applicable.

4. *Plants* [help]

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

__X__deciduous tree: alder, maple, aspen, other
____evergreen tree: fir, cedar, pine, other
__X__shrubs
__X__grass
____pasture
____crop or grain
____ Orchards, vineyards or other permanent crops.
__X__ wet soil plants: cattail, buttercup, bullrush, 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?
Vegetation has already been cleared from the restoration areas. Prior to the clearing of the steep slope, it appears it was primarily vegetated with non-native grasses such as perennial ryegrass (*Lolium perenne*), English ivy (*Hedera helix*), Himalyan blackberry (*Rubus armeniacus*), and sword fern (*Polystichum munitum*). Any remaining Himalyan blackberry, English ivy and other non-native invasive weeds will be removed in the restoration area prior to the native plant installation.

The dominant vegetation in the steam buffer and surrounding landscape is Himalyan blackberry. Other shrubs growing in the area include salmonberry (*Rubus spectabilis*). We saw evidence that one red alder tree (*Alnus rubra*) was cut down in the buffer. This red alder was approximately 8 inches measured 4 feet from the ground. Other red alders growing nearby are

D.Fox 8/19/2019

of a similar size. Himalyan blackberry will be removed from the restoration area prior to the installation of the native plants.

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

No threatened and endangered species are known to occur near the site.

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

Native plants will be installed in the restoration areas constituting 3,280 square feet. The restoration planting will include 27 native trees, 91 native shrubs, and 294 native groundcovers, which will more than mitigate for the loss of one Alder tree.

e. List all noxious weeds and invasive species known to be on or near the site.

Himalyan blackberry (*Rubus armeniacus)*
English ivy (*Hedera helix*)

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. Songbirds

Examples include:

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

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

No threatened and endangered species are known to occur near the site.

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

No

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

Install native evergreen trees, native decidouse trees, native shrubs, and native groundcover to enhance wildlife habitat in the area.

e. List any invasive animal species known to be on or near the site.

We do not know of any invasive animal species occurring 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.

Not applicable.

8/19/2019

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
No, the restoration area will be planted with trees which could affect solar on the two houses; however, the home at 16716 SE 34th St. is approximately 50 feet away from the restoration area and much higher in elevation than the restoration area. The home at 16738 SE 34th St. is greater than 100 feet from the restoration area.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:
Not applicable

7. *Environmental Health* [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.
No.

1) Describe any known or possible contamination at the site from present or past uses.
We do not know of any possible contamination at the site.

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. None.

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.
No toxic or hazardous chemical will be used or store during the restoration or during the maintenance of the restoration areas.

4) Describe special emergency services that might be required.
None.

5) Proposed measures to reduce or control environmental health hazards, if any:
Not applicable

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
None.

8/19/2019

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.
The project will not increase the level of noise in the neighborhood.

3) Proposed measures to reduce or control noise impacts, if any:
None needed. NOISE FURTHER MITIGATED PER BEC 9.18 "NOISE CONTROL"

8. *Land and Shoreline Use* [help]

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.
The site and adjacent properties are currently single-family homes and will not be affected by the proposed restoration.

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?
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:
No.

c. Describe any structures on the site.
The site is comprised of two single-family residences.

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

e. What is the current zoning classification of the site?
Single Family, R-5.

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

g. If applicable, what is the current shoreline master program designation of the site?
Not applicable. This project area is not located in a shoreline.

i. Has any part of the site been classified as a critical area by the city or county? If so, specify.

8/19/2019

Yes, the City of Belleuve has classified part of the site as a steep slope including 950 square feet of the disturbed area.

i. Approximately how many people would reside or work in the completed project?
Not applicable

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

k. Proposed measures to avoid or reduce displacement impacts, if any:
Not Applicable

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
The proposed restoration area will remain protected as the buffer to a critical area and as a steep slope critical area. Development will never occur in the restoration area due to the proximity of critical areas. Therefore installing native plants within this area is compatible with existing and projected land use.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:
Not applicable

9. Housing [help]

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
Not applicable

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
Not applicable

c. Proposed measures to reduce or control housing impacts, if any:
Not applicable

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?
No structures are proposed.

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

8/19/2019

No views would be obstructed or altered.

d. Proposed measures to reduce or control aesthetic impacts, if any:
Not applicable

11. Light and Glare [help]

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
This proposal will not produce light or glare.

b. Could light or glare from the finished project be a safety hazard or interfere with views?
Not applicable

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

d. Proposed measures to reduce or control light and glare impacts, if any:
Not applicable

12. Recreation [help]

a. What designated and informal recreational opportunities are in the immediate vicinity?
Spiritridge Park is located approximately 0.4 miles away.
Lake Sammamish is located approximately 0.2 miles away.

b. Would the proposed project displace any existing recreational uses? If so, describe.
No

b. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
Not applicable

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 ? If so, specifically describe.
We are not aware of any buildings, sites or structures that are listed or eligible for listing.

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. .
We are not aware of any historic use of the site or areas of cultural importance near the site. No professional studies were conducted at the restoration site.

8/19/2019

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.

No impacts are proposed at the project site.

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.

No impacts are proposed at the project site.

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.

SE 34th Street serves the site, but will not be affected by the project.

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?

Not applicable

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

Not applicable

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).

Not applicable

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

Not applicable

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?

Not applicable

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.

No

6/19/2019

h. Proposed measures to reduce or control transportation impacts, if any:
None

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.
No

b. Proposed measures to reduce or control direct impacts on public services, if any.
Not applicable

16. Utilities [help]

a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____
None.

e. 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.
Not applicable

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: Anne Cline

Name of signee Anne Cline

Position and Agency/Organization Landscape Architect, Raedeke Associates, Inc.

Date Submitted: 8/12/2019

D. Supplemental sheet for nonproject actions [HELP]

RH 8/19/2019

(**IT IS NOT NECESSARY** to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

DT 8/19/2019

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use 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 reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

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

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [HELP]

1. Name of proposed project, if applicable:
   Slope and Stream buffer restoration project at 16716 and 16738 SE 34th Street (Wildish and Tracy former residence).

2. Name of applicant:

Mark Tracy

2. Address and phone number of applicant and contact person:
Mark Tracy: 995 7th Ave NW #530, Issaquah, WA 98027- (425) 985-6745
Contact Person: Charlie Klinge-STEPHENS & KLINGE LLP
Key Center Bellevue
601 - 108th Avenue NE, Suite 1900
Bellevue, WA 98004
Main: (425) 453-6206
Direct: (425) 429-2531

3. Date checklist prepared:
August 8, 2019

4. Agency requesting checklist:
City of Bellevue

5. Proposed timing or schedule (including phasing, if applicable):
The restoration planting for the steep slope and stream buffer will occur in September or October of 2019.

6. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
No.

7. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
Critical Areas Land Use Permit Application (City of Bellevue), Steep Slope and Buffer Restoration Plan (2 sheets), and a memorandum to Charlie Klinge RE: Tracy Temporary Disturbance Restoration that was submitted with the Land Use Application and the Restoration plan sheet to the City of Bellevue.

8. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.
No

10. List any government approvals or permits that will be needed for your proposal, if known.
City of Bellevue, Critical Area Land Use Permit and Grading Permit.

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.)
Restoration of a steep slope and stream buffer through the installation and establishment of a native plant community related to the clearing of a buffer and a steep slope as part of construction staging for a single family residential pool remodeling project. Vegetation was disturbed in the removal of concrete

pieces on a hillside located on the southeast corner of the house, adjacent to the swimming pool. The City of Bellevue determined this hill to be a steep slope. Approximately 950 square feet of vegetation of the steep slope was disturbed in the placing and removal of the concrete. In order to access the debris and remove it, an approximately 10-foot-wide swath was cleared of vegetation from the bottom of the hill to SE 34th Street through the Tracy's property and the adjoining neighbor's property. The area with the access path was determined to be located in the buffer of a tributary of Vasa Creek. Approximately 2,330 square feet of buffer was cleared to remove the concrete pieces. Both areas will be restored through the installation of native plants appropriate for the hydrologic condition present. Prior to planting, all invasive species will be removed from the restoration areas. Upon completion of planting the restoration areas will be mulched with a woody mulch.

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

The site is located at 16716 and 16738 SE 34th Street corresponding to King County tax parcels 1224059038 and 1224059187. The steep slope disturbance is located east of the 16716 SE 34th St residence, adjacent to the pool. The stream buffer disturbance is located on both properies, and southwest of the 16738 SE 34th St. residence. The stream buffer is located in a ravine between the two homes.

Legal description of 16716 SE 34th St: LOT 3 KING COUNTY SHORT PLAT NO 1088004
Section 12 Township, 24N Range 5E, W.M.
King County Tax parcel 1124059038

B. Environmental Elements [HELP]

1. Earth [help]

a. General description of the site:

The homes are located in a relatively built-out suburban neighborhood within a developed area of Bellevue. The area between the two homes is ravine like, and undeveloped due to the stream at the bottom of the ravine.

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

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

60%

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.

NRCS maps the soils as Everett gravelly sandy loam. Our test pits indicated sandy loam soils, and sandy soils. No soils will be removed from site.

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

No. King County Imap does not indicate any landslide activity or even potential landslide and steep slope hazard areas in the general vicinity of the disturbance.

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.

No filling, excavation, or grading is proposed.

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

The steep slope has already been cleared. Erosion could occur on the steep slope during heavy rain events. The project, installation of coir logs on hillside and restoration with native plants for the disturbed area, will eliminate or greatly reduce potential erosion.

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

Not applicable. We are not proposing any construction.

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

Install native plants and mulch the steep slope before heavy rains arrive in the winter months. Install coir logs on the steep slope to protect from erosion.

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.

No special construction equipment will be used to plant the restoration area. Typical landscape tools will be used such as landscape trucks to stage plants in the area and the use of blowers to clean up any hardscape areas after the installation is complete. Maintenance of the restoration area will be done using hand tools and will not result in emissions.

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

No

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

None

3. Water [help]

a. Surface Water: [help]

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.

A tributary of Vasa Creek, a perennial stream, is located on the adjacent property at 16738. The creek is daylighed for approximately 75 feet north of SE 34th St. and is then piped through the rest of the property. The main stem of Vasa Creek empties into Lake Sammamish.

The WDFW National Wetlands Inventory Map (2019) and WDNR Forest Practices water typing map (2019), depict this tributary of Vasa Creek as a non-fish bearing stream. The main stem of Vasa Creek which is located south of SE 34th is mapped as 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.
3,280 square feet were cleared of vegetation within 200 feet of the stream. We are proposing to install native vegetation and apply mulch within the cleared area.

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.
Not applicable. No fill or dredge material would be placed or removed.

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, King County Imap does not map this property within a 100 year floodplain.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.
No

b. Ground Water: [help]

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.
No

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.
No waste material will be discharged.

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.
No runoff will result from the installation of native plants and mulch.

2) Could waste materials enter ground or surface waters? If so, generally describe.
Not applicable.

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

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:
Not applicable.

4. Plants [help]

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

__X__deciduous tree: alder, maple, aspen, other
____evergreen tree: fir, cedar, pine, other
__X__shrubs
__X__grass
____pasture
____crop or grain
____ Orchards, vineyards or other permanent crops.
__X__ wet soil plants: cattail, buttercup, bullrush, 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?
Vegetation has already been cleared from the restoration areas. Prior to the clearing of the steep slope, it appears it was primarily vegetated with non-native grasses such as perennial ryegrass (*Lolium perenne*), English ivy (*Hedera helix*), Himalyan blackberry (*Rubus armeniacus*), and sword fern (*Polystichum munitum*). Any remaining Himalyan blackberry, English ivy and other non-native invasive weeds will be removed in the restoration area prior to the native plant installation.

The dominant vegetation in the steam buffer and surrounding landscape is Himalyan blackberry. Other shrubs growing in the area include salmonberry (*Rubus spectabilis*). We saw evidence that one red alder tree (*Alnus rubra*) was cut down in the buffer. This red alder was approximately 8 inches measured 4 feet from the ground. Other red alders growing nearby are

of a similar size. Himalyan blackberry will be removed from the restoration area prior to the installation of the native plants.

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

No threatened and endangered species are known to occur near the site.

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

Native plants will be installed in the restoration areas constituting 3,280 square feet. The restoration planting will include 27 native trees, 91 native shrubs, and 294 native groundcovers, which will more than mitigate for the loss of one Alder tree.

e. List all noxious weeds and invasive species known to be on or near the site.

Himalyan blackberry (*Rubus armeniacus)*
English ivy (*Hedera helix*)

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. Songbirds

Examples include:

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

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

No threatened and endangered species are known to occur near the site.

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

No

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

Install native evergreen trees, native decidouse trees, native shrubs, and native groundcover to enhance wildlife habitat in the area.

e. List any invasive animal species known to be on or near the site.

We do not know of any invasive animal species occurring 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.

Not applicable.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
No, the restoration area will be planted with trees which could affect solar on the two houses; however, the home at 16716 SE 34th St. is approximately 50 feet away from the restoration area and much higher in elevation than the restoration area. The home at 16738 SE 34th St. is greater than 100 feet from the restoration area.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:
Not applicable

7. *Environmental Health* [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.
No.

1) Describe any known or possible contamination at the site from present or past uses.
We do not know of any possible contamination at the site.

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. None.

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.
No toxic or hazardous chemical will be used or store during the restoration or during the maintenance of the restoration areas.

4) Describe special emergency services that might be required.
None.

5) Proposed measures to reduce or control environmental health hazards, if any:
Not applicable

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 a long-term basis (for example: traffic, construction, operation, other)? Indi-cate what hours noise would come from the site.
The project will not increase the level of noise in the neighborhood.

3) Proposed measures to reduce or control noise impacts, if any:
None needed.

8. Land and Shoreline Use [help]

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.
The site and adjacent properties are currently single-family homes and will not be affected by the proposed restoration.

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?
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:
No.

c. Describe any structures on the site.
The site is comprised of two single-family residences.

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

e. What is the current zoning classification of the site?
Single Family, R-5.

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

g. If applicable, what is the current shoreline master program designation of the site?
Not applicable. This project area is not located in a shoreline.

i. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Yes, the City of Belleuve has classified part of the site as a steep slope including 950 square feet of the disturbed area.

i. Approximately how many people would reside or work in the completed project?
Not applicable

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

k. Proposed measures to avoid or reduce displacement impacts, if any:
Not Applicable

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
The proposed restoration area will remain protected as the buffer to a critical area and as a steep slope critical area. Development will never occur in the restoration area due to the proximity of critical areas. Therefore installing native plants within this area is compatible with existing and projected land use.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:
Not applicable

9. Housing [help]

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
Not applicable

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
Not applicable

c. Proposed measures to reduce or control housing impacts, if any:
Not applicable

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?
No structures are proposed.

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

No views would be obstructed or altered.

d. Proposed measures to reduce or control aesthetic impacts, if any:
Not applicable

11. Light and Glare [help]

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
This proposal will not produce light or glare.

b. Could light or glare from the finished project be a safety hazard or interfere with views?
Not applicable

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

d. Proposed measures to reduce or control light and glare impacts, if any:
Not applicable

12. Recreation [help]

a. What designated and informal recreational opportunities are in the immediate vicinity?
Spiritridge Park is located approximately 0.4 miles away.
Lake Sammamish is located approximately 0.2 miles away.

b. Would the proposed project displace any existing recreational uses? If so, describe.
No

b. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
Not applicable

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 ? If so, specifically describe.
We are not aware of any buildings, sites or structures that are listed or eligible for listing.

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. .
We are not aware of any historic use of the site or areas of cultural importance near the site. No professional studies were conducted at the restoration site.

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.

No impacts are proposed at the project site.

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.

No impacts are proposed at the project site.

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.

SE 34th Street serves the site, but will not be affected by the project.

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?

Not applicable

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

Not applicable

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).

Not applicable

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

Not applicable

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?

Not applicable

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.

No

h. Proposed measures to reduce or control transportation impacts, if any:
None

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.
No

b. Proposed measures to reduce or control direct impacts on public services, if any.
Not applicable

16. Utilities [help]

a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____
None.

e. 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.
Not applicable

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: Anne Cline

Name of signee Anne Cline

Position and Agency/Organization Landscape Architect, Raedeke Associates, Inc.

Date Submitted: 8/12/2019

D. Supplemental sheet for nonproject actions [HELP]

(**IT IS NOT NECESSARY** to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

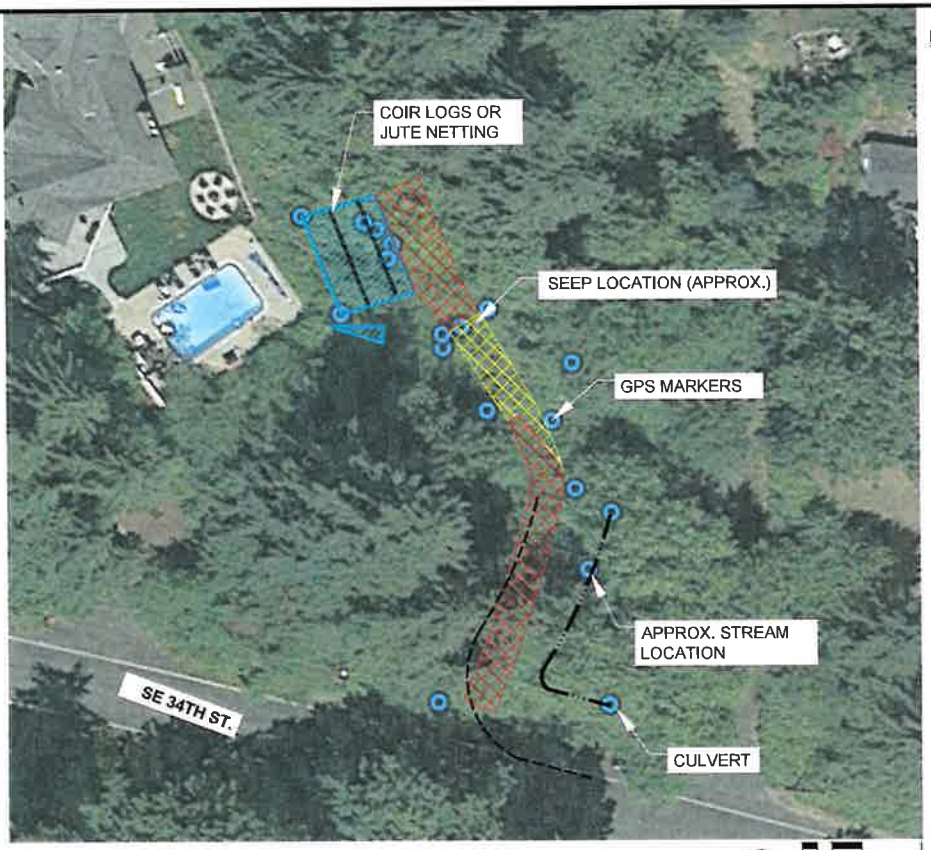
5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

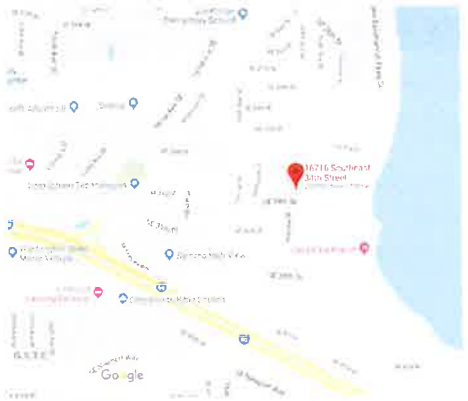
Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.



LEGEND

- BUFFER RESTORATION 2,330 SF APPROX.
- STEEP SLOPE RESTORATION 950 SF APPROX.
- APPROX. STREAM LOCATION
- APPROX. 25 FT. STREAM BUFFER



VICINITY MAP

PLANT LEGEND FOR STEEP SLOPE- 950 SF

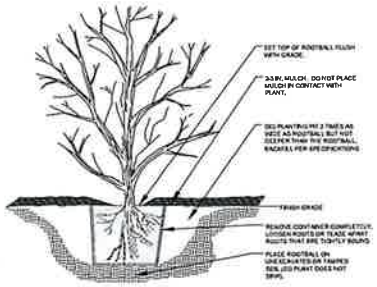
SCIENTIFIC NAME	COMMON NAME	MIN. SIZE	QTY.	SPACING
Acer macrophyllum	Big Leaf Maple	4' tall	5	10' O.C.
Pseudotsuga menziesii	Douglas Fir	4' tall	5	10' O.C.
Amelanchier alnifolia	Saskatoon Service-berry	2 gal.	2	6' O.C.
Philadelphus lewisii	Mock Orange	2 gal.	2	6' O.C.
Polystichum munitum	Pineland Swordfern	4 inch	60	4' O.C.
Ribes sanguineum	Redflower Currant	2 gal.	2	6' O.C.
Rosa nutkana	Nootka Rose	1 gal.	10	6' O.C.
Symphoricarpos albus	Common Snowberry	1 gal.	10	6' O.C.

PLANT LEGEND FOR BUFFER RESTORATION - DRY- 1,835 SF

SCIENTIFIC NAME	COMMON NAME	MIN. SIZE	QTY.	SPACING
Thuja plicata	Western red Arborvitae	4' tall	12	12' O.C.
Acer circinatum	Vine Maple	5 gal.	17	6' O.C.
Corylus cornuta	Beaked Hazelnut	5 gal.	17	6' O.C.
Polystichum munitum	Pineland Swordfern	4 inch	114	4' O.C.
Symphoricarpos albus	Common Snowberry	1 gal.	17	6' O.C.

PLANT LEGEND FOR BUFFER RESTORATION- SEEP AREA- 495 SF

SCIENTIFIC NAME	COMMON NAME	MIN. SIZE	QTY.	SPACING
Crataegus douglasii	Black Hawthorn	4' tall	5	10' O.C.
Cornus alba	Red Osier	1 gal.	5	6' O.C.
Lonicera involucrata	Four-line Honeysuckle	1 gal.	3	6' O.C.
Physocarpus capitatus	Pacific Ninebark	1 gal.	3	6' O.C.
Salix sitchensis	Sitka Willow	1 gal.	3	6' O.C.
Carex obnupta	Slough Sedge	plugs	120	2' O.C.



1 CONTAINER TREE OR SHRUB PLANTING DETAIL
NTS

COIR LOGS INSTALLED ON A STEEP SLOPE

AERIAL IMAGE FROM GOOGLE EARTH. THE AREA OF DISTURBANCE WAS NOT SURVEYED. WE MARKED THE LIMITS OF RESTORATION WITH A GPS UNIT AND USED A MEASURING TAPE TO LAYOUT THE AREAS OF DISTURBANCE.

Call 2 Working Days Before You Dig
1-800-424-5555
Utilities Underground Location Center

Raedeke Associates, Inc.
2111 N Northgate Way, Ste 219
Seattle, WA 98133

Date	By	Revision Description

STEEP SLOPE AND BUFFER RESTORATION PLAN

STEPHENS & KLINGE, LLP

WILDISH & TRACY RESIDENCE

BELLEVUE, WA

SHEET 1 OF 2

GENERAL NOTES AND CONDITIONS

1.0 GENERAL CONDITIONS

1.1 GENERAL DESCRIPTION

FURNISH ALL MATERIALS, TOOLS, EQUIPMENT, AND LABOR NECESSARY FOR THE COMPLETION OF SITE PREPARATION AND PLANTING, AS INDICATED ON DRAWINGS AND SPECIFIED HEREINAFTER. WORK INCLUDES REMOVAL OF INVASIVE PLANT SPECIES BY HAND METHODS, PLANTING, MULCHING, AND GUARANTEE OF PLANTED AREAS AS SPECIFIED HEREIN.

1.2 CONSTRUCTION OBSERVATION / QUALITY ASSURANCE / GUARANTEE

THE PROJECT BIOLOGIST / ARCHITECT SHALL BE INVOLVED DURING THE FOLLOWING PHASES OF CONSTRUCTION: (1) APPROVAL OF PLANTS, PLANTING LOCATIONS AND TECHNIQUES; AND (2) FINAL INSPECTION. PRIOR NOTICE OF 48 HOURS TO THE PROJECT BIOLOGIST FOR THE ABOVE ACTIVITIES IS REQUIRED.

APPROVAL BY THE PROJECT BIOLOGIST MUST BE RECEIVED PRIOR TO PLANT SUBSTITUTIONS. THESE MAY BE PERMITTED BASED ON PLANT AVAILABILITY.

ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE FULL YEAR FROM THE DATE OF ACCEPTANCE OF THE WORK BY THE PROJECT BIOLOGIST. ANY DEAD PLANTED MATERIAL OR PLANTED MATERIAL THAT IS NOT IN VIGOROUS CONDITION WITHIN A PERIOD OF ONE YEAR FROM ACCEPTANCE OF THE WORK SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

1.3 SITE CONDITIONS / DAMAGE / CLEANUP

THE PROJECT BIOLOGIST SHALL BE NOTIFIED IMMEDIATELY IF SITE CONDITIONS DIFFER FROM THOSE SHOWN IN THE PLANS. CARE SHALL BE TAKEN TO PROTECT THE STEEP SLOPE & STREAM DURING CONSTRUCTION ACTIVITIES. THE MITIGATION PLANTING AREAS SHALL BE CLEARLY MARKED BY CONTRACTOR AND APPROVED BY THE PROJECT BIOLOGIST PRIOR TO THE INITIATION OF CONSTRUCTION ACTIVITIES.

ANY ITEMS NOT SHOWN IN THE PLANS, SUCH AS EXISTING BUILDINGS, EQUIPMENT, UNDERGROUND UTILITIES, WALKS, AND/OR ROADS DAMAGED BY THE CONTRACTOR SHALL BE REPLACED AND/OR REPAIRED AT THE CONTRACTOR'S EXPENSE, IN A MANNER SATISFACTORY TO THE OWNER/CONSTRUCTION SITE SUPERINTENDENT BEFORE FINAL PAYMENT WILL BE MADE.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING PLANTED AREAS FREE OF DEBRIS. UPON COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL REMOVE ALL SURPLUS MATERIAL, EQUIPMENT, AND DEBRIS FROM THE SITES. ALL PLANTED AREAS SHALL BE RAKE-CLEAN PRIOR TO MULCHING.

1.4 SCHEDULE

PLANTING OF WOODY MATERIAL SHOULD OCCUR BETWEEN OCTOBER 1 AND MARCH 1 TO TAKE ADVANTAGE OF SEASONAL RAINS AND GREATER AVAILABILITY OF PLANT MATERIAL. PLANTING DURING ABNORMALLY HOT, DRY, OR FREEZING WEATHER, OR AT TIMES OTHER THAN AS NOTED IS NOT ALLOWED WITHOUT PRIOR AUTHORIZATION BY THE PROJECT BIOLOGIST PRIOR TO IMPLEMENTATION AND MAY REQUIRE PLANT SUBSTITUTIONS AND SUPPLEMENTAL IRRIGATION.

2.0 PRODUCTS

2.1 ORGANIC COMPOST

A WELL-DECOMPOSED, HUMUS-LIKE MATERIAL DERIVED FROM THE DECOMPOSITION OF GRASS CLIPPINGS LEAVES, BRANCHES, WOOD, AND OTHER ORGANIC MATERIALS. COMPOST SHALL BE PRODUCED AT A PERMITTED SOLID WASTE COMPOSTING FACILITY (HEALTH PERMIT, WDOE STORMWATER PERMIT, PSAPCA FACILITY, AND EQUIPMENT REGISTRATION). COMPOST MUST MEET THE DEFINITION OF "COMPOSTED MATERIALS" IN WAC 173-350-220. THIS CODE IS AVAILABLE ON-LINE AT: HTTP://WWW.ECY.WA.GOV/PROGRAMS/SWFA/FACILITIES//350.HTML

THE SOIL AMENDMENT MUST ALSO MEET THE FOLLOWING SPECIFICATIONS:

- SCREEN SIZE (APPROX. PARTICLE SZE): 3/4-INCH MAXIMUM
- MATURITY: GREATER THAN 80%
- MATURITY MEASURE (C/N RATIO): 35:1 MAXIMUM
- ORGANIC MATTER CONTENT BY DRY WEIGHT: 35% TO 80%
- MEETS CONTAMINANT STANDARDS FOR GRADE A COMPOST

2.2 PLANT MATERIALS

ALL PLANT MATERIAL SHALL BE LOCALLY GROWN AND BE OF ACCEPTED SIZE STANDARDS AS SPECIFIED IN "AMERICAN STANDARD FOR NURSERY STOCK - 2004" PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (ANSI Z60.1-2004V). ROOTED PLANTS SHALL BE FIRST QUALITY, WELL-FOLIATED, WITH WELL-DEVELOPED ROOT SYSTEMS, AND NORMAL WELL-SHAPED TRUNKS, LIMBS, STEMS, AND LEADS. THE PROJECT BIOLOGIST/INSPECTOR SHALL INSPECT FOR QUALITY CONFORMANCE. ALL ROOTED PLANT MATERIAL SHALL BE LABELED BY GENUS AND SPECIES. PLANTS DEEMED UNSUITABLE SHALL BE REJECTED BEFORE OR AFTER DELIVERY. ALL PLANT MATERIAL SHALL BE FREE FROM DAMAGE, DISEASE, INSECTS, INSECT EGGS AND LARVAE. BARE ROOT MATERIAL MAY BE USED IF PLANT MATERIAL IS INSTALLED BETWEEN FEBRUARY- MARCH. CONTACT PROJECT BIOLOGIST FOR PLANTING DETAILS FOR BARE ROOT MATERIAL.

2.3 BARK MULCH

BARK MULCH SHALL CONSIST OF GROUND FIR OR HEMLOCK BARK OF UNIFORM COLOR, FREE FROM WEED, SEEDS, SAWDUST, AND SPLINTERS AND SHALL NOT CONTAIN SALTS, OR OTHER COMPONENTS DETRIMENTAL TO PLANT LIFE. SIZE RANGE OF MULCH SHALL BE FROM 1/2" TO 1-1/4" WITH MAXIMUM OF 20% PASSING A 1/2" SCREEN.

3.0 EXECUTION

3.1 SILT FENCE & TREE PROTECTION INSTALLATION

INSTALLATION OF A SILT FENCE IS NOT REQUIRED SINCE NO STRUCTURES ARE BEING REMOVED AND THE BUFFER IS NOT BEING GRADED. HOWEVER, WE RECOMMEND INSTALLING A SILT FENCE OR SIMILAR TO DEMARCATE THE LIMITS OF THE PLANTING AREA FROM THE ADJACENT HIMALAYAN BLACKBERRY.

3.2 GARBAGE & DEBRIS REMOVAL

REMOVE ALL GARBAGE AND OTHER DEBRIS FROM THE RESTORATION AREAS INCLUDING ANY REMAINING CONCRETE. DISPOSE OF ALL DEBRIS OFF-SITE AT AN APPROVED CITY, COUNTY, OR OTHER WASTE DISPOSAL FACILITY.

3.3 INVASIVE SPECIES REMOVAL

INVASIVE SPECIES INCLUDE HIMALAYAN BLACKBERRY, ENGLISH LAUREL, ENGLISH HOLLY, REED CANARYGRASS, AND OTHER INVASIVE SPECIES IDENTIFIED BY THE PROJECT BIOLOGIST. INVASIVE SPECIES WILL BE REMOVED BY GRUBBING OUT ROOT MASS. ALL NON-NATIVE, INVASIVE SPECIES INCLUDING ALL PLANT PARTS MUST BE REMOVED FROM ONLY THE AREAS TO BE RESTORED AND DISPOSED AT A FACILITY THAT ACCEPTS YARD WASTE.

3.4 COIR LOG OR JUTE MAT INSTALLATION

INSTALL COIR LOGS ALONG THE CONTOURS ON THE STEEP SLOPE AT 10 FEET VERTICAL DISTANCE APART ON THE SLOPE. OR JUTE MATTING CAN BE TACKED DOWN ACROSS THE ENTIRETY OF THE STEEP SLOPE AND THEN PLANTED THROUGH. INSTALL PER MANUFACTURERS RECOMMENDATIONS.

3.5 PLANT STORAGE

PLANTS STORED UNDER TEMPORARY CONDITIONS PRIOR TO INSTALLATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. PLANTS STORED ON THE PROJECT SHALL BE PROTECTED AT ALL TIMES FROM EXTREME WEATHER CONDITIONS BY INSULATING THE ROOTS, ROOT BALLS, OR CONTAINERS WITH SAWDUST, SOIL, COMPOST, BARK OR WOOD CHIPS OR OTHER APPROVED MATERIAL AND SHALL BE KEPT MOIST AT ALL TIMES PRIOR TO PLANTING. CUTTINGS SHALL CONTINUALLY BE SHADED AND PROTECTED FROM WIND. CUTTINGS SHALL BE PROTECTED FROM DRYING AT ALL TIMES AND SHALL BE HEELED INTO MOIST SOIL OR OTHER INSULATING MATERIAL OR PLACED IN WATER IF NOT INSTALLED WITHIN 8 HOURS OF CUTTING. CUTTINGS TO BE STORED FOR LATER INSTALLATION SHALL BE BUNDLED, LAID HORIZONTALLY, AND COMPLETELY BURIED UNDER 6 INCHES OF WATER, MOIST SOIL OR PLACED IN COLD STORAGE AT A TEMPERATURE OF 34°F AND 90 PERCENT HUMIDITY. CUTTINGS THAT ARE NOT PLANTED WITHIN 24 HOURS OF CUTTING SHALL BE SOAKED IN WATER FOR 24 HOURS PRIOR TO PLANTING. EMERGENT PLANTS SHALL BE STORED IN STANDING WATER, NOT HIGHER THAN THE CONTAINER.

3.6 PLANT INSTALLATION

PLANTING SHALL OCCUR ACCORDING TO PREVIOUSLY DEFINED SCHEDULE. PLANTS SHALL BE INSTALLED IN COMPLIANCE WITH DETAILS IN THE PLANS. SEE DETAILS PROVIDED IN THE PLANS.

IF CONTAINER STOCK APPEARS TO BE ROOTBOUND, SLASH ROOTS VERTICALLY WITH A SHARP KNIFE ALONG OUTSIDE OF BALL IN THREE (3) PLACES MINIMUM BEFORE PLANTING. SOAK DRIED ROOTBALLS IMMEDIATELY PRIOR TO AND AFTER PLANTING. CLEANLY PRUNE BROKEN ROOTS ONE-HALF-INCH OR GREATER IN DIAMETER.

PLANTS SHALL BE INSTALLED SO FINISH GRADE IS LEVEL WITH THE TOP OF ROOT BALL. PLANTS SHALL BE BACKFILLED AND WATER-SETTLED. NO COMPACTION OF BACKFILL IS TO OCCUR AROUND PLANT. ALL PLANTS SHALL BE WATERED THOROUGHLY IMMEDIATELY FOLLOWING INSTALLATION.

PLANTING LOCATIONS INDICATED ON THE PLAN ARE BASED ON ANTICIPATED SITE CONDITIONS. NO TREES OR SHRUBS SHALL BE PLANTED IN STANDING WATER.

3.7 MULCHING

IMMEDIATELY AFTER COMPLETION OF PLANTING, BARK MULCH SHALL BE SPREAD EVENLY TO A DEPTH OF 2 INCHES WITHIN THE ENTIRETY OF THE PLANTING AREAS.

3.8 IRRIGATION

A TEMPORARY IRRIGATION SYSTEM SHALL BE INSTALLED BY THE CONTRACTOR. THE IRRIGATION SYSTEM SHALL PROVIDE AT LEAST 1" OF WATER PER WEEK TO THE PLANTED MITIGATION AREAS FOR TWO YEARS. WATER WILL BE PROVIDED FROM MAY THROUGH THE END OF SEPTEMBER, OR LONGER IF HOT, DRY WEATHER PERSISTS.

PLANTS WILL NEED TO BE WATERED BY HAND IF A TEMPORARY IRRIGATION SYSTEM IS UNAVAILABLE.

1.0 MONITORING PROGRAM

THE PURPOSES OF THE MONITORING PROGRAM ARE TO ENSURE THAT THE GOALS AND OBJECTIVES COMPLY WITH PERMIT SPECIFICATIONS.

THE MONITORING PROCESS CONSISTS OF THREE DISTINCT PHASES: (1) CONSTRUCTION MONITORING; (2) COMPLIANCE MONITORING; AND (3) LONG-TERM MONITORING. THE "TIME-ZERO" OR BASELINE COMPOSITION AND STRUCTURE WOULD BE DOCUMENTED DURING THE COMPLIANCE MONITORING PHASE. THE LONG-TERM MONITORING PROGRAM WOULD DOCUMENT THE SURVIVAL OF PLANTED VEGETATION AND RATES OF COLONIZATION BY OTHER PLANTS (I.E., IN PLANTED AREAS) OVER A FIVE-YEAR PERIOD AFTER RESTORATION ACTIVITIES HAVE BEEN COMPLETED.

1.1 CONSTRUCTION MONITORING

THE PROJECT BIOLOGIST SHOULD BE PRESENT ON-SITE DURING THE VARIOUS STAGES OF THE RESTORATION. THEIR DUTIES WOULD BE TO: (1) INSPECT THE PLANT MATERIALS AND RECOMMEND THEIR FINAL PLACEMENT BEFORE PLANTING; (2) DETERMINE THE CORRECT TYPE AND APPLICATION RATE OF AMENDMENTS TO THE SOIL, IF NEEDED; (3) MAKE ADJUSTMENTS IN PLANTING PLANS, AS NEEDED, IN RESPONSE TO FIELD CONDITIONS; (4) ENSURE THAT CONSTRUCTION ACTIVITIES ARE CONDUCTED PER THE APPROVED PLAN; AND (5) RESOLVE PROBLEMS THAT ARISE DURING IMPLEMENTATION, THUS LESSENING PROBLEMS THAT MIGHT OCCUR LATER DURING THE LONG-TERM MONITORING PHASE.

1.2 COMPLIANCE MONITORING

COMPLIANCE MONITORING CONSISTS OF EVALUATING THE RESTORATION AREA AFTER INSTALLATION IS COMPLETED. THE OBJECTIVES WOULD BE TO CERTIFY THAT ALL DESIGN FEATURES, AS AGREED TO IN THE RESTORATION PLAN, HAVE BEEN CORRECTLY AND FULLY IMPLEMENTED, AND THAT ANY CHANGES MADE IN THE FIELD ARE CONSISTENT WITH THE INTENT OF THE DESIGN.

THE COMPLIANCE MONITORING PHASE WOULD CONCLUDE WITH THE PREPARATION OF A BRIEF COMPLIANCE REPORT. THE REPORT WOULD VERIFY THAT ALL DESIGN FEATURES HAVE BEEN CORRECTLY, FULLY, AND SUCCESSFULLY INCORPORATED.

1.3 LONG-TERM MONITORING

LONG-TERM MONITORING WOULD BEGIN ONLY AFTER ACCEPTANCE OF THE COMPLIANCE REPORT AND ACKNOWLEDGMENT THAT THE CONSTRUCTION IS COMPLETE BY BELLEVUE. AS REQUIRED BY BELLEVUE, LONG-TERM MONITORING WOULD BE CONDUCTED FOR A MINIMUM OF FIVE GROWING SEASONS. MONITORING WOULD EVALUATE THE ESTABLISHMENT AND MAINTENANCE OF THE PLANT COMMUNITIES IN THE RESTORATION AREAS TO DETERMINE IF THE GOALS AND OBJECTIVES OF THE MITIGATION PLAN HAVE BEEN MET.

AFTER PLANTING OF THE MITIGATION AREAS IS COMPLETED, FIXED SAMPLING STATIONS WOULD BE ESTABLISHED WITHIN AREAS REPRESENTATIVE OF THE PLANT COMMUNITIES BEING SAMPLED. THE SAME POINTS WOULD BE MONITORED EACH MONITORING SESSION.

AT EACH POINT, FIXED-POINT PHOTOS WOULD BE TAKEN DURING EACH MONITORING VISIT TO PROVIDE PHYSICAL DOCUMENTATION OF THE CONDITION OF THE RESTORED AREAS. PHOTOGRAPHS WOULD BE TAKEN FROM ALL LOCATIONS ESTABLISHED DURING THE FIRST MONITORING SITE VISIT (COMPLIANCE) AND THEREAFTER EACH VISIT OF THE MONITORING PERIOD FROM THE ESTABLISHED LOCATION POINTS

AT EACH SAMPLE STATION, PLANT SPECIES WOULD BE IDENTIFIED AND AN ESTIMATE OF COVER AND ABUNDANCE NOTED. THE PLANTINGS WOULD BE EXAMINED TO DOCUMENT THE SURVIVAL RATE OF SPECIES PLANTED, AND RATES OF COLONIZATION BY DESIRABLE VOLUNTEER PLANTS. ALSO PRESENCE AND COVERAGE OF INVASIVE PLANTS WILL BE DOCUMENTED.

1.4 MONITORING AND REPORTING SCHEDULE

MONITORING WOULD BE CONDUCTED ANNUALLY YEARLY DURING THE FIVE-YEAR MONITORING PERIOD. MONITORING REPORTS WOULD BE PREPARED FOR SUBMITTAL TO THE CITY OF BELLEVUE YEARLY. THE MONITORING REPORT DOCUMENTS THE DATA TAKEN AT EACH SAMPLE PLOT, AND THE PROGRESSION OF THE MITIGATION AREAS TOWARDS MEETING THE GOALS, OBJECTIVES AND PERFORMANCE STANDARDS OF THE PLAN.

2.0 OVERALL GOALS AND PERFORMANCE STANDARDS

THE OVERALL EVALUATION CRITERIA IS THE RESTORATION OF A STREAM BUFFER AND STEEP SLOPE AND ESTABLISHMENT OF DESIRABLE PLANT COMMUNITIES WITHIN THE RESTORATION AREAS.

SPECIFIC PERFORMANCE STANDARDS TO BE USED IN THE LONG-TERM MONITORING ARE THE FOLLOWING:

1. 100% SURVIVAL OF ALL PLANTED SHRUBS AND TREES IN THE RESTORATION AREAS FOR ONE YEAR AFTER PLANTING AND AT LEAST 80% SURVIVAL AFTER THREE YEARS.
2. COVERAGE BY TREE AND SHRUB SPECIES (VOLUNTEER AND PLANTED INDIVIDUALS) IN THE RESTORATION AREAS WOULD BE THE FOLLOWING:
   - AT LEAST 10% AFTER ONE YEAR
   - AT LEAST 20% AFTER TWO YEARS
   - AT LEAST 30% AFTER THREE YEARS
   - AT LEAST 40% AFTER FOUR YEARS, AND
   - AT LEAST 50% AFTER FIVE YEARS.
3. ALLOW ESTABLISHMENT OF NOT MORE THAN 15% COVER OF NON-NATIVE, INVASIVE PLANT SPECIES WITHIN THE RESTORATION AREAS AT ANY TIME DURING THE FIVE-YEAR MONITORING PERIOD.

3.0 CONTINGENCY PLAN

CONTINGENCY PLANS ARE NEEDED IF POST-MITIGATION MONITORING SHOWS THAT OBJECTIVES AND PERFORMANCE STANDARDS HAVE NOT BEEN MET. IT SHOULD BE NOTED, HOWEVER, THAT IT IS NOT POSSIBLE TO DEVELOP A DETAILED CONTINGENCY PLAN UNTIL THE SPECIFIC PROBLEMS THAT NEED TO BE ADDRESSED ARE KNOWN. IT WOULD BE UNPRODUCTIVE TO TRY TO ANTICIPATE ALL POSSIBLE PROBLEMS AND THEIR SOLUTIONS AT THIS TIME.

COMMON PROBLEMS, BOTH HUMAN AND NATURAL, THAT MIGHT ARISE CAN BE IDENTIFIED AND GENERAL RECOMMENDATIONS FOR REMEDY PROPOSED. FOR EXAMPLE, AFTER THE SECOND YEAR, PLANT COMMUNITIES WITHIN THE CREATED, RESTORED AND ENHANCED AREAS MAY NOT BE ESTABLISHED AT ACCEPTABLE LEVELS.

IT MAY BE NECESSARY TO REPLANT WITH NEW OR DIFFERENT STOCK, PROVIDE ADDITIONAL WATERING OR IRRIGATION DURING CRITICAL SEASONS, OR AUGMENT THE SOIL.

1.0 MAINTENANCE

1.1 IRRIGATION

SUPPLEMENTAL WATER WILL BE PROVIDED TO ALL TREE AND SHRUB PLANTINGS DURING THE FIRST TWO GROWING SEASONS FOLLOWING INSTALLATION. A TEMPORARY IRRIGATION SYSTEM MUST BE USED. IRRIGATION WILL OCCUR FROM JUNE 1 THROUGH OCTOBER 30 OR OTHER PERIODS OF HOT, DRY WEATHER AND WILL DELIVER APPROXIMATELY 1 INCH OF WATER PER WEEK THROUGHOUT THE RESTORATION AREAS. THESE MINIMUM REQUIREMENTS ARE GUIDELINES THAT MAY VARY DEPENDING ON PLANT LOCATION, EXPOSURE, SOIL CONDITION, AND PRESENCE OF EXISTING VEGETATION.

1.2 SITE MAINTENANCE

THE RESTORED BUFFER IS DESIGNED TO BE SELF-SUSTAINING. TO ENSURE THE SUCCESS OF THE PLANTINGS, ADDITIONAL REPLANTING AND CONTROL OF UNDESIRABLE PLANT SPECIES MAY BE NECESSARY AFTER INITIAL INSTALLATION. THIS MAINTENANCE PLAN INCLUDES ALL ACTIONS REQUIRED TO MAINTAIN PLANTS FREE OF INSECTS AND DISEASE, CONTROL COMPETITION WITH GRASSES AND WEEDS, AND LIMIT DIE-BACK OR MORTALITY DUE TO INADEQUATE SOIL MOISTURE TO WITHIN PERFORMANCE STANDARDS

THE SITE MAINTENANCE PROGRAM WOULD COMMENCE UPON APPROVAL OF THE COMPLIANCE REPORT AND AS-BUILT PLAN BY THE CITY. THE SITE WOULD BE REGULARLY MAINTAINED FOR THE DURATION OF THE LONG-TERM MONITORING PERIOD. THE PROJECT BIOLOGIST WOULD INSPECT THE SITE DURING SPRING (MARCH-APRIL) DURING EACH YEAR OF THE LONG-TERM MONITORING PERIOD TO IDENTIFY ANY DEVELOPING PROBLEMS WITHIN THE MITIGATION SITE. ITEMS TO BE EVALUATED WITHIN THE RESTORATION AREAS INCLUDE IRRIGATION SYSTEM OPERABILITY (IF APPLICABLE), PRESENCE OF INVASIVE SPECIES, PLANT HEALTH, ANIMAL DAMAGE TO PLANTINGS, AND PRESENCE OF TRASH.

INVASIVE SPECIES WOULD BE CONTROLLED BY METHODS THAT DO NOT COMPROMISE THE ESTABLISHED VEGETATION OR THE REST OF THE RESTORATION PLANTINGS. UNLESS OTHERWISE AUTHORIZED BY THE PROJECT BIOLOGIST, REMOVAL OF INVASIVE SPECIES WILL BE DONE BY HAND, WITH HAND PULLING OF ALL WEEDS WITHIN THE DRIP RING OF ANY INSTALLED SHRUB OR TREE. NO WEED WHIPPING WITH MECHANIZED LINE TRIMMERS WILL BE ALLOWED BETWEEN WOODY PLANTS WITHIN CLUSTER OR CLUMPED PLANTINGS.

1.3 PROJECT ACCEPTANCE

AFTER COMPLETION OF THE FIVE-YEAR MONITORING PERIOD AND CONFIRMATION BY THE CITY OF BELLEVUE THAT THE BUFFER RESTORATION HAS SUCCESSFULLY MET THE PERFORMANCE STANDARDS, THE CITY OF BELLEVUE SHALL PROVIDE WRITTEN ACCEPTANCE AND APPROVAL OF THE BUFFER RESTORATION SITE AND RELEASE ALL BONDS IN PLACE AS GUARANTEE OF MITIGATION SITE CONSTRUCTION AND PERFORMANCE.

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