SEPA Checklist Reviewed By:
David Wong on 8/13/2020

Development Services

SEPA Environmental Checklist

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

Instructions

The checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully and to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions.

You may respond with “Not Applicable” or "Does Not Apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies and reports. Please make complete and accurate answers to these questions to the best of your ability in order to avoid delays. For assistance, see SEPA Checklist Guidance on the Washington State Department of Ecology website.

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

Background

1. Name of proposed project, if applicable Factoria Security Self Storage Hazard Tree Removal
2. Name of applicant Security Storage Associates LLC
3. Contact person Clark Chuka Phone 800-970-1079
4. Contact person address 12819 SE 38th St. #65, Bellevue, WA 98006
5. Date this checklist was prepared _____
6. Agency requesting the checklist City of Bellevue

DW

7. Proposed timing or schedule (including phasing, if applicable)

Tree removal = May 2020.
Replanting = Fall 2020.

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

No future additions, expansions, or activity related to this proposal is planned.

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

Replanting Plan, Geotechnical Report, Wetland and Stream Delineation Report

10. 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 other applications are pending.

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

Clearing and Grading Permit

DW

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

The proposed project will be to remove four hazardous black cottonwood trees from the habitat easement along the northern property boundary. These trees have been severely damaged by a beaver and are a high risk of failing and damaging adjacent properties. The trees will be left as wildlife snags with a height of approximately 6 to 9 feet. Trees will be replanted to compensate for the loss of canopy cover.

13. 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 the 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.

Address: 13120 SE 30th St Bellevue, WA
Parcel: 5453300194

The subject trees are located at the northern portion of the parcel on either bank of Richards Creek.

Environmental Elements

Earth

1. General description of the site:
   - ☐ Flat
   - ☐ Rolling
   - ☐ Hilly
   - ☑ Steep Slopes
   - ☐ Mountainous
   - ☑ Other habitat easement, stream bank

2. What is the steepest slope on the site (approximate percent slope)? 20-35

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3. 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.

The on-site soils are predominantly silty sand with some small gravel and organic silt. See Geotechenical Report for more details.

Everett-Alderwood gravelly sandy loam (EwC)
Urban land (Ur)

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

No

5. Describe the purpose, type, total area and approximate quantities and total affected area of any filling, excavation and grading proposed. Indicate the source of the fill.

No filling or grading is proposed.

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

Erosion is always a possibility while working on steep slopes but no ground clearing will be conducted and all trees targeted for removal will be left as wildlife snags to help maintain slope stability. Trees will be replanted to compensate for loss and increase bank stability. No erosion is anticipated as a result of this proposal.

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

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

Trees will be removed via crane. No heavy equipment will be stages on the steep slopes, all machinery will be staged from the adjacent paved areas.

Erosion Control is regulated by BCC 23.76.

Air

1. 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.

Emissions will be produced by diesel and unleaded gas machinery and vehicles conducting deliveries of materials, excavation activities, and construction activities. Emissions post project will be the same as emissions prior to the project, as the use and capacity of the facility will not change.

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

None that are known

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

All equipment used will be kept in good working order.

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Water

1. Surface Water
   a. 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.

      Richards Creek runs along the north and west property boundaries and Sunset Creek runs along the east property boundary. Both creeks flow north, with Sunset Creek flowing into Richards Creek before emptying into Mercer Slough and ultimately Lake Washington.

   b. 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.

      Yes, the trees marked for removal all reside along the banks of Richards Creek, within the habitat easement.

   c. 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 the fill material.

      n/a

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

      The proposal will not require surface water withdrawals or diversions.

   e. Does the proposal lie within a 100-year floodplain? No
      If so, note the location on the site plan. Yes, see attached vicinity map.

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f. 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, the proposal does not involve any discharges of waster materials to surface waters.

2. Ground Water

a. 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 groundwater will be withdrawn from a well for the project or as a result of the project.

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

No waste material will be discharged into the ground from septic tanks or other sources during the project or as a result of the project.

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3. Water Runoff (including stormwater)
   a. 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.

      All runoff within the project area drains north into Richards Creek. No stormwater from off-site passes through the project area. The proposal will not result in any change to the parcel's drainage patterns.

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

      No waste materials will enter ground or surface waters.

   c. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

      No, drainage patterns on-site will not be altered by the proposal.

   Indicate any proposed measures to reduce or control surface, ground and runoff water, and drainage pattern impacts, if any.

   n/a

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Plants

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

   - [x] deciduous tree: alder, maple, aspen, other _____
   - [x] evergreen tree: fir, cedar, pine, other _____
   - [x] shrubs
   - [x] grass
   - [ ] pasture
   - [ ] crop or grain
   - [ ] orchards, vineyards or other permanent crops
   - [ ] wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other _____
   - [ ] water plants: water lily eelgrass, milfoil, other _____
   - [ ] other types of vegetation _____

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

   4 black cottonwood trees will be removed and left as 6 to 9 feet wildlife snags.

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

   Chinook (Oncorhynchus tshawytscha) are documented in Richards Creek, below the project area.

   No known threatened or endangered plant species on-site

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

   native trees will be replanted at a 3:1 ratio.

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

Himalayan blackberry

Animals

1. 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. Examples include:

   Birds: ☑ hawk, ☐ heron, ☐ eagle, ☑ songbirds, ☐ other _____

   Mammals: ☐ deer, ☐ bear, ☐ elk, ☑ beaver, ☐ other _____

   Fish: ☐ bass, ☑ salmon, ☑ trout, ☐ herring, ☐ shellfish, ☐ other _____

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

Chinook (Oncorhynchus tshawytscha) are documented in Richards Creek, below the project area.

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

Richards Creek have a known presence of several salmon and trout species, all of which may use the on-site streams for annual spawning migrations and juvenile out-migrations.

4. Proposed measures to preserve or enhance wildlife, if any.

Trees marked for removal will be left as 6 to 9 ft wildlife snags, and native trees will be replanted at a 3:1 ratio to recover canopy area and habitat.

Some woody debris from removal will be left on-site within the stream buffer.

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

No invasive animal species are known to be on or near the site.

Energy and Natural Resources

1. 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.

n/a

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

No, the project would not affect the potential use of solar energy by adjacent properties.

3. 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.

No energy conservation features are included in the proposal.

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Environmental Health

1. 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.

Spillage of fuel or mechanical fluid from machinery is always a possibility when such equipment is on site. Machinery will be maintained in proper working order to prevent such accidents from occurring.

   a. Describe any known or possible contamination at the site from present or past uses.

None that is known.

   b. 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.

There is no known contamination at the site.

   c. 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.

There are no known existing hazardous chemicals/conditions on the property.

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d. Describe special emergency services that might be required.

No special emergency services are anticipated.

e. Proposed measures to reduce or control environmental health hazards, if any.

No measure are proposed to reduce or control environmental health hazards.

2. Noise

a. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Noise levels from the surrounding area are typical of a light commercial area including heavy truck and vehicle traffic.

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

hours: 8 AM to 5 PM
noise from chainsaws, crane, wood chippers.

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

No measures are proposed to reduce or control noise impacts.

Noise is regulated by BCC 9.18.

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Land and Shoreline Uses

1. 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 current lands use of the property and all adjacent properties is commercial. The proposal will not change the current land use of the site or adjacent properties.

2. 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 non-farm or non-forest use?

The project site has not been used as working farmlands or forest lands.

   a. 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, there are no surrounding working farm or forest land.

3. Describe any structures on the site.

The project site contains a large commercial storage facility. It is a two-story facility with an approximate footprint of 58,000 SF.

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

No

5. What is the current zoning classification of the site? Light Industrial

6. What is the current comprehensive plan designation of the site? light industrial

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

n/a

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

Steep slope along the stream banks, Richards and Sunset Creek, wetland area in the northeast corner of the property.

9. Approximately how many people would reside or work in the completed project? 0

10. Approximately how many people would the completed project displace? 0

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

n/a

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

Project monitored by ISA Certified Arborist, no changes to the overall landscape will result from the proposal.

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13. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any.

N/A

Housing

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

N/A

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

N/A

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

N/A

Aesthetics

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

N/A

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

Elimination of a canopy of 4 trees within a narrow riparian buffer.

DW

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

trees will be left as wildlife snags, and native tree species will be replanted at a 3:1 ratio.

Light and Glare

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

none

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

no

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

none

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

none

Recreation

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

none

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

no

DW

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

none

Historic and Cultural Preservation

1. Are there any buildings, structures or sites located on or near the site that are over 45 years old listed in or eligible for listing in national, state or local preservation registers located on or near the site? If so, specifically describe.

no

2. 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.

no

3. 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.

N/A

DW

4. 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.

Trees will be left as wildlife snags and native tree species will be replanted at a 3:1 ratio.

Transportation

1. 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.

none

2. 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?

no

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

N/A

4. 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).

No

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

No

6. 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 non-passenger vehicles). What data or transportation models were used to make these estimates?

N/A

7. 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

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

No

DW

Public Service

1. 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

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

   no

Utilities

1. Check the utilities currently available at the site:

   - [x] Electricity
   - [ ] natural gas
   - [x] water
   - [x] refuse service
   - [x] telephone
   - [x] sanitary sewer
   - [ ] septic system
   - [x] other

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

   none

DW

Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

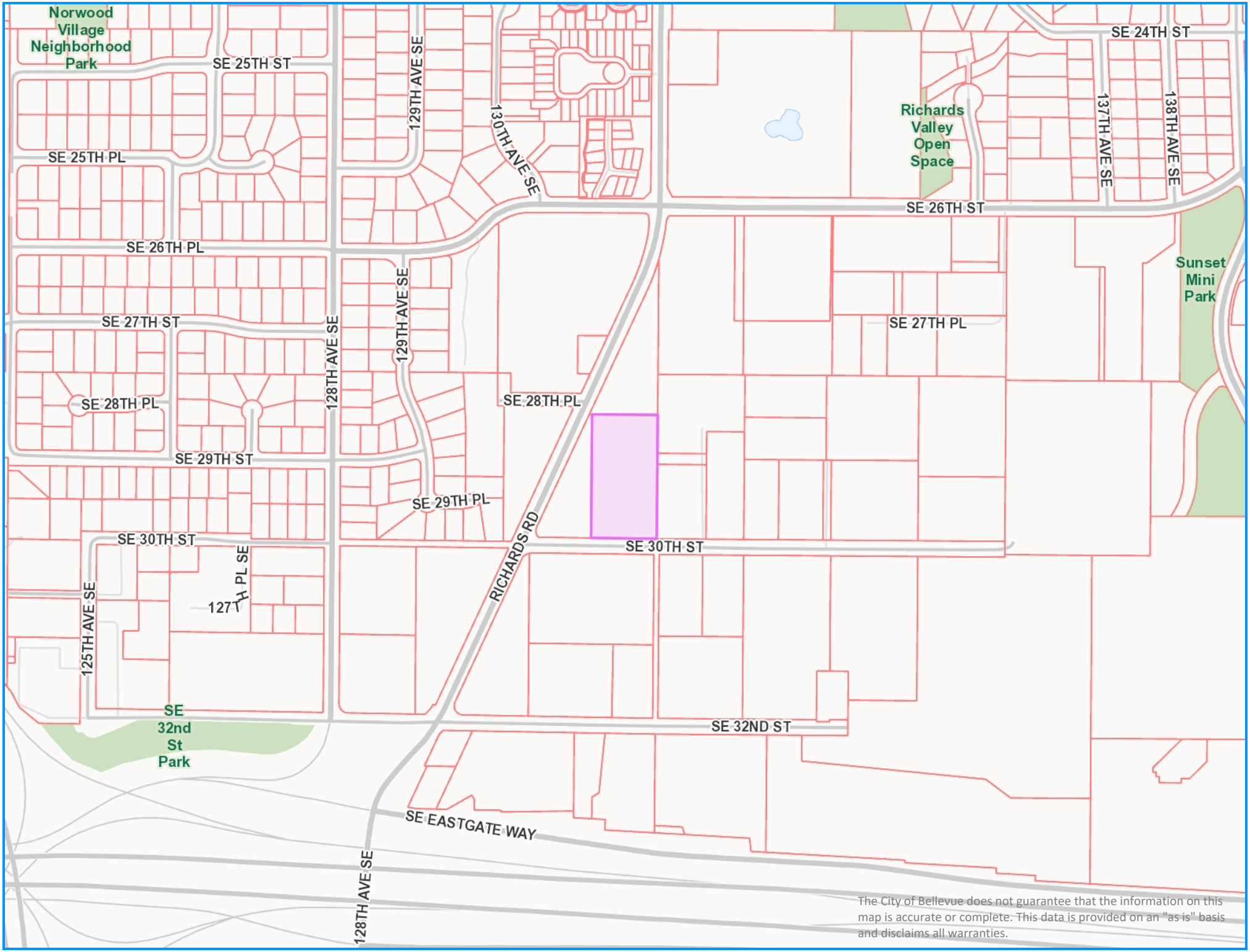
Signature _____

Name of signee CLARK OHUKA

Position and Agency/Organization SSA CO-MANAGER

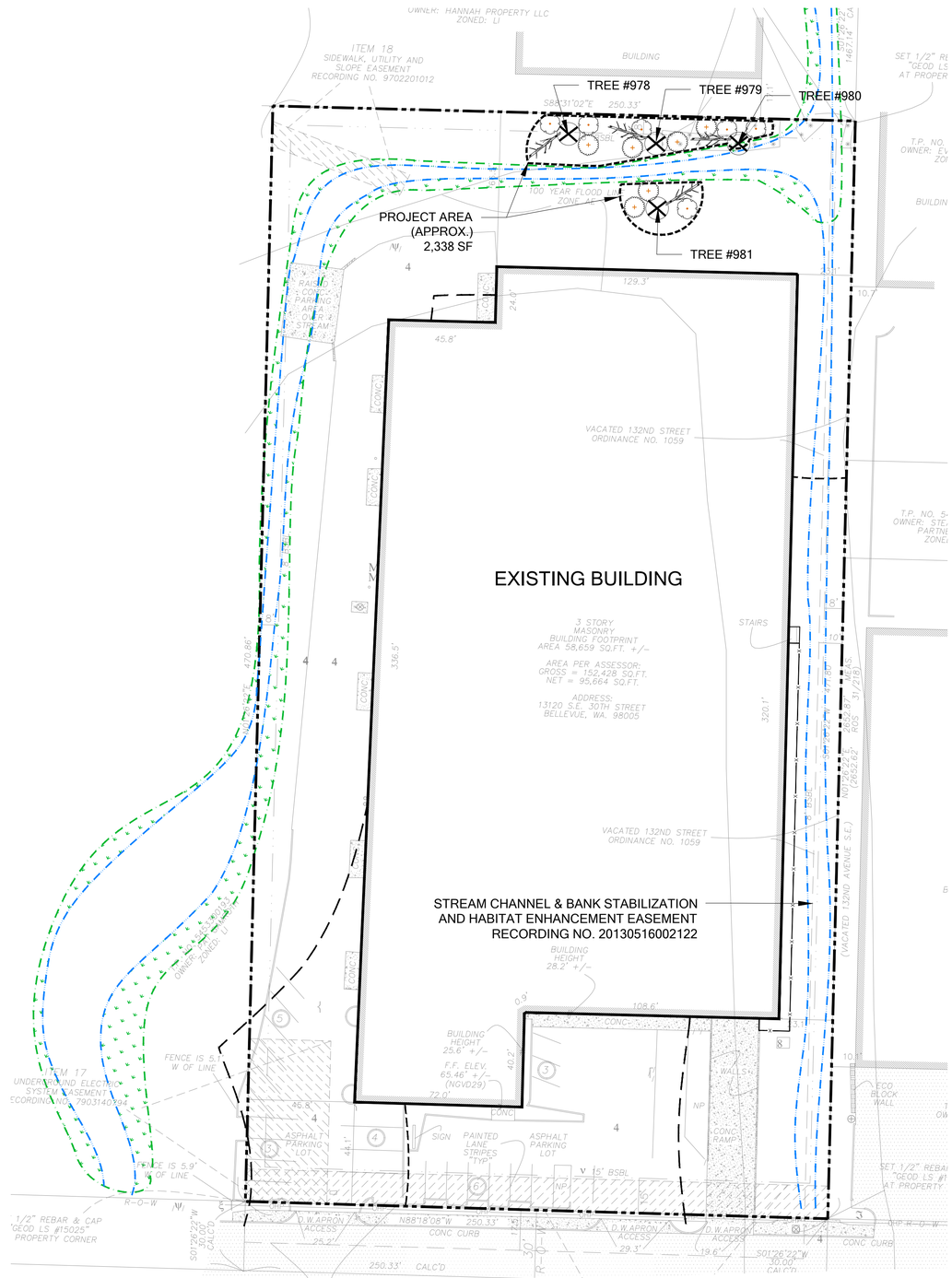
Date Submitted 4/23/2020.

DW



The City of Bellevue does not guarantee that the information on this map is accurate or complete. This data is provided on an "as is" basis and disclaims all warranties.

SE 28TH PL
Steep slope
2700 RICHARDS RD
RICHARDS RD
RICHARDS CREEK
13226 SE 30TH ST
100-year floodplain
13228 SE 30TH ST
SUNSET CREEK
13120 SE 30TH ST
2930 RICHARDS RD
13200 SE 30TH ST
70
SE 30TH ST
The City of Bellevue does not guarantee that the information on this map is accurate or complete. This data is provided on an "as is" basis and disclaims all warranties.



TREE RESTORATION PLAN

SCALE 1"=30'

PLANT SCHEDULE

TREES	COMMON / BOTANICAL NAME	QTY	REMARKS
	WESTERN RED CEDAR / THUJA PLICATA	6	6' HT. MIN
	QUAKING ASPEN / POPULUS TREMULOIDES	6	6' HT. MIN
	EXISTING TREE TO BE SNAGGED IN PLACE	4	SEE DETAIL 2; SHEET T2

*WESTERN RED CEDAR AND QUAKING ASPEN ARE REPLACEMENT TREES FOR 4 EXISTING COTTONWOOD TO BE SNAGGED IN PLACE. SEE ARBORIST REPORT DATED 5/15/2020 FOR ADDITIONAL INFORMATION.

EXISTING TREE / TREE SNAG TABLE

TAG #	TREE NAME	EV / DEC	# STEMS	COMB DBH (IN)	RADIUS (FT)	CONDITION	SIGNIFICANT	REMOVE	NOTES
978	Populus trichocarpa (Black cottonwood)	E	1	**17.8**	15	Poor	N	Y	Damage is through sapwood and into heartwood.
979	Populus trichocarpa (Black cottonwood)	D	1	**26.8**	18	Poor	Y	Y	Damage is through sapwood and into heartwood.
980	Populus trichocarpa (Black cottonwood)	D	1	**35.0**	20	Fair	Y	Y	Damage is through sapwood and into heartwood.
981	Populus trichocarpa (Black cottonwood)	E	1	**34.0**	20	Poor	N	Y	Base of tree is rotting.

NOTE: REMOVAL, WITH STUMP TO REMAIN, IS ONLY RECOMMENDED IF SNAGGING IS NOT POSSIBLE. EXISTING TREES (978, 979, 980 AND 981) SHALL BE SNAGGED.

GENERAL PLANTING SEQUENCE

1. NATIVE PLANT INSTALLATION SHALL OCCUR DURING FROST-FREE PERIODS ONLY. PREFERRED MONTHS FOR INSTALLATION ARE BETWEEN SEPTEMBER 15TH AND APRIL 15, PRIOR TO HOT, DRY WEATHER. PLANTS MAY ONLY BE INSTALLED DURING HOT WEATHER IF THE APPLICANT AGREES TO IRRIGATION OF THE ENTIRE PLANTING AREA, DELIVERING AT LEAST 2" OF WATER PER WEEK FROM JUNE 1 THROUGH SEPTEMBER 15TH.
2. PROCURE PLANTS IN LEGEND AND ENSURE THAT MATERIAL MEETS THE MINIMUM REQUIREMENTS OUTLINED IN THE PLANT LEGEND AND PLANTING DETAILS.
3. LOCATE ALL EXISTING UTILITIES WITHIN THE PROJECT AREA.
4. REMOVE ALL INVASIVE WEEDS WITHIN THE PROJECT AREA.
5. WHERE PLANTING NEW VEGETATION, ENSURE THAT NO ADVERSE DRAINAGE CONDITIONS EXIST THAT MAY AFFECT PROPER PLANT GROWTH AND ESTABLISHMENT. ADJUST PLANTING IF NECESSARY.
6. LAYOUT PLANT MATERIAL PER PLAN FOR INSPECTION BY THE RESTORATION SPECIALIST. PLANT SUBSTITUTIONS WILL NOT BE ALLOWED WITHOUT AGENCY APPROVAL.
7. INSTALL PLANTS PER PLANTING DETAILS.
8. WATER EACH PLANT THOROUGHLY TO REMOVE AIR POCKETS.
9. INSTALL A 4" DEEP LAYER OF SPECIFIED MULCH PER DETAILS.
10. MAINTAIN WATERING, SEE TREE RESTORATION NOTES ON SHEET T2.

THE APPLICANT SHALL MAINTAIN ALL PLANT MATERIAL UNTIL FINAL INSPECTION AND APPROVAL AS SET FORTH IN THE PERMIT CONDITIONS. IF THE OWNER OR APPLICANT CHOOSES TO HIRE A LANDSCAPE CONTRACTOR, THEN ALL PLANTINGS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING FINAL OWNER ACCEPTANCE.

NOTES

PERFORMANCE STANDARDS

THE STANDARDS LISTED BELOW WILL BE USED TO JUDGE THE SUCCESS OF THE PLAN OVER A THREE (3) YEAR MONITORING PERIOD.

1. SURVIVAL:
   a. 100% SURVIVAL OF ALL INSTALLED TREES AT THE END OF YEAR ONE. THIS STANDARD MAY BE MET THROUGH ESTABLISHMENT OF TREES OR BY REPLANTING AS NECESSARY TO ACHIEVE THE REQUIRED NUMBERS.
   b. 80% SURVIVAL OF ALL INSTALLED TREES AT THE END OF YEAR TWO. THIS STANDARD MAY BE MET THROUGH ESTABLISHMENT OF TREES OR BY REPLANTING AS NECESSARY TO ACHIEVE THE REQUIRED NUMBERS.
   c. IF THE NUMBER OF SURVIVING TREES DROPS BELOW 50% OF THE MINIMUM NUMBER DETAILED IN STEP 2 WITHIN THE FIRST THREE YEARS, REPLACEMENT TREES MUST BE ADDED TO MAINTAIN THE PROPOSED TREE QUANTITY.

LEGEND

- PROPERTY LINE
- PROJECT AREA - 2,338 SF
- EXISTING TREE TO BE SNAGGED - SEE TREE SNAG TABLE
- PROPOSED HABITAT LOG/FALLEN TREE- SEE DETAIL 3; SHEET T2

0' 15' 30' 60' 120'

PERMIT SET - NOT FOR CONSTRUCTION

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THE WATERSHED COMPANY
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www.watershedco.com
Science & Design

FACTORIA SELF STORAGE
TREE RESTORATION PLAN
PREPARED FOR FACTORIA SELF STORAGE
PARCEL # 5453300194
13120 S.E. 30TH STREET
BELLEVUE, WA

SUBMITTALS & REVISIONS

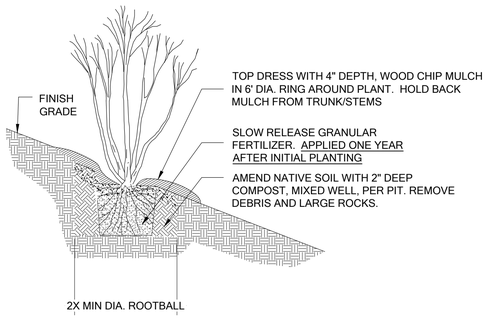
NO.	DATE	DESCRIPTION	BY
1	6-9-2020	TREE RESTORATION PLAN	ABS

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

PROJECT MANAGER: MT
DESIGNED: JR
DRAFTED: ABS
CHECKED: MF
JOB NUMBER: 190818
SHEET NUMBER: T1 OF 2

FILENAME: 190818 bellevue security storage stream bypass_tree retention.dwg
PRINTED BY
DATE: 3/24/2020

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



1 TREE PLANTING ON SLOPE

Scale: NTS

TREE RESTORATION NOTES

WORK SEQUENCE (SEE MATERIALS FOR ITEMS IN BOLD)

A RESTORATION SPECIALIST SHALL MAKE SITE VISITS TO VERIFY COMPLETION THE FOLLOWING PROJECT MILESTONES:

1. MARK THE WORK AREA FOR SAFETY WITH HIGH VISIBILITY FENCING OR SIMILAR MEANS, AS DETERMINED BY THE RESTORATION SPECIALIST.
2. INSTALL EROSION CONTROL MEASURES (IF NECESSARY)
3. INSTALL NATIVE PLANTS PER PLANTING DETAIL.
   a. NATIVE PLANT INSTALLATION SHALL OCCUR DURING THE DORMANT SEASON (OCTOBER 15TH THROUGH MARCH 1ST) IN FROST-FREE PERIODS ONLY.
   b. LAYOUT PLANT MATERIAL PER PLAN FOR INSPECTION BY THE RESTORATION SPECIALIST. PLANT SUBSTITUTIONS WILL NOT BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL OF THE RESTORATION SPECIALIST.
4. WATER IN EACH PLANT THOROUGHLY TO REMOVE AIR POCKETS. DELIVERING 2" OF WATER PER WEEK TO THE ENTIRE PLANTED AREA AT TIME OF PLANTING. IF HAND WATERING FREQUENCY AND DURATION IS NOT FEASIBLE, INSTALL A TEMPORARY IRRIGATION SYSTEM CAPABLE OF SUPPLYING AT LEAST 1-INCH OF WATER PER WEEK TO THE ENTIRE PLANTED AREA DURING THE DRY SEASON (JUNE 1ST THROUGH SEPTEMBER 30TH).
5. ONE YEAR AFTER INITIAL PLANTING, APPLY A SLOW-RELEASE, PHOSPHOROUS-FREE, GRANULAR FERTILIZER TO EACH INSTALLED PLANT.

MAINTENANCE

THE SITE SHALL BE MAINTAINED FOR THREE (3) YEARS FOLLOWING SUCCESSFUL INSTALLATION.

1. REPLACE EACH PLANT FOUND DEAD IN THE SUMMER MONITORING VISITS IN THE FOLLOWING DORMANT SEASON (OCTOBER 15 - MARCH 1). REPLACEMENT SHALL BE OF THE SAME SPECIES AND SIZE PER PLAN UNLESS OTHERWISE APPROVED BY THE RESTORATION SPECIALIST.
2. GENERAL WEEDING FOR ALL PLANTED AREAS
   a. AT LEAST TWICE ANNUALLY, REMOVE COMPETING GRASSES AND WEEDS FROM AROUND THE BASE OF EACH INSTALLED PLANT TO A RADIUS OF 12 INCHES. WEEDING SHOULD OCCUR AT LEAST ONCE IN THE SPRING AND ONCE IN THE SUMMER. THOROUGH WEEDING WILL RESULT IN LOWER PLANT MORTALITY AND ASSOCIATED PLANT REPLACEMENT COSTS.
   b. MORE FREQUENT WEEDING MAY BE NECESSARY DEPENDING ON WEED CONDITIONS THAT DEVELOP AFTER PLANT INSTALLATION.
   c. NOXIOUS WEEDS MUST BE REMOVED FROM THE ENTIRE MITIGATION AREA, AT LEAST TWICE ANNUALLY.
   d. DO NOT USE STRING TRIMMERS IN THE VICINITY OF INSTALLED PLANTS, AS THEY MAY DAMAGE OR KILL THE PLANTS.
3. MAINTAIN A FOUR-INCH-THICK LAYER OF WOODCHIP MULCH PER PLANTING DETAIL. MULCH SHOULD BE PULLED BACK TWO INCHES FROM THE PLANT STEMS.
4. IF INSTALLED, INSPECT AND REPAIR THE TEMPORARY IRRIGATION SYSTEM AS NECESSARY EACH SPRING. DURING AT LEAST THE FIRST TWO GROWING SEASONS, MAKE SURE THAT THE ENTIRE PLANTING AREA RECEIVES A MINIMUM OF ONE INCH OF WATER PER WEEK FROM JUNE 1ST THROUGH SEPTEMBER 30TH. REMOVE TEMPORARY IRRIGATION SYSTEM AT THE END OF THE 2ND SUMMER.

MATERIALS

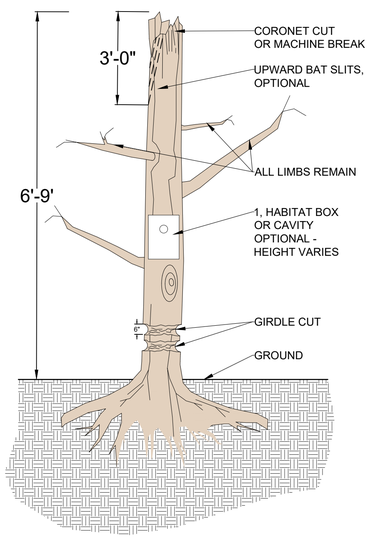
1. WOODCHIP MULCH: 9-14.4(3) BARK OR WOOD CHIPS- WSDOT STANDARD SPEC.
   BARK OR WOOD CHIP MULCH SHALL BE DERIVED FROM DOUGLAS FIR, PINE, OR HEMLOCK SPECIES. IT SHALL NOT CONTAIN RESIN, TANNIN, OR OTHER COMPOUNDS IN QUANTITIES THAT WOULD BE DETRIMENTAL TO PLANT LIFE. SAWDUST SHALL NOT BE USED AS MULCH.

   BARK OR WOOD CHIPS WHEN TESTED SHALL BE ACCORDING TO WSDOT TEST METHOD T 123 PRIOR TO PLACEMENT AND SHALL MEET THE FOLLOWING LOOSE VOLUME GRADATION:

SIEVE SIZE	PERCENT PASSING	
	MINIMUM	MAXIMUM
2"	95	100
NO. 4	0	30

   APPROX. QUANTITY REQUIRED: 3.8 CUBIC YARDS

2. COMPOST: CEDAR GROVE COMPOST OR EQUIVALENT "COMPOSTED MATERIAL" PER WASHINGTON ADMIN. CODE 173-350-220. QUANTITY REQUIRED: 2 CUBIC YARDS
3. FERTILIZER: SLOW-RELEASE, PHOSPHOROUS-FREE GRANULAR FERTILIZER. MOST COMMERCIAL NURSERIES CARRY THIS PRODUCT. FOLLOW MANUFACTURER'S INSTRUCTIONS FOR USE. KEEP FERTILIZER IN WEATHER-TIGHT CONTAINER WHILE ON-SITE. FERTILIZER IS ONLY TO BE APPLIED IN YEARS TWO AND THREE, NOT IN YEAR ONE.
4. RESTORATION SPECIALIST: QUALIFIED PROFESSIONAL ABLE TO EVALUATE AND MONITOR THE CONSTRUCTION OF ENVIRONMENTAL RESTORATION PROJECTS.



SNAG NOTES:
SEE TREE SNAG TABLE FOR TREES WHICH ARE TO BE RETAINED AS SNAGS. ALL TREES SHOULD BE:

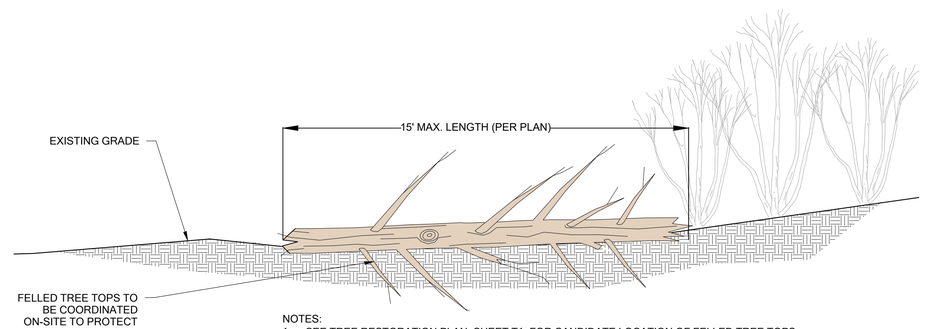
1. SNAGS ON SITE ARE TO BE TOPPED BY CLIMBING ARBORIST OR BROKEN WITH MACHINE TO HEIGHT AS INDIVIDUALLY CONFIRMED ON EXISTING TREE/TREE SNAG TABLE. OVERALL SNAG HEIGHT SHALL BE 6-9'
2. FELLED TOPS SHALL BE USED AS HABITAT LOGS, SEE DETAIL 3 THIS SHEET.
3. ONCE TOP HAS BEEN REMOVED ARBORIST IS TO MAKE A CORONET CUT TO GIVE A NATURAL BREAK APPEARANCE IF BROKEN BY MACHINE CORONET CUT IS NOT NECESSARY.
4. HABITAT BOXES ARE TO BE MOUNTED TO SPECIFIED TREE SNAGS AT A HEIGHT SHOWN ON TREE SNAG TABLE.
5. RETAIN ALL BRANCHES FOR PERCHES AND HABITAT STRUCTURES- DO NOT LIMB.
6. LIVE TREES SHOULD BE DEADENED BY CUTTING TWO 6" WIDE, ANGLED BAND AROUND THE BASE OF THE TREE WITH AN AXE OR BY MAKING TWO CUTS AROUND THE TREE WITH A CHAIN SAW TO A DEPTH OF APPROXIMATELY 1 INCH BELOW THE BARK LAYER.
7. WATERSPOUTS MAY DEVELOP BELOW GIRDLING CUT DEPENDING ON SPECIES. THESE SHOULD BE REMOVED WITH ROUTINE MAINTENANCE AND MONITORING.

BAT ROOSTING SLIT NOTES

1. MAKE THREE PARALLEL UPWARD 2'-0" 80 DEGREE ANGLE CUTS 3'-0" BELOW CORONET CUT OR MACHINE BREAK FOR BAT HABITAT.
2. FACE OF BAT ROOST SLITS ARE TO FACE EAST OR SOUTH DEPENDING ON AVAILABILITY OF SUNLIGHT IN THE MORNING HOURS.
3. TO DETER SPECIES SUCH AS WASPS FROM INHABITING ROOST AREAS IT IS RECOMMENDED THAT CUTS BE MADE TO A THICKNESS OF 3/4".

2 TREE SNAG CREATION

Scale: NTS



NOTES:
1. SEE TREE RESTORATION PLAN, SHEET T1, FOR CANDIDATE LOCATION OF FELLED TREE TOPS.
2. RESTORATION SPECIALIST OR ARBORIST TO COORDINATE FINAL LOCATIONS OF LOGS IN FIELD. OTHER WOOD DEBRIS, SUCH AS BRANCHES AND LEAVES SHALL REMAIN ON-SITE. LOGS PLACED IN FLOODPLAIN MAY BE ANCHORED.
3. FALLEN TREE SHALL BE BURIED 1/3 THE TOTAL LOG DIAMETER.
4. SEE ARBORIST REPORT BY THE WATERSHED COMPANY FOR ADDITIONAL INFORMATION.

3 HABITAT LOG/FALLEN TREE

Scale: NTS

TREE RESTORATION DETAILS AND NOTES

PERMIT SET - NOT FOR CONSTRUCTION

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

FACTORIA SELF STORAGE
TREE RESTORATION PLAN
PREPARED FOR FACTORIA SELF STORAGE
PARCEL # 5453300194
13120 S.E. 30TH STREET
BELLEVUE, WA

SUBMITTALS & REVISIONS

NO.	DATE	DESCRIPTION	BY
1	6-9-2020	TREE RESTORATION PLAN	ABS

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

PROJECT MANAGER: MT
DESIGNED: JR
DRAFTED: ABS
CHECKED: MF
JOB NUMBER: 190818
SHEET NUMBER: T2 OF 2

FILENAME 190818 bellevue security storage stream bypass_tree retention.dwg
PRINTED BY
DATE 3/24/2020

June 10, 2020

Clark Chuka
Security Storage Associates, LLC
12819 SE 38th Street, #65
Bellevue, WA 98006
Via email: clark@securitystorageassociates.com

Re: Bellevue Security Storage - Arborist Assessment

The Watershed Company Reference Number: 190818

Dear Clark:

We are pleased to present to you the findings of our tree assessment for the Factoria Security Self Storage facility located at parcel #5453300194 in Bellevue, Washington. The Watershed Company ISA-Certified Arborist Jake Robertson visited the subject property on April 10th, 2020 to assess the *Populus trichocarpa* (black cottonwood) trees with beaver damage. The findings of this assessment can be found in the following sections.

Study Area

According to King County iMap, tax parcel #5453300194 is 117,905 square feet or 2.7 acres. The parcel is zoned Light Industrial District with a storage facility and parking on-site. The northern boundary of the parcel has Richards Creek running through the site and is an identified habitat easement area. Chicken-wire fencing has been placed around two of the more damaged trees (Tree #978 & 979) within this area, and no mitigation has been placed around the other two trees. All trees on site are located within the same easement area on the northern boundary of the parcel.

Figure 1. Vicinity map showing the approximate location of the project site and study area. (Image courtesy of King County iMap, 2019)

Methods

The goal of the assessment was to look for existing hazardous/dangerous trees within proximity to the existing storage facility. Based on the Bellevue Land Use Code (LUC) significant tree definition, any evergreen or deciduous tree of at least 8 inches DBH are considered to be significant. Cottonwood and alder trees' diameter are discounted by a factor of 0.5. Each assessed tree was tagged with a 1.25-inch aluminum tag that was affixed to the side of the tree at approximately eye level with a nail. Trees tag numbers range from 978-981.

Diameter: The diameter at breast height (DBH) of all subject trees were measured at four-and-a-half feet above the ground surface (diameter at breast height, or "DBH") using a graduated metal logger's DBH tape.

Canopy Radius: Canopy radius, also known as dripline, was measured from the trunk to the outermost branch tips by estimating a vertical line to the ground. For trees with uneven crowns, the average of two opposite radii was estimated.

Tree Risk Assessment

A site visit was made on April 10th, 2020 to evaluate subject trees using a Level II Tree Risk Assessment according to International Society of Arboriculture (ISA) standards. This visual assessment included a three-hundred-and-sixty-degree assessment evaluating vigor, trunk condition, and scanning for any other defects. The purpose for this assessment was to identify any hazardous trees that have a probable likelihood of failing and causing significant consequences, in the next 10 years, to the storage facility or other adjacent infrastructure.

All assessed trees are located within a habitat easement on the northern boundary of the parcel. Targets are the storage facility and Pacific International Building at 2700 Richards Road. Targets are within fall distance of all trees within the easement.

An iPhone X camera was used for all photographic content contained in the report.

Health Rating

A Level II visual assessment was used to evaluate the health and condition of trees within the study area in accordance with the International Society of Arboriculture (ISA) standards. Each tree was given a rating from 1-6 (Excellent – Dead) as summarized in Table 1 below.

Table 1. Assessment of plant condition considers health, structure, and form. Each may be described in rating categories that will be translated into a percent rating. (CTLA 2018)

Rating Category	Condition Components			Percent Rating
	Health	Structure	Form	
Excellent - 1	High vigor and nearly perfect health with little or no twig dieback, discoloration, or defoliation.	Nearly ideal and free of defects.	Nearly ideal for the species. Generally symmetric. Consistent with the intended use.	100%
Good - 2	Vigor is normal for species. No significant damage due to diseases or pests. Any twig dieback, defoliation, or discoloration is minor.	Well-developed structure. Defects are minor and can be corrected.	Minor asymmetries/deviations from species norm. Mostly consistent with the intended use. Function and aesthetics are not compromised.	61% to 80%
Fair - 3	Reduced vigor. Damage due to insects or diseases may be significant and associated with defoliation but is not likely to be fatal. Twig dieback, defoliation, discoloration, and/or dead branches may compromise up to 50% of the crown.	A single defect of a significant nature or multiple moderate defect. Defects are not practical to correct or would require multiple treatments over several years.	Major asymmetries/deviations from species norm and/or intended use. Function and/or aesthetics are compromised.	41% to 60%
Poor - 4	Unhealthy and declining in appearance. Poor vigor. Low foliage density and poor foliage color are present. Potentially fatal pest infestation. Extensive twig and/or branch dieback.	A single serious defect or multiple significant defects. Recent change in tree orientation. Observed structural problems cannot be corrected. Failure may occur at any time.	Largely asymmetric/abnormal. Detracts from intended use and/or aesthetics to a significant degree.	21% to 40%
Severe - 5	Poor vigor. Appears dying and in the last stages of life. Little live foliage.	Single or multiple severe defects. Failure is probable or imminent.	Visually unappealing. Provides little or no function in the landscape.	6% to 20%
Dead - 6				0% to 5%

Current Site Conditions

The subject parcel is located within the City of Bellevue, on the north side of SE 30th Street and east of Richards Road. The habitat easement has Richards Creek bisecting it with the subject trees located on the steep slopes on either side of the creek. Three of the trees are on the north side of the creek with one tree on the south side. The trees are all *P. trichocarpa* with *Rubus armeniacus* (Himalayan blackberry) comprising primarily as the understory vegetation.

Tree Assessment Results

All of the four trees were found to be high risk - refer to the enclosed *Tree Risk Assessment Forms*. Beaver damage on the trunks of Trees #978- 981 has resulted in the imminent likelihood of failure with a high likelihood of impacting a target and causing significant consequences. The four subject trees were assessed, and all are recommended for removal. The trees have extensive damage caused by beavers, which have eaten through the cambium, sapwood and most of the heartwood.

Recommendations

The following recommendations are provided and should be enacted following jurisdictional approval of this report.

- **Remove identified trees:** With the director's approval, hazard trees within areas of steep slope or adjacent to waterways can be approved for removal (LUC 20.25H.055.C.3.i.ii). To help reduce the impact of removing trees within this critical area, the trees identified for removal can be left as wildlife snags at a height of 6- to 9-feet. Wildlife snags are trees that are killed through girdling the main stem and reducing them to a safe height so failure would not damage a valuable target. When left, the snags decompose naturally and can provide habitat for a wide variety of wildlife. Some material removed from the trees shall be safely left within the stream corridor, to provide bank stabilization and additional source of food for the beaver.
- **Replacement trees:** Trees should be replaced at a ratio of 3:1 to compensate for the loss of canopy cover within the critical area. Recommended species are Pacific Northwest natives such as *Thuja plicata* (Western red cedar) or *Populus tremuloides* (quaking aspen). Trees should be planted in the early fall or late spring before they are exposed to high heat, low temperatures, or drought. Trees need to be a minimum height of six feet at the time of planting.

Limitations to the Study

The findings of this report are based on the best available science and are limited to the scope, budget and site conditions at the time of the assessment. Although the information in this report is based on sound methodology, internal physical flaws (such as cracking or root rot) or other conditions that are not visible cannot be detected with this limited basic visual screening. Trees are inherently unpredictable. Even vigorous and healthy trees can fail due to high winds, heavy snow, ice storms, rain, age or other causes.

This report is based on the current observable conditions and may not represent future conditions of the trees. Changes in site conditions, including clearing and grading, will alter the condition of remaining trees in a way that is not predictable. The conclusions contained within this report have been made for permitting purposes only and are not intended for tree risk assessment purposes.

Sincerely,

Jake Robertson, ISA

ISA Certified Arborist

Kyle Braun, PLA, ASLA
Landscape Architect & ISA TRAQ Certified Arborist

Enclosures: Appendix A – Tree Assessment Map & Tree Inventory Table, Appendix B – Tree Risk Assessment Forms

Figure 2. Richards Creek cutting through the northern parcel boundary.

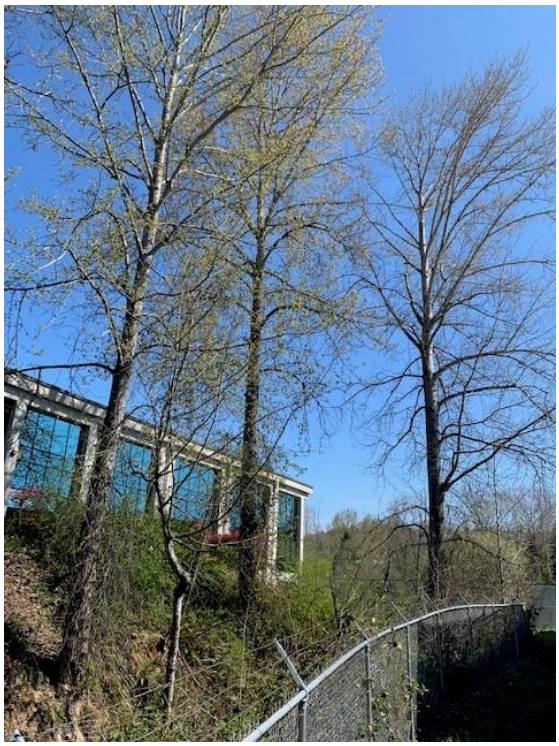


Figure 3. Tree #'s 979-981 on the slopes of the stream.

Figure 4. Tree #978 with severe beaver damage that is recommended to be removed. Damage is focused on the upper-slope side of the tree.

Figure 5. Tree #979 with severe beaver damage that is recommended for removal. Photo taken with clipboard for scale. Damage is focused on the upper-slope side of the tree.

Figure 6. Tree #980 with beaver damage that is also recommended for removal. Damage is focused on the upper-slope side of the tree.

Figure 7. Tree #981 with beaver damage located on the south side of the creek.

Appendix A: Tree Inventory & Map

THE WATERSHED COMPANY

Bellevue Security Self Storage
13120 SE 30th St.
Bellevue WA (parcel #5453300194

Tree Inventory Table
Table Issued: 5/15/2020
Site Visit: 04/10/2020

TAG #	TREE NAME	EV / DEC	# STEMS	COMB DBH (IN)	RADIUS (FT)	CONDITION	SIGNIFICANT	REMOVE	NOTES
978	Populus trichocarpa (Black cottonwood)	E	1	**17.8**	15	Poor	N	Y	Damage is through sapwood and into heartwood.
979	Populus trichocarpa (Black cottonwood)	D	1	**26.8**	18	Poor	Y	Y	Damage is through sapwood and into heartwood.
980	Populus trichocarpa (Black cottonwood)	D	1	**35.0**	20	Fair	Y	Y	Damage is through sapwood and into heartwood.
981	Populus trichocarpa (Black cottonwood)	E	1	**34.0**	20	Poor	N	Y	Base of tree is rotting.

750 6th Street South, Kirkland, WA 98033
(425) 822-5242

ALTA/NSPS LAND TITLE SURVEY

LEGAL DESCRIPTION

THE EAST 240.33 FEET OF TRACT 21, MERCER SLOUGH GARDEN TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE (S) 91, RECORDS OF KING COUNTY, WASHINGTON;

EXCEPT THE NORTH 154.50 FEET THEREOF;

TOGETHER WITH THAT PORTION OF VACATED 132ND AVENUE SOUTHEAST, ADJOINING ON THE EAST, WHICH UPON VACATING ATTACHED TO SAID PROPERTY BY OPERATION OF THE LAW BY, AS PROVIDED UNDER CITY OF BELLEVUE ORDINANCE NUMBER 1059;

AND EXCEPT THE SOUTH 17.5 FEET FOR SOUTHEAST 30TH STREET AS DEEDED TO THE CITY OF BELLEVUE RECORDED MARCH 31, 1971 UNDER RECORDING NO. 7103310541.

SCHEDULE B ITEMS

ITEM 12
RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS, IF ANY, AS CONTAINED AND/OR DELINEATED ON THE FACE OF THE PLAT OF MERCER SLOUGH GARDEN TRACTS RECORDED OCTOBER 04, 1893 AS VOLUME 8 OF PLATS, PAGE (S) 91, IN KING COUNTY, WASHINGTON. (NOTHING TO PLOT)

ITEM 13
EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING DATE: AUGUST 30, 1967
RECORDING INFORMATION: 6227151
IN FAVOR OF: CITY OF BELLEVUE
FOR: THE LOCATION, CONSTRUCTION, REINSTALLATION, USE, REPAIR AND MAINTENANCE OF METRO PIPES AND LINES AND CITY OF BELLEVUE STORM SEWER PIPES AND LINES
AFFECTS: AS DESCRIBED THEREIN. (PLOTTED)

ITEM 14
EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING DATE: MARCH 18, 1969
RECORDING INFORMATION: 6484191
IN FAVOR OF: PUGET SOUND POWER & LIGHT CO.
FOR: CONSTRUCT, OPERATE, MAINTAIN, REPAIR, REPLACE AND ENLARGE ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE
AFFECTS: AS DESCRIBED THEREIN. (PLOTTED)

ITEM 15
EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING DATE: MARCH 07, 1977
RECORDING INFORMATION: 7703070605
IN FAVOR OF: THE CITY OF BELLEVUE, A MUNICIPAL CORPORATION
FOR: CONSTRUCTING, INSTALLING, RECONSTRUCTING, REPLACING, REPAIRING, MAINTAINING AND OPERATING A WATER PIPELINE
AFFECTS: AS DESCRIBED THEREIN. (NOT PLOTTABLE)

ITEM 16
EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING DATE: DECEMBER 16, 1977
RECORDING INFORMATION: 7712160818
IN FAVOR OF: THE CITY OF BELLEVUE, A MUNICIPAL CORPORATION
FOR: CONSTRUCTING, INSTALLING, RECONSTRUCTING, REPLACING, REPAIRING, MAINTAINING AND OPERATING A WATER PIPELINE
AFFECTS: AS DESCRIBED THEREIN. (NOT PLOTTABLE)

ITEM 17
EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING DATE: MARCH 14, 1979
RECORDING INFORMATION: 7903140794
IN FAVOR OF: PUGET SOUND POWER & LIGHT COMPANY, A WASHINGTON CORPORATION
FOR: AN UNDERGROUND ELECTRIC DISTRIBUTION SYSTEM
AFFECTS: AS DESCRIBED THEREIN.
CONTAINS COVENANT PROHIBITING STRUCTURES OVER SAID EASEMENT OR OTHER ACTIVITY WHICH MIGHT ENDANGER THE UNDERGROUND SYSTEM. (PLOTTED)

ITEM 18
EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING DATE: FEBRUARY 20, 1997
RECORDING INFORMATION: 9702201012
IN FAVOR OF: CITY OF BELLEVUE, A WASHINGTON MUNICIPAL CORPORATION
FOR: SIDEWALK AND FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF UTILITY AND FRANCHISE UTILITY LINES, MANHOLES, AND APPURTENANCES THERETO
AFFECTS: AS DESCRIBED THEREIN. (PLOTTED)

ITEM 19
EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING DATE: JULY 28, 2000
RECORDING INFORMATION: 20000728000326
IN FAVOR OF: PUGET SOUND ENERGY, INC., A WASHINGTON CORPORATION
FOR: TRANSMISSION, DISTRIBUTION AND SALE OF ELECTRICITY
AFFECTS: AS DESCRIBED THEREIN. (PLOTTED)

ITEM 22
EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING DATE: MAY 16, 2013
RECORDING INFORMATION: 20130516002122
IN FAVOR OF: THE CITY OF BELLEVUE
FOR: STREAM CHANNEL & BANK STABILIZATION AND HABITAT ENHANCEMENT
AFFECTS: AS DESCRIBED THEREIN. (PLOTTED)

ITEM 23
EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING DATE: MAY 16, 2013
RECORDING INFORMATION: 20130516002123
IN FAVOR OF: CITY OF BELLEVUE
FOR: WETLAND
AFFECTS: AS DESCRIBED THEREIN. (PLOTTED)

ITEM 24
THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "WETLAND NOTICE FOR DEED NOTIFICATION"
RECORDED MAY 16, 2013 AS RECORDING NO. 20130516002124 OF OFFICIAL RECORDS. (PLOTTED)

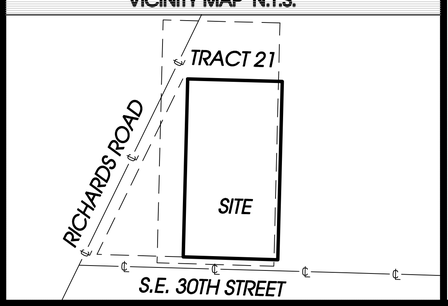
SURVEYOR'S CERTIFICATE:

TO: STARWOOD MORTGAGE CAPITAL LLC AND ITS SUCCESSORS AND ASSIGNS, SECURITY STORAGE ASSOCIATES, LLC, A WASHINGTON LIMITED LIABILITY COMPANY AND FIRST AMERICAN TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 16, 17, 18 AND 19, OF TABLE A, THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 9, 2019.

10/28/2019
EDWIN J. GREEN JR. PLS#15025 DATE:

VICINITY MAP N.T.S.



LEGEND

- FOUND MONUMENT AS NOTED
- BOLLARD
- UTILITY POLE
- CATCH BASIN
- ELECTRIC METER
- WATER VAULT
- WATER METER
- CALL BOX
- FIRE HYDRANT
- STORM DRAIN MANHOLE
- PIV POST INDICATOR VALVE
- GAS METER
- WATER VALVE
- ELECTRIC VAULT
- ELECTRIC TRANSFORMER
- HANDICAP PARKING SPACE
- TELEPHONE RISER
- FIRE DEPARTMENT CONNECTION
- ASPHALT SURFACE
- RET. WALL
- CONC SURFACE
- STAIRS
- T.P. NO. TAX PARCEL NUMBER
- D.W.APRON DRIVEWAY ACCESS
- CONC CONCRETE
- R-O-W RIGHT-OF-WAY
- ( ) RECORD AS NOTED
- (5) NUMBER OF PARKING SPACES
- NP NO PARKING
- BUILDING LINE
- CENTERLINE OF ROAD
- CHAIN LINK FENCE

SURVEYOR'S NOTES

1. THE SURVEY SHOWN HEREON WAS PERFORMED IN JUNE OF 2012 AND OCTOBER OF 2019. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST.

2. ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.

3. SUBJECT PROPERTY TAX PARCEL NO. 5453300194.

4. APPROXIMATE SUBJECT PROPERTY AREA IS: 117,988 SQ FT (2.7 ACRES)

5. FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 5-SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 332-130-090.

6. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-981424-WA1, WITH AN EFFECTIVE DATE OF SEPTEMBER 16, 2019 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.

7. THE PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" AND "AE", PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 53033C0656F, WITH AN EFFECTIVE DATE OF MAY 16, 1995 FOR COMMUNITY NO. 530074, IN KING COUNTY, STATE OF WASHINGTON, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE PROPERTY IS SITUATED.

8. THE TOTAL NUMBER OF STRIPED PARKING SPACES ON THE PROPERTY IS 22, INCLUDING 1 DESIGNATED DISABLED SPACES.

9. THERE IS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE PROPERTY.

10. THERE WAS NO INFORMATION PROVIDED TO US BY THE CONTROLLING JURISDICTION OF PROPOSED CHANGES TO STREET RIGHT OF WAY LINES, NOR ANY OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AT THE TIME OF OUR SURVEY.

11. THERE WAS OBSERVED EVIDENCE OF WETLANDS FOUND AT THE TIME OF OUR SURVEY.

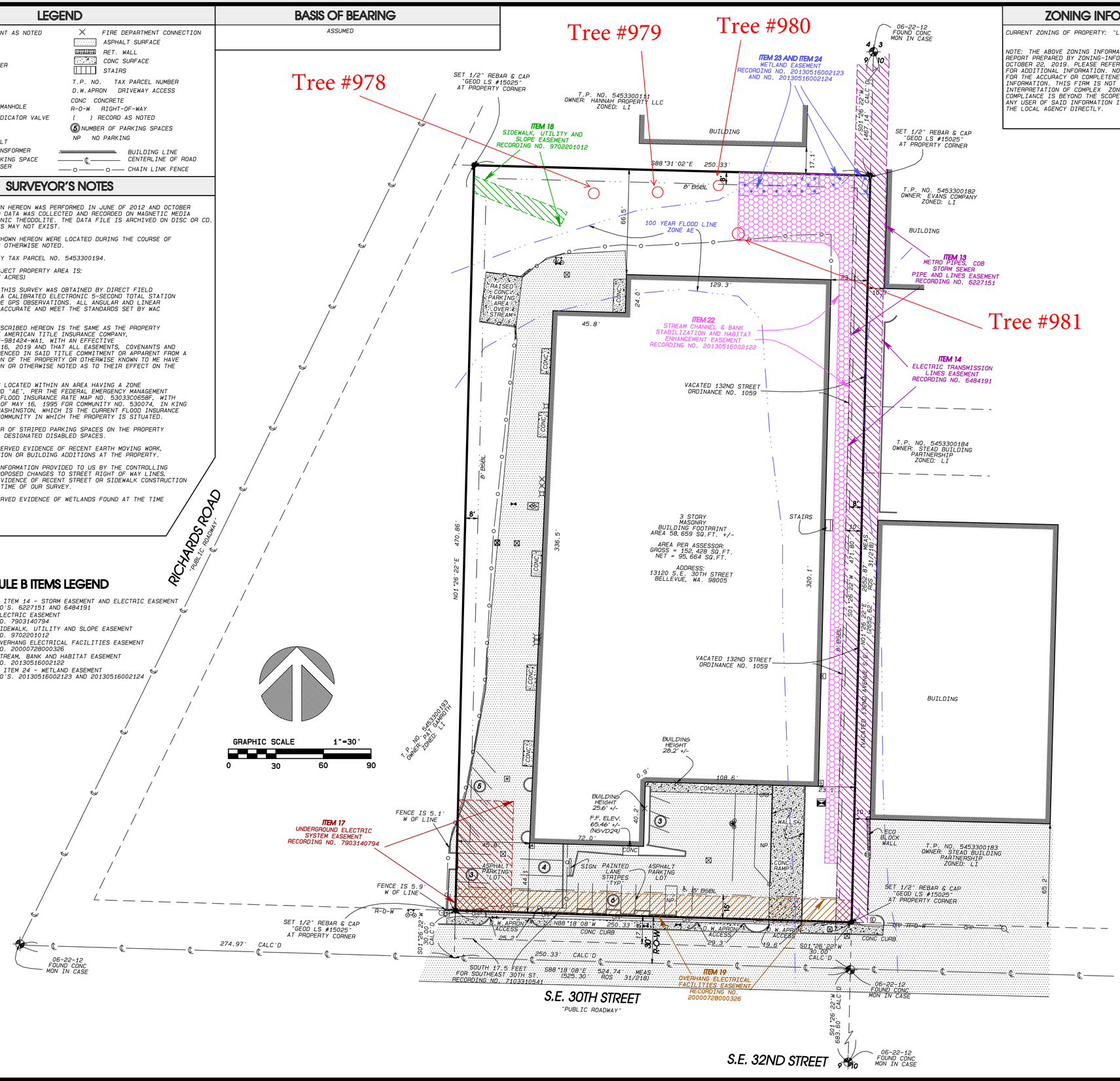
BASIS OF BEARING

ASSUMED

ZONING INFORMATION

CURRENT ZONING OF PROPERTY: "LI" LIGHT INDUSTRIAL

NOTE: THE ABOVE ZONING INFORMATION IS PER ZONING REPORT PREPARED BY ZONING-INFO, INC. SITE #65519, DATED OCTOBER 22, 2019. PLEASE REFER TO THE ZONING REPORT FOR ADDITIONAL INFORMATION. NO REPRESENTATION IS MADE FOR THE ACCURACY OR COMPLETENESS OF SAID THIRD PARTY INFORMATION. THIS FIRM IS NOT AN EXPERT IN THE INTERPRETATION OF COMPLEX ZONING ORDINANCES, COMPLIANCE IS BEYOND THE SCOPE OF THIS SURVEY. ANY USER OF SAID INFORMATION IS URGED TO CONTACT THE LOCAL AGENCY DIRECTLY.



measure success

ALTA/NSPS LAND TITLE SURVEY
SE 1/4 OF THE NE 1/4 OF SEC. 9, TWP. 24N., RGE. 5E., W.M.
CITY OF BELLEVUE, KING COUNTY, WA.

FACTORIA SELF STORAGE
13120 S.E. 30TH STREET
BELLEVUE, WA. 98005

EDWIN J. GREEN JR. STATE OF WASHINGTON 15025 REGISTERED PROFESSIONAL LAND SURVEYOR

Terrane
10801 Main Street, Suite 102, Bellevue, WA 98004
phone 425.458.4488 support@terrane.net
www.terrane.net

JOB NUMBER:	12204
DATE:	10/16/2019
DRAFTED BY:	VLJ
CHECKED BY:	EJG/JGM
SCALE:	1" = 30'
REVISION HISTORY	
10/24/19 Comments	
10/28/19 Zoning	
SHEET NUMBER	
1 OF 1	

Appendix B: Tree Risk Assessment Forms

Basic Tree Risk Assessment Form

Client: Factoria Security Self Storage Date: 4/10/2020 Time: 12:00 AM

Address/Tree location: 13120 SE 30th St Bellevue, WA 98005 Tree no.: 978 Sheet: 1 of 4

Tree species: Populus trichocarpa dbh: 17.6 Height: 55 ft Crown spread dia.: 15 ft

Assessor(s): Jake Robertson Tools used: Spencer Tape **Time frame**: _____

Target Assessment

Target number	Target description	Target protection	Target zone: Target within drip line	Target within 1 x Ht.	Target within 1.5 x Ht.	Occupancy rate (1 – rare, 2 – occasional, 3 – frequent, 4 – constant)	Practical to move target?	Restriction practical?
1	parking lot: 13120 SE 30th St	parking restriction		✓	✓	3	No	Yes
2	parking lot: 2700 Richards Rd	parking restriction		✓	✓	3	No	Yes
3								
4								

Site Factors

History of failures none **Topography** Flat ☐ Slope ☒ 30-40 % **Aspect** S

Site changes None ☒ Grade change ☐ Site clearing ☐ Changed soil hydrology ☒ Root cuts ☐ Describe _____

Soil conditions Limited volume ☐ Saturated ☐ Shallow ☐ Compacted ☐ Pavement over roots ☐ _____% Describe _____

Prevailing wind direction S, SW **Common weather** Strong winds ☒ Ice ☒ Snow ☐ Heavy rain ☒ Describe _____

Tree Health and Species Profile

Vigor Low ☒ Normal ☐ High ☐ **Foliage** None (seasonal) ☒ None (dead) ☐ Normal _____% Chlorotic _____% Necrotic _____%

Pests/Biotic Beaver **Abiotic** _____

Species failure profile Branches ☐ Trunk ☐ Roots ☐ Describe _____

Load Factors

Wind exposure Protected ☐ Partial ☐ Full ☐ Wind funneling ☒ _____ **Relative crown size** Small ☒ Medium ☐ Large ☐

Crown density Sparse ☒ Normal ☐ Dense ☐ **Interior branches** Few ☒ Normal ☐ Dense ☐ **Vines/Mistletoe/Moss** ☐ _____

Recent or expected change in load factors extensive damage to trunk caused by beaver

Tree Defects and Conditions Affecting the Likelihood of Failure

— Crown and Branches —

Unbalanced crown ☐ LCR 60 %

Dead twigs/branches ☒ 5 % overall Max. dia. <4"

Broken/Hangers Number _____ Max. dia. _____

Over-extended branches ☐

Pruning history

Crown cleaned ☐ Thinned ☐ Raised ☐

Reduced ☐ Topped ☐ Lion-tailed ☐

Flush cuts ☐ Other _____

Cracks ☐ _____ Lightning damage ☐

Codominant ☐ _____ Included bark ☐

Weak attachments ☐ _____ Cavity/Nest hole ____% circ.

Previous branch failures ☐ _____ Similar branches present ☐

Dead/Missing bark ☐ Cankers/Galls/Burls ☐ Sapwood damage/decay ☐

Conks ☐ Heartwood decay ☐ _____

Response growth _____

Condition(s) of concern: death and failure from beaver damage

Part Size 2" - 6" Fall Distance 30-50'

Load on defect N/A ☐ Minor ☒ Moderate ☐ Significant ☐

Likelihood of failure Improbable ☐ Possible ☒ Probable ☐ Imminent ☐

Condition(s) of concern: _____

Part Size 2"-6" Fall Distance 30-50'

Load on defect N/A ☐ Minor ☒ Moderate ☐ Significant ☐

Likelihood of failure Improbable ☐ Possible ☐ Probable ☐ Imminent ☐

— Trunk —

Dead/Missing bark ☒ Abnormal bark texture/color ☐

Codominant stems ☐ Included bark ☐ Cracks ☐

Sapwood damage/decay ☒ Cankers/Galls/Burls ☐ Sap ooze ☐

Lightning damage ☐ Heartwood decay ☒ Conks/Mushrooms ☐

Cavity/Nest hole _____% circ. Depth _____ Poor taper ☐

Lean _____° Corrected? _____

Response growth _____

Condition(s) of concern: severe beaver damage

Part Size 17.6 Fall Distance 55'

Load on defect N/A ☐ Minor ☐ Moderate ☐ Significant ☒

Likelihood of failure Improbable ☐ Possible ☐ Probable ☒ Imminent ☐

— Roots and Root Collar —

Collar buried/Not visible ☒ Depth _____ Stem girdling ☐

Dead ☐ Decay ☐ Conks/Mushrooms ☐

Ooze ☐ Cavity ☐ _____% circ.

Cracks ☐ Cut/Damaged roots ☐ Distance from trunk _____

Root plate lifting ☐ Soil weakness ☐

Response growth _____

Condition(s) of concern _____

Part Size _____ Fall Distance _____

Load on defect N/A ☐ Minor ☒ Moderate ☐ Significant ☐

Likelihood of failure Improbable ☒ Possible ☐ Probable ☐ Imminent ☐

Risk Categorization

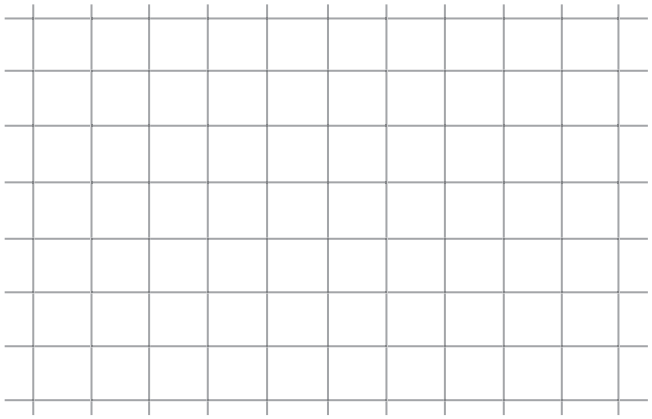
Target (*Target number or description*)	Tree part	Condition(s) of concern	Likelihood: Failure: Improbable	Possible	Probable	Imminent	Impact: Very low	Low	Medium	High	Failure & Impact (*from Matrix 1*): Unlikely	Somewhat	Likely	Very likely	Consequences: Negligible	Minor	Significant	Severe	Risk rating (*from Matrix 2*)
1	Trunk	failure from beaver				●			●				●			●			Mod
2	trunk	failure from beaver				●			●				●			●			Mod

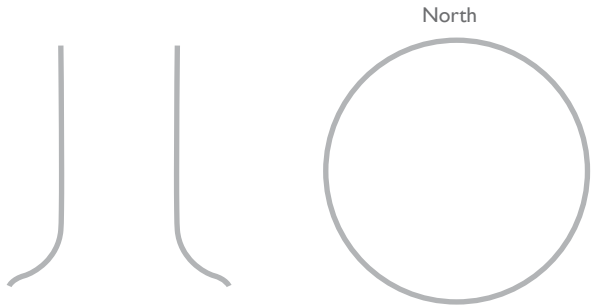
Matrix 1. Likelihood matrix.

Likelihood of Failure	Likelihood of Impact: Very low	Low	Medium	High
Imminent	Unlikely	Somewhat likely	Likely	Very likely
Probable	Unlikely	Unlikely	Somewhat likely	Likely
Possible	Unlikely	Unlikely	Unlikely	Somewhat likely
Improbable	Unlikely	Unlikely	Unlikely	Unlikely

Matrix 2. Risk rating matrix.

Likelihood of Failure & Impact	Consequences of Failure: Negligible	Minor	Significant	Severe
Very likely	Low	Moderate	High	Extreme
Likely	Low	Moderate	High	High
Somewhat likely	Low	Low	Moderate	Moderate
Unlikely	Low	Low	Low	Low





Notes, explanations, descriptions

Mitigation options

1. Removal **Residual risk** none
2. beaver relocation **Residual risk** high
3. **Residual risk**
4. **Residual risk**

Overall tree risk rating Low ☐ Moderate ☐ High ☐ Extreme ■

Overall residual risk None ■ Low ☐ Moderate ☐ High ☐ Extreme ☐ **Recommended inspection interval** 1 year

Data ■ Final ☐ Preliminary **Advanced assessment needed** ■ No ☐ Yes-Type/Reason

Inspection limitations ■ None ☐ Visibility ☐ Access ☐ Vines ☐ Root collar buried Describe

Basic Tree Risk Assessment Form

Client Factoria Security Self Storage Date 4/10/2020 Time 12:00 AM

Address/Tree location 13120 SE 30th St Bellevue, WA 98005 Tree no. 978 Sheet 1 of 4

Tree species Populus trichocarpa dbh 17.6 Height 55 ft Crown spread dia. 15 ft

Assessor(s) Jake Robertson Tools used Spencer Tape **Time frame** _____

Target Assessment

Target number	Target description	Target protection	Target zone: Target within drip line	Target zone: Target within 1 x Ht.	Target zone: Target within 1.5 x Ht.	Occupancy rate 1 – rare 2 – occasional 3 – frequent 4 – constant	Practical to move target?	Restriction practical?
1	parking lot: 13120 SE 30th St	parking restriction				3	No	Yes
2	parking lot: 2700 Richards Rd	parking restriction				3	No	Yes
3								
4								

Site Factors

History of failures none **Topography** Flat ☐ Slope ☐ 30-40 % **Aspect** S

Site changes None ☐ Grade change ☐ Site clearing ☐ Changed soil hydrology ☐ Root cuts ☐ Describe _____

Soil conditions Limited volume ☐ Saturated ☐ Shallow ☐ Compacted ☐ Pavement over roots ☐ _____% Describe _____

Prevailing wind direction S, SW **Common weather** Strong winds ☐ Ice ☐ Snow ☐ Heavy rain ☐ Describe _____

Tree Health and Species Profile

Vigor Low ☐ Normal ☐ High ☐ **Foliage** None (seasonal) ☐ None (dead) ☐ Normal _____% Chlorotic _____% Necrotic _____%

Pests/Biotic Beaver **Abiotic** _____

Species failure profile Branches ☐ Trunk ☐ Roots ☐ Describe _____

Load Factors

Wind exposure Protected ☐ Partial ☐ Full ☐ Wind funneling ☐ _____ **Relative crown size** Small ☐ Medium ☐ Large ☐

Crown density Sparse ☐ Normal ☐ Dense ☐ **Interior branches** Few ☐ Normal ☐ Dense ☐ **Vines/Mistletoe/Moss** ☐ _____

Recent or expected change in load factors extensive damage to trunk caused by beaver

Tree Defects and Conditions Affecting the Likelihood of Failure

— Crown and Branches —

Unbalanced crown ☐ LCR 60 %

Dead twigs/branches ☐ 5 % overall Max. dia. <4"

Broken/Hangers Number _____ Max. dia. _____

Over-extended branches ☐

Pruning history

Crown cleaned ☐ Thinned ☐ Raised ☐

Reduced ☐ Topped ☐ Lion-tailed ☐

Flush cuts ☐ Other _____

Cracks ☐ _____ Lightning damage ☐

Codominant ☐ _____ Included bark ☐

Weak attachments ☐ _____ Cavity/Nest hole ____% circ.

Previous branch failures ☐ _____ Similar branches present ☐

Dead/Missing bark ☐ Cankers/Galls/Burls ☐ Sapwood damage/decay ☐

Conks ☐ Heartwood decay ☐ _____

Response growth _____

Condition(s) of concern _____

death and failure from beaver damage

Part Size 2" - 6" Fall Distance 30-50'

Load on defect N/A ☐ Minor ☐ Moderate ☐ Significant ☐

Likelihood of failure Improbable ☐ Possible ☐ Probable ☐ Imminent ☐

Part Size 2"-6" Fall Distance 30-50'

Load on defect N/A ☐ Minor ☐ Moderate ☐ Significant ☐

Likelihood of failure Improbable ☐ Possible ☐ Probable ☐ Imminent ☐

— Trunk —

Dead/Missing bark ☐ Abnormal bark texture/color ☐

Codominant stems ☐ Included bark ☐ Cracks ☐

Sapwood damage/decay ☐ Cankers/Galls/Burls ☐ Sap ooze ☐

Lightning damage ☐ Heartwood decay ☐ Conks/Mushrooms ☐

Cavity/Nest hole _____% circ. Depth _____ Poor taper ☐

Lean _____° Corrected? _____

Response growth _____

Condition(s) of concern severe beaver damage

Part Size 17.6 Fall Distance 55'

Load on defect N/A ☐ Minor ☐ Moderate ☐ Significant ☐

Likelihood of failure Improbable ☐ Possible ☐ Probable ☐ Imminent ☐

— Roots and Root Collar —

Collar buried/Not visible ☐ Depth_____ Stem girdling ☐

Dead ☐ Decay ☐ Conks/Mushrooms ☐

Ooze ☐ Cavity ☐ _____% circ.

Cracks ☐ Cut/Damaged roots ☐ Distance from trunk _____

Root plate lifting ☐ Soil weakness ☐

Response growth _____

Condition(s) of concern _____

Part Size _____ Fall Distance _____

Load on defect N/A ☐ Minor ☐ Moderate ☐ Significant ☐

Likelihood of failure Improbable ☐ Possible ☐ Probable ☐ Imminent ☐

Risk Categorization

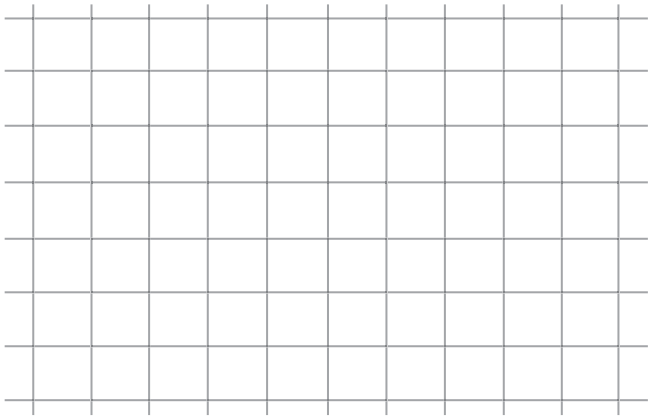
Target (*Target number or description*)	Tree part	Condition(s) of concern	Likelihood: Failure: Improbable	Possible	Probable	Imminent	Impact: Very low	Low	Medium	High	Failure & Impact (*from Matrix 1*): Unlikely	Somewhat	Likely	Very likely	Consequences: Negligible	Minor	Significant	Severe	Risk rating (*from Matrix 2*)
1	Trunk	failure from beaver																	Mod
2	trunk	failure from beaver																	Mod

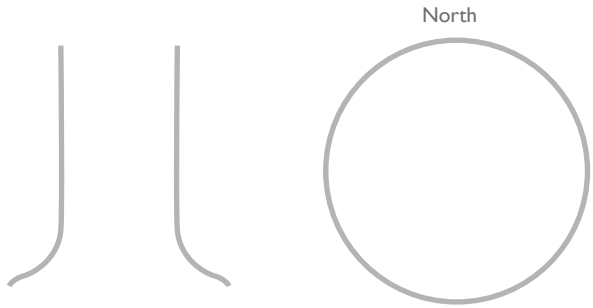
Matrix 1. Likelihood matrix.

Likelihood of Failure	Likelihood of Impact: Very low	Low	Medium	High
Imminent	Unlikely	Somewhat likely	Likely	Very likely
Probable	Unlikely	Unlikely	Somewhat likely	Likely
Possible	Unlikely	Unlikely	Unlikely	Somewhat likely
Improbable	Unlikely	Unlikely	Unlikely	Unlikely

Matrix 2. Risk rating matrix.

Likelihood of Failure & Impact	Consequences of Failure: Negligible	Minor	Significant	Severe
Very likely	Low	Moderate	High	Extreme
Likely	Low	Moderate	High	High
Somewhat likely	Low	Low	Moderate	Moderate
Unlikely	Low	Low	Low	Low





Notes, explanations, descriptions

_____

_____

_____

_____

_____

Mitigation options

1. Removal _____ **Residual risk** none
2. beaver relocation _____ **Residual risk** high
3. _____ **Residual risk** _____
4. _____ **Residual risk** _____

Overall tree risk rating Low ☐ Moderate ☐ High ☐ Extreme ☐

Overall residual risk None ☐ Low ☐ Moderate ☐ High ☐ Extreme ☐ **Recommended inspection interval** 1 year

Data ☐ Final ☐ Preliminary **Advanced assessment needed** ☐No ☐Yes-Type/Reason _____

Inspection limitations ☐None ☐Visibility ☐Access ☐Vines ☐Root collar buried Describe _____

Basic Tree Risk Assessment Form

Client Factoria Security Self Storage Date 4/10/2020 Time 12:00 AM

Address/Tree location 13120 SE 30th St Bellevue, WA 98005 Tree no. 978 Sheet 1 of 4

Tree species Populus trichocarpa dbh 17.6 Height 55 ft Crown spread dia. 15 ft

Assessor(s) Jake Robertson Tools used Spencer Tape **Time frame** _____

Target Assessment

Target number	Target description	Target protection	Target zone: Target within drip line	Target zone: Target within 1 x Ht.	Target zone: Target within 1.5 x Ht.	Occupancy rate 1 – rare 2 – occasional 3 – frequent 4 – constant	Practical to move target?	Restriction practical?
1	parking lot: 13120 SE 30th St	parking restriction				3	No	Yes
2	parking lot: 2700 Richards Rd	parking restriction				3	No	Yes
3								
4								

Site Factors

History of failures none **Topography** Flat ☐ Slope ☐ 30-40 % **Aspect** S

Site changes None ☐ Grade change ☐ Site clearing ☐ Changed soil hydrology ☐ Root cuts ☐ Describe _____

Soil conditions Limited volume ☐ Saturated ☐ Shallow ☐ Compacted ☐ Pavement over roots ☐ _____% Describe _____

Prevailing wind direction S, SW **Common weather** Strong winds ☐ Ice ☐ Snow ☐ Heavy rain ☐ Describe _____

Tree Health and Species Profile

Vigor Low ☐ Normal ☐ High ☐ **Foliage** None (seasonal) ☐ None (dead) ☐ Normal _____% Chlorotic _____% Necrotic _____%

Pests/Biotic Beaver **Abiotic** _____

Species failure profile Branches ☐ Trunk ☐ Roots ☐ Describe _____

Load Factors

Wind exposure Protected ☐ Partial ☐ Full ☐ Wind funneling ☐ _____ **Relative crown size** Small ☐ Medium ☐ Large ☐

Crown density Sparse ☐ Normal ☐ Dense ☐ **Interior branches** Few ☐ Normal ☐ Dense ☐ **Vines/Mistletoe/Moss** ☐ _____

Recent or expected change in load factors extensive damage to trunk caused by beaver

Tree Defects and Conditions Affecting the Likelihood of Failure

— Crown and Branches —

Unbalanced crown ☐ LCR 60 %

Dead twigs/branches ☐ 5 % overall Max. dia. <4"

Broken/Hangers Number _____ Max. dia. _____

Over-extended branches ☐

Pruning history

Crown cleaned ☐ Thinned ☐ Raised ☐

Reduced ☐ Topped ☐ Lion-tailed ☐

Flush cuts ☐ Other _____

Cracks ☐ _____ Lightning damage ☐

Codominant ☐ _____ Included bark ☐

Weak attachments ☐ _____ Cavity/Nest hole ____% circ.

Previous branch failures ☐ _____ Similar branches present ☐

Dead/Missing bark ☐ Cankers/Galls/Burls ☐ Sapwood damage/decay ☐

Conks ☐ Heartwood decay ☐ _____

Response growth _____

Condition(s) of concern _____

death and failure from beaver damage

Part Size 2" - 6" Fall Distance 30-50'

Load on defect N/A ☐ Minor ☐ Moderate ☐ Significant ☐

Likelihood of failure Improbable ☐ Possible ☐ Probable ☐ Imminent ☐

Part Size 2"-6" Fall Distance 30-50'

Load on defect N/A ☐ Minor ☐ Moderate ☐ Significant ☐

Likelihood of failure Improbable ☐ Possible ☐ Probable ☐ Imminent ☐

— Trunk —

Dead/Missing bark ☐ Abnormal bark texture/color ☐

Codominant stems ☐ Included bark ☐ Cracks ☐

Sapwood damage/decay ☐ Cankers/Galls/Burls ☐ Sap ooze ☐

Lightning damage ☐ Heartwood decay ☐ Conks/Mushrooms ☐

Cavity/Nest hole _____% circ. Depth _____ Poor taper ☐

Lean _____° Corrected? _____

Response growth _____

Condition(s) of concern severe beaver damage

Part Size 17.6 Fall Distance 55'

Load on defect N/A ☐ Minor ☐ Moderate ☐ Significant ☐

Likelihood of failure Improbable ☐ Possible ☐ Probable ☐ Imminent ☐

— Roots and Root Collar —

Collar buried/Not visible ☐ Depth_____ Stem girdling ☐

Dead ☐ Decay ☐ Conks/Mushrooms ☐

Ooze ☐ Cavity ☐ _____% circ.

Cracks ☐ Cut/Damaged roots ☐ Distance from trunk _____

Root plate lifting ☐ Soil weakness ☐

Response growth _____

Condition(s) of concern _____

Part Size _____ Fall Distance _____

Load on defect N/A ☐ Minor ☐ Moderate ☐ Significant ☐

Likelihood of failure Improbable ☐ Possible ☐ Probable ☐ Imminent ☐

Risk Categorization

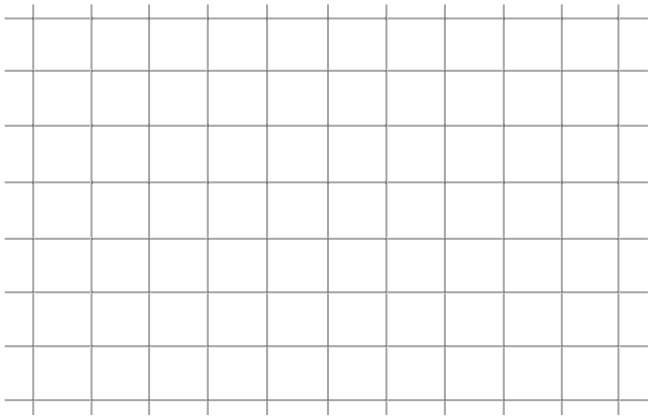
Target (*Target number or description*)	Tree part	Condition(s) of concern	Likelihood: Failure: Improbable	Possible	Probable	Imminent	Impact: Very low	Low	Medium	High	Failure & Impact (*from Matrix 1*): Unlikely	Somewhat	Likely	Very likely	Consequences: Negligible	Minor	Significant	Severe	Risk rating (*from Matrix 2*)
1	Trunk	failure from beaver																	Mod
2	trunk	failure from beaver																	Mod

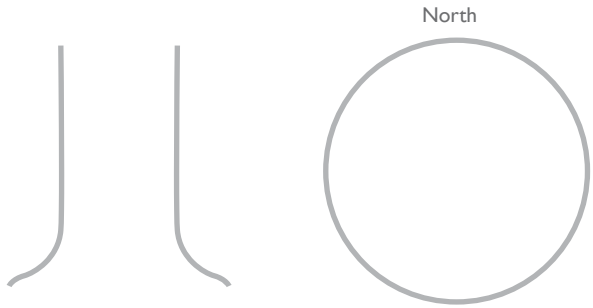
Matrix 1. Likelihood matrix.

Likelihood of Failure	Likelihood of Impact: Very low	Low	Medium	High
Imminent	Unlikely	Somewhat likely	Likely	Very likely
Probable	Unlikely	Unlikely	Somewhat likely	Likely
Possible	Unlikely	Unlikely	Unlikely	Somewhat likely
Improbable	Unlikely	Unlikely	Unlikely	Unlikely

Matrix 2. Risk rating matrix.

Likelihood of Failure & Impact	Consequences of Failure: Negligible	Minor	Significant	Severe
Very likely	Low	Moderate	High	Extreme
Likely	Low	Moderate	High	High
Somewhat likely	Low	Low	Moderate	Moderate
Unlikely	Low	Low	Low	Low





Notes, explanations, descriptions

_____

_____

_____

_____

_____

Mitigation options

1. Removal _____ **Residual risk** none
2. beaver relocation _____ **Residual risk** high
3. _____ **Residual risk** _____
4. _____ **Residual risk** _____

Overall tree risk rating Low ☐ Moderate ☐ High ☐ Extreme ☐

Overall residual risk None ☐ Low ☐ Moderate ☐ High ☐ Extreme ☐ **Recommended inspection interval** 1 year

Data ☐ Final ☐ Preliminary **Advanced assessment needed** ☐No ☐Yes-Type/Reason _____

Inspection limitations ☐None ☐Visibility ☐Access ☐Vines ☐Root collar buried Describe _____

Basic Tree Risk Assessment Form

Client Factoria Security Self Storage Date 4/10/2020 Time 12:00 AM

Address/Tree location 13120 SE 30th St Bellevue, WA 98005 Tree no. 978 Sheet 1 of 4

Tree species Populus trichocarpa dbh 17.6 Height 55 ft Crown spread dia. 15 ft

Assessor(s) Jake Robertson Tools used Spencer Tape **Time frame** _____

Target Assessment

Target number	Target description	Target protection	Target zone: Target within drip line	Target zone: Target within 1 x Ht.	Target zone: Target within 1.5 x Ht.	Occupancy rate 1 – rare 2 – occasional 3 – frequent 4 – constant	Practical to move target?	Restriction practical?
1	parking lot: 13120 SE 30th St	parking restriction				3	No	Yes
2	parking lot: 2700 Richards Rd	parking restriction				3	No	Yes
3								
4								

Site Factors

History of failures none **Topography** Flat ☐ Slope ☐ 30-40 % **Aspect** S

Site changes None ☐ Grade change ☐ Site clearing ☐ Changed soil hydrology ☐ Root cuts ☐ Describe _____

Soil conditions Limited volume ☐ Saturated ☐ Shallow ☐ Compacted ☐ Pavement over roots ☐ _____% Describe _____

Prevailing wind direction S, SW **Common weather** Strong winds ☐ Ice ☐ Snow ☐ Heavy rain ☐ Describe _____

Tree Health and Species Profile

Vigor Low ☐ Normal ☐ High ☐ **Foliage** None (seasonal) ☐ None (dead) ☐ Normal _____% Chlorotic _____% Necrotic _____%

Pests/Biotic Beaver **Abiotic** _____

Species failure profile Branches ☐ Trunk ☐ Roots ☐ Describe _____

Load Factors

Wind exposure Protected ☐ Partial ☐ Full ☐ Wind funneling ☐ _____ **Relative crown size** Small ☐ Medium ☐ Large ☐

Crown density Sparse ☐ Normal ☐ Dense ☐ **Interior branches** Few ☐ Normal ☐ Dense ☐ **Vines/Mistletoe/Moss** ☐ _____

Recent or expected change in load factors extensive damage to trunk caused by beaver

Tree Defects and Conditions Affecting the Likelihood of Failure

— Crown and Branches —

Unbalanced crown ☐ LCR 60 %

Dead twigs/branches ☐ 5 % overall Max. dia. <4"

Broken/Hangers Number _____ Max. dia. _____

Over-extended branches ☐

Pruning history

Crown cleaned ☐ Thinned ☐ Raised ☐

Reduced ☐ Topped ☐ Lion-tailed ☐

Flush cuts ☐ Other _____

Cracks ☐ _____ Lightning damage ☐

Codominant ☐ _____ Included bark ☐

Weak attachments ☐ _____ Cavity/Nest hole ____% circ.

Previous branch failures ☐ _____ Similar branches present ☐

Dead/Missing bark ☐ Cankers/Galls/Burls ☐ Sapwood damage/decay ☐

Conks ☐ Heartwood decay ☐ _____

Response growth _____

Condition(s) of concern _____

death and failure from beaver damage

Part Size 2" - 6" Fall Distance 30-50'

Load on defect N/A ☐ Minor ☐ Moderate ☐ Significant ☐

Likelihood of failure Improbable ☐ Possible ☐ Probable ☐ Imminent ☐

Part Size 2"-6" Fall Distance 30-50'

Load on defect N/A ☐ Minor ☐ Moderate ☐ Significant ☐

Likelihood of failure Improbable ☐ Possible ☐ Probable ☐ Imminent ☐

— Trunk —

Dead/Missing bark ☐ Abnormal bark texture/color ☐

Codominant stems ☐ Included bark ☐ Cracks ☐

Sapwood damage/decay ☐ Cankers/Galls/Burls ☐ Sap ooze ☐

Lightning damage ☐ Heartwood decay ☐ Conks/Mushrooms ☐

Cavity/Nest hole _____% circ. Depth _____ Poor taper ☐

Lean _____° Corrected? _____

Response growth _____

Condition(s) of concern severe beaver damage

Part Size 17.6 Fall Distance 55'

Load on defect N/A ☐ Minor ☐ Moderate ☐ Significant ☐

Likelihood of failure Improbable ☐ Possible ☐ Probable ☐ Imminent ☐

— Roots and Root Collar —

Collar buried/Not visible ☐ Depth_____ Stem girdling ☐

Dead ☐ Decay ☐ Conks/Mushrooms ☐

Ooze ☐ Cavity ☐ _____% circ.

Cracks ☐ Cut/Damaged roots ☐ Distance from trunk _____

Root plate lifting ☐ Soil weakness ☐

Response growth _____

Condition(s) of concern _____

Part Size _____ Fall Distance _____

Load on defect N/A ☐ Minor ☐ Moderate ☐ Significant ☐

Likelihood of failure Improbable ☐ Possible ☐ Probable ☐ Imminent ☐

Risk Categorization

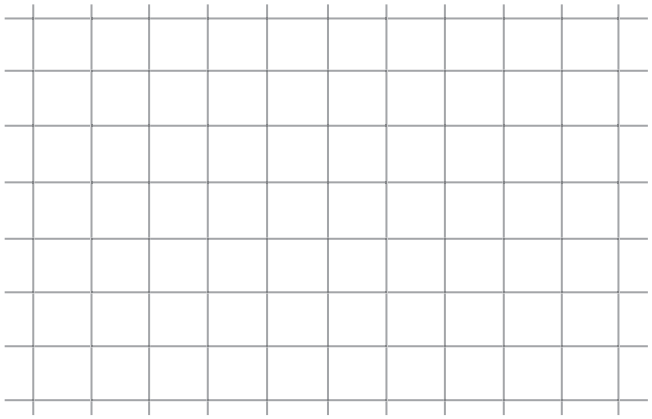
Target (*Target number or description*)	Tree part	Condition(s) of concern	Likelihood: Failure: Improbable	Possible	Probable	Imminent	Impact: Very low	Low	Medium	High	Failure & Impact (*from Matrix 1*): Unlikely	Somewhat	Likely	Very likely	Consequences: Negligible	Minor	Significant	Severe	Risk rating (*from Matrix 2*)
1	Trunk	failure from beaver																	Mod
2	trunk	failure from beaver																	Mod

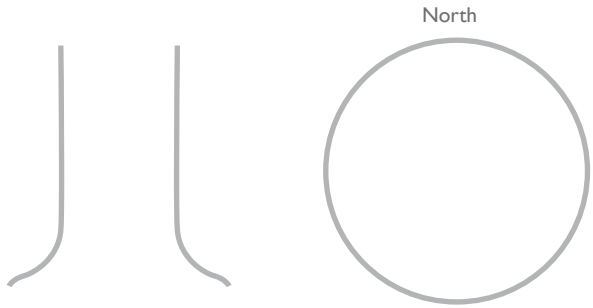
Matrix 1. Likelihood matrix.

Likelihood of Failure	Likelihood of Impact: Very low	Low	Medium	High
Imminent	Unlikely	Somewhat likely	Likely	Very likely
Probable	Unlikely	Unlikely	Somewhat likely	Likely
Possible	Unlikely	Unlikely	Unlikely	Somewhat likely
Improbable	Unlikely	Unlikely	Unlikely	Unlikely

Matrix 2. Risk rating matrix.

Likelihood of Failure & Impact	Consequences of Failure: Negligible	Minor	Significant	Severe
Very likely	Low	Moderate	High	Extreme
Likely	Low	Moderate	High	High
Somewhat likely	Low	Low	Moderate	Moderate
Unlikely	Low	Low	Low	Low





Notes, explanations, descriptions

_____

_____

_____

_____

_____

Mitigation options

1. Removal _____ **Residual risk** none
2. beaver relocation _____ **Residual risk** high
3. _____ **Residual risk** _____
4. _____ **Residual risk** _____

Overall tree risk rating Low ☐ Moderate ☐ High ☐ Extreme ☐

Overall residual risk None ☐ Low ☐ Moderate ☐ High ☐ Extreme ☐ **Recommended inspection interval** 1 year

Data ☐ Final ☐ Preliminary **Advanced assessment needed** ☐No ☐Yes-Type/Reason _____

Inspection limitations ☐None ☐Visibility ☐Access ☐Vines ☐Root collar buried Describe _____