Development Services Department
Environmental Coordinator
450 110th Avenue NE
Bellevue, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPOSAL NAME:	4803 122 Ave SE Vegetation Restoration
LOCATION:	4803 122nd Ave SE
FILE NUMBERS:	22-115185-LO
PROPONENT:	Haisheng Yuan
DESCRIPTION OF PROPOSAL: Vegetation Management to mitigate and restore unpermitted tree removal that has occurred within a 50-foot steep slope buffer and Type-N stream buffer.	

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.

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.

DATE ISSUED: 12/7/2023

APPEAL DATE: 12/21/2023

A written appeal must be filed in the City Clerk's Office by 5 p.m. on the appeal date noted above.

This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposal's 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.

Reilly Pittman
Issued By: ***Planning Manager*** **for** **Date:** December 7, 2023
Elizabeth Stead, Environmental Coordinator
Development Services Department

City of Bellevue
Development Services Department
Land Use Staff Report

Proposal Name:	**4803 122 Ave SE Vegetation Restoration**
Proposal Addresses:	**4803 122nd Ave SE**
Proposal Description:	Critical Areas Land Use Permit approval for Vegetation Management to mitigate and restore unpermitted tree removal that has occurred within a 50-foot steep slope buffer and Type-N stream buffer. Unpermitted tree removal is associated with Enforcement Action 22-106069-EA.
File Number:	**22-115185-LO**
Applicant:	**Haisheng Yuan**
Decisions Included:	Critical Areas Land Use Permit (Process II. LUC 20.30P)
Planner:	**David Wong**, Land Use Planner
State Environmental Policy Act Threshold Determination:	**Determination of Non-Significance** ***Reilly Pittman*** ***Planning Manager*** Elizabeth Stead, Environmental Coordinator Development Services Department
Director's Decision:	**Approval with Conditions** ***Reilly Pittman*** ***Planning Manager*** Elizabeth Stead, Land Use Director Development Services Department

Application Date:	July 21, 2022
Notice of Application Publication Date:	September 22, 2022
Decision Publication Date:	December 7, 2023
Project/SEPA Appeal Deadline:	December 21, 2023

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 Decision must be received in the City's Clerk's Office by 5 PM on the date noted for appeal of the decision.

I. Proposal Description

The applicant is requesting a Critical Areas Land Use Permit (CALUP) to mitigate conditions created by unpermitted removal of two (2) Douglas-fir (*Pseudotsuga menziesii*) trees at 4803 122nd Ave SE. The proposal includes a mitigation planting area of approximately 324 SF of native vegetation planting. The proposed native planting consists of Douglas-fir, snowberry (*Symphoricarpos albus*), and sword fern (*Polystichum munitum*) species. See Figure 1 for site details.

Per LUC 20.25H.055.C.3.(i)iv a CALUP is required because the proposed vegetation management activities are located within steep slope and stream buffers.

Figure 1

II. Consistency with Land Use Code Requirements

Vegetation Management Plan Performance Standards LUC 20.25H.055.C.3.v.i

(A) Is the Vegetation Management Plan prepared by a qualified professional?

Yes ☒ or No ☐

Describe:

Plan Preparer's Name: Alia Richardson, Associate Ecologist & Wildlife Biologist
Company: Wetland Resources
Address: 9505 19th Ave SE Ste. 106, Everett, WA 98208
Phone: 425-337-3174
Statement of Qualifications: Associate Ecologist & Wildlife Biologist

(B) Does the Vegetation Management Plan include the following?

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

Yes ☒ or No ☐

Describe: The site contains a steep slope buffer and a stream buffer that were impacted by unpermitted tree removal in 2022. Removed vegetative cover provided slope stability, stormwater treatment, and habitat opportunity within the listed buffers, however portions of the affected area were/are covered by non-native grasses.

(2) A site history;

Yes ☒ or No ☐

Describe: The Newport Hills No. 14 plat and the existing house were developed in 1969. In 2022, unpermitted tree removal occurred at the subject property, which consisted of removing two (2) large Douglas-fir trees in the rear of the house and within the stream buffer and steep slope buffer.

(3) A discussion of the plan objectives;

Yes ☒ or No ☐

Describe: The general objective of the plan is to mitigate the tree removal by installing and maintaining native species appropriate for steep slope buffers and stream buffers, and to replace lost function provided by large, native trees to the site and adjacent riparian area.

(4) A description of all sensitive features;

Yes ☒ or No ☐

Describe: The site contains geologic hazard steep slopes, a 50-foot steep slope buffer, and a Type-N stream buffer. See the attached Vegetation Management Plan (Section 3.0) for a more detailed description of all critical areas and their buffers.

(5) Identification of soils, existing vegetation, and habitat associated with species of local importance present on the site;
Yes ☒ or No ☐

Describe: Soils at the site have been mapped as Alderwood and Kitsap soils (AkF) and Alderwood gravelly sandy loam (AgC) per NRCS mapping.

Vegetation in the area of tree removal was observed and documented to contain a mix of species, including but not limited to cherry (*Prunus spp.*), cherry laurel (*Prunus laurocerasus*), Himalayan blackberry (*Rubus bifrons*), lady fern (*Athyrium filix-femina*), herb Robert (*Geranium robertianum*), lesser periwinkle (*Vinca minor*), bittersweet nightshade (*Solanum dulcamara*), and sword fern (*Polystichum munitum*) (See Section 4.2).

(6) Allowed work windows;
Yes ☒ or No ☐

Describe: The applicant has included a 3-year maintenance and monitoring plan and has provided detailed information regarding actions that can occur within each of the three (3) years. Mitigating impacts to the stream and steep slope buffers will require a 5-year maintenance and monitoring plan pursuant to LUC 20.25H.220.D. Due to the proximity of the mitigation area and the stream and steep slope buffers, work during rainy season months is restricted and an Erosion and Sediment Control Plan will be required to be submitted. <u>See Section VII for conditions of approval related to rainy season restrictions, erosion control plans, and mitigation area monitoring</u>.

(7) A clear delineation of the area within which clearing and other vegetation management practices are allowed under the plan; and
Yes ☒ or No ☐

Describe: A restoration area map and planting plan are included with the vegetation management plan

(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.

Yes ☒ or No ☐

Describe: The plan provides short- and long-term management goals for vegetation located within the parcels. Short-term goals include planting and establishment of native species and invasive vegetation removal. The long-term goals include mitigating unpermitted tree removal and control of invasive species in the overlapping stream and slope buffers. See section 7.0 of vegetation management plan for specific metrics. Any use of herbicides for the control of vegetation within the planting area is subject to City of Bellevue environmental best management practices. See Section VII for conditions of approval related to pesticide and fertilizer use and application.

(C) Would any proposed tree removal result in a significant impact to habitat associated with species of local importance?
Yes ☐ or No ☒

Describe: No additional tree removal is proposed. The proposal is intended to mitigate an area where unpermitted tree removal has occurred, and the proposed replanting includes small to large native trees and shrubs.

If yes, can the impacted function be replaced elsewhere within the management area subject to the plan?
Yes ☐ or No ☒

Describe:

(D) 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.
Yes ☐ or No ☒

If yes, describe:

III. Public Notice and Comment

Application Date:	July 21, 2022
Public Notice (500 feet):	September 22, 2022
Minimum Comment Period:	October 6, 2022

The Notice of Application for this project was published in the City of Bellevue weekly permit bulletin on October 10, 2018. It was mailed to property owners within 500 feet of the project site. No comments have been received from the public as of the writing of this staff report.

IV. State Environmental Policy Act (SEPA)

The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the proposal. The attached 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.

V. Critical Areas Land Use Permit Decision Criteria LUC 20.30P.140

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

A. The proposal obtains all other permits required by the Land Use Code; and
Yes ☒ or No ☐
Describe: The proposal is required to obtain a Clearing & Grading Permit in Critical Areas Permit (GJ) prior to commencing work under this proposal. See Section VII for conditions of approval related to the required clearing and grading permit.

B. 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; and
Yes ☒ or No ☐

Describe: The proposal utilizes the best available design for vegetation management by mitigating the entire affected area with a diverse group of native species that are appropriate for steep slope and stream buffers, and that meet spacing requirements of the Critical Areas Handbook. The proposal includes plans for maintenance and monitoring and provides a financial assurance to ensure success of the mitigation area.

C. The proposal incorporates the performance standards of Part 20.25H LUC to the maximum extent applicable; and
Yes ☒ or No ☐

Describe: As discussed in Section II, the proposal has demonstrated compliance with the performance standards for vegetation management within a critical area.

D. The proposal will be served by adequate public facilities including streets, fire protection, and utilities; and

Yes ☒ or No ☐

Describe: The site is currently served by adequate public facilities. The proposal will not increase the need for public facilities on the site.

E. The proposal includes a mitigation or restoration plan consistent with the requirements of LUC 20.25H.210; except that a proposal to modify or remove vegetation pursuant to an approved Vegetation Management Plan under LUC 20.25H.055.C.3.i shall not require a mitigation or restoration plan; and
Yes ☒ or No ☐

Describe: The proposal includes a mitigation plan meeting the recommendations of the Critical Areas Handbook and that is consistent with the requirements of LUC 20.25H.210. See Section VII for conditions of approval related to the mitigation plan.

F. The proposal complies with other applicable requirements of this code.
Yes ☒ or No ☐

Describe: Demonstration of compliance with the other applicable requirements of the Bellevue City Code will be completed under the review of the required clearing and grading permit.

VI. 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 vegetation management plan at 4803 122nd Ave SE.

Note- Expiration of Approval: In accordance with LUC 20.30P.150.B, the Critical Areas Land Use Permit for Vegetation Management is valid for a period of no greater than one (1) year after the effective date of the approval.

VII. 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	Janney Gwo 425-452-6190
Land Use Code- BCC 20.25H	David Wong, 425-452-4282

Noise Control- BCC 9.18	David Wong, 425-452-4282

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

1. Clearing & Grading Permit Required: A Clearing & Grading Permit is required to conduct work specified in the plans referenced in this approval.

Authority: Land Use Code 20.30P.140
Reviewer: David Wong, Land Use

2. Mitigation Plan: A mitigation plan conforming to the conceptual plan submitted under this application by Wetland Resources shall be included with the Clearing & Grading Permit application. Plans shall meet all requirements for submission as specified on the Forms and Publications webpage on the City's website.

Authority: Land Use Code 20.25H.220.B
Reviewer: David Wong, Land Use

3. Maintenance & Monitoring: To ensure establishment occurs and long-term viability is assured the following performance standards shall apply:

Year 1
100% survival of all install plants
0% cover of invasive species

Year 2-5
100% survival of all trees and shrubs
80% survival of all ferns
Less than 10% coverage of invasive species within the mitigation area

Annual monitoring reports demonstrating compliance with these performance standards above shall be submitted on or by December 1 of each year following final inspection of the Clearing and Grading Permit to the Development Services Department for a period of no less than five (5) years. The reporting shall be emailed to DWong@Bellevuewa.gov or mailed to:

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: David Wong, Land Use

4. Rainy Season restrictions: Due to the proximity to steep slope and stream critical areas, no clearing and grading activity may occur during the rainy season, which is defined as October 1 through April 30 without written authorization of the Development Services Department. Should approval be granted for work during the rainy season, increased erosion and sedimentation measures, representing the best available technology must be implemented prior to beginning or resuming site work.

Authority: Bellevue City Code 23.76.093.A
Reviewer: Janney Gwo, Clearing and Grading

5. Erosion and Sediment Control Plan: Due to the proximity to the steep slope critical area a temporary erosion control plan shall be submitted for review with the Clearing and Grading Permit application. The erosion and sediment control plan shall be prepared in compliance with requirements set forth in Chapter 23.76 BCC, now or as hereafter amended. Such plans shall also include, if not otherwise addressed in Chapter 23.76 BCC, the location and methods of drainage, surface water management, locations and methods of erosion control, a vegetation management and/or replanting plan, and/or other means for maintaining long-term soil stability.

Authority: Land Use Code 20.25H.135.A
Reviewer: David Wong, Land Use

6. 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.220.H
Reviewer: David Wong, Land Use

CRITICAL AREA DETERMINATION
AND
RESTORATION PLAN

FOR

YUAN – 122ND AVENUE SE

BELLEVUE, WA

Wetland Resources, Inc. Project #22141

Prepared By
Wetland Resources, Inc.
9505 19th Avenue SE, Suite 106
Everett, WA 98208
(425) 337-3174

Prepared For
Haisheng Yuan
4803 122nd Ave SE
Bellevue, WA 98006

REV1: April 10, 2023
First Submittal: July 7, 2022

TABLE OF CONTENTS

1.0 INTRODUCTION 1
1.1 SITE DESCRIPTION 1
1.2 VEGETATION CLEARING 2
2.0 REVIEW OF EXISTING INFORMATION 2
3.0 CRITICAL AREA DETERMINATION 3
3.1 STREAM DETERMINATION 3
3.2 WETLAND DETERMINATION 3
3.3 STEEP SLOPES 4
4.0 HABITAT ASSESSMENT 4
4.1 VEGETATION DESCRIPTION 4
4.2 SPECIES OF LOCAL IMPORTANCE 4
4.3 POTENTIAL HABITAT IMPACT 5
5.0 RESTORATION PLAN 5
5.1.1 Site Preparation 6
5.1.2 Planting Plan 6
6.0 MITIGATION PLANTING NOTES 7
7.0 MITIGATION PLAN 10
7.1 MITIGATION GOALS AND OBJECTIVES 10
7.2 PROJECT MONITORING PROGRAM 10
7.2.2 Monitoring Reports 11
7.2.3 Project Success and Compliance 11
7.3 VEGETATION MANAGEMENT PLAN 12
7.3.2 Contingency Plan 13
7.3.3 Functions and Values Assessment 13
8.0 USE OF THIS REPORT 14
9.0 REFERENCES 15

LIST OF APPENDICES

APPENDIX A: EXISTING CONDITIONS AND RESTORATION PLANTING PLAN MAP

1.0 INTRODUCTION

Wetland Resources, Inc. (WRI) completed a site investigation on the property located at 4803 122nd Avenue SE in Bellevue, Washington, on June 12, 2022. The parcel identification number for the subject site is 6072400360 and it is further located within Section 21, Township 24N, Range 5E, W.M. The purpose of the site visit was to evaluate site conditions and locate any wetlands or streams within and adjacent to the site. This report discusses information on the existing conditions of the site and provides a restoration plan for the area where existing vegetation was removed.

Figure 1 - Aerial Photo of the Subject Property

1.1 SITE DESCRIPTION

The subject property is developed with a single-family residence, driveway, and landscaping on the east side. The west side of the site consists of maintained lawn, landscaping, and a few native trees. Vegetation within the western portion of the site consists of Douglas fir (*Pseudotsuga menziesii*), cherry (*Prunus* sp.), cherry laurel (*Prunus laurocerasus*), Himalayan blackberry (*Rubus armeniacus*), lady fern (*Athyrium filix-femina*), herb Robert (*Geranium robertianum*), lesser periwinkle (*Vinca minor*), bittersweet nightshade (*Solanum dulcamara*), and sword fern (*Polystichum munitum*). Two Douglas fir (*Pseudotsuga menziesii*) trees were removed from the western portion of the site and their stumps remain. The majority of the site is relatively flat, with steep slopes within the western portion of the property. The site is located within the Coal Creek sub-basin of the Cedar-Sammamish watershed (WRIA 8).

1.2 VEGETATION CLEARING

The applicant contacted WRI to create a restoration plan related to the removal of two Douglas-fir trees identified by the City of Bellevue. The trees were located near the western property boundary. The western boundary slopes steeply down to the Coal Creek Natural Area. Due to the location of the stumps and proximity to the house, the proposed restoration area will be located further west near the steep the slope. Restoration will include removal of invasive species and installation of native trees and understory. As compensation for the two trees removed, Douglas fir trees will be installed at a 2:1 replacement ratio. To stabilize any bare soils after invasive removal, snowberry and sword fern will also be planted. For details regarding the restoration plan, please refer to Section 5 and the maps in *Appendix A* of this report.

Figure 2 – Remaining Douglas-fir tree stumps, facing southeast.

2.0 REVIEW OF EXISTING INFORMATION

Prior to conducting an on-site investigation of the project area, public resource information was reviewed to identify the presence of wetlands, streams, and other critical areas within and near the project area. The following information was examined:

- *U.S. Fish and Wildlife Service (USFWS) National Wetlands Inventory*: This resource does not identify any wetlands on the site. The closest feature displayed is a tributary to Coal Creek, approximately 200 feet west of the site.
- *USDA/NRCS Web Soil Survey*: The NRCS Web Soil Survey displays on-site soils as Alderwood gravelly sandy loam, 8 to 15 percent slopes.
- *WDFW SalmonScape Interactive Map*: SalmonScape identifies a stream approximately 200 feet west of the site and shows the stream as intermittent/ephemeral with no fish presence.
- *WDFW Priority Habitat and Species (PHS) Interactive Map*: PHS maps a Biodiversity area and Corridor west of the subject property. No other features are shown on or in the vicinity of the site.
- *King County iMap Interactive Mapping Tool*: The King County iMap does not map any features on or in the vicinity of the site.
- *WA-DNR Forest Practices Application Mapping Tool (FPAMT)*: DNR identifies a stream approximately 200 feet west of the site and is shown as Type N.
- *Bellevue Critical Hazards Map*: The Bellevue Critical Hazards Maps were reviewed to identify any hazards on and in the vicinity of the site. The Geologic Hazards map displays an area of very severe soil erosion hazard and steep slopes >40% west of the site.

3.0 CRITICAL AREA DETERMINATION

3.1 STREAM DETERMINATION

Streams, if present, were identified using the methodologies described in the Washington State Department of Ecology *Determining the Ordinary High Water Mark for Shoreline Management Act Compliance in Washington State* (Anderson et al. 2016).

No areas with a defined bed and bank, sorted material, scour patterns, or other evidence of a stream channel were observed. A stream is mapped approximately 200 feet west of the subject property and is shown as a Type N stream. Per LUC 20.25H.035.A, Type N streams require a 25 foot buffer for a developed site.

3.2 WETLAND DETERMINATION

Wetland conditions, if present, were evaluated and delineated using routine methodology described in the *Corps of Engineers Wetlands Delineation Manual* (*Final Report*; January 1987), except where superseded by the *2010 Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region* (*Version 2.0*, referred to as 2010 Regional Supplement). Our findings are consistent with these manuals. The following criteria descriptions were used in the boundary determination of on-site wetlands:

1.) Examination of the site for hydrophytic vegetation (species present and percent cover);

2.) Examination of the site for hydric soils;

3.) Determining the presence of wetland hydrology

No wetlands were identified within or immediately adjacent to the subject property. Vegetation adjacent west of the house consists of lawn and ornamental plants. Existing vegetation in the western portion of the site includes Douglas-fir (*Pseudotsuga menziesii*), cherry (*Prunus* sp.), cherry laurel (*Prunus laurocerasus*), Himalayan blackberry (*Rubus armeniacus*), lady fern (*Athyrium filix-femina*), herb Robert (*Geranium robertianum*), lesser periwinkle (*Vinca minor*), bittersweet nightshade (*Solanum dulcamara*), and sword fern (*Polystichum munitum*).

3.3 STEEP SLOPES

The Bellevue Critical Areas Map identifies an area of steep slopes west of the western property boundary. In the City of Bellevue, steep slope areas are defined as areas with slope greater than 40 percent, at least 1,000 square feet, and with a rise of at least 10 feet (LUC 20.25H.120(A)(2)). Per LUC 20.25H.120.B, the top of slope buffer for steep slopes is 50 feet. This buffer encroaches onto the western portion of the subject property.

Please note the City of Bellevue Critical Hazards Maps was used for assessment

4.0 HABITAT ASSESSMENT

Habitat associated with species of local importance listed in LUC 20.25H.150.B is designated as critical area, and requires a Habitat Assessment consistent with provisions listed in LUC 20.25H.165.A. Wetland Resources, Inc. performed an assessment of the subject parcel to determine the likelihood of use by these species.

4.1 VEGETATION DESCRIPTION

Two Douglas-fir trees were removed from within the steep slope buffer. No other vegetation was removed. Remaining vegetation consists of cherry (*Prunus* sp.), cherry laurel (*Prunus laurocerasus*), Himalayan blackberry (*Rubus armeniacus*), lady fern (*Athyrium filix-femina*), herb Robert (*Geranium robertianum*), lesser periwinkle (*Vinca minor*), bittersweet nightshade (*Solanum dulcamara*), sword fern (*Polystichum munitum*), maintained lawn and ornamental plants.

4.2 SPECIES OF LOCAL IMPORTANCE

The forested area west of the subject site provides high quality habitat, dominated by native upland vegetation. Snags and large woody debris contribute to the varied habitat structure present on the site. No wetlands, streams, or naturally occurring ponds are on the subject property.

No wildlife or signs of wildlife were observed on or in the vicinity of the site. Tree cavities ideal for roosting bats were not observed. No heron rookeries are present on site or in the immediate vicinity. No evidence was detected that would indicate use by raptor adults or juveniles on or adjacent to the subject property.

Overall, vegetation on-site provides low value wildlife habitat. The forested area adjacent to the site provides many valuable habitat functions, such as thermal and visual cover, food, water, and a movement corridor. The forested area likely provides breeding habitat for migratory songbirds as well as habitat for a variety mammalian species such as Columbian black-tailed deer (*Odocoileus hemionus columbianus),* coyote (*Canis latrans*), black bear (*Ursus americanus*), bobcat (*Lynx rufus*), raccoons (*Procyon lotor)*, Virginia opossums (*Didelphis virginiana*), moles (*Scapanus spp*.), shrews (*Sorex spp.),* and deer mice (*Peromyscus maniculatus*). No habitat features were observed that indicate use by any threatened, endangered, or locally important species on-site.

The forested areas adjacent to the subject site are likely used by a variety of wildlife species. However, the only species that require protection to upland areas are those listed by the state or federal government as endangered or threatened or species of local importance. There is no evidence that any of these species currently use the subject site or the adjacent parcels. Further, there is no recorded information on commonly used available resources that would indicate such use.

4.3 POTENTIAL HABITAT IMPACT

No direct or indirect impacts are proposed to any habitats associated with species of local importance. The proposed restoration planting includes replacement trees and native understory to compensate for the temporal loss of trees that were cut down. In addition, the removal of invasive species and installation of additional understory will provide a vegetation community on-site that is similar to the quality habitat in the surrounding area. The proposed restoration project will not have a negative impact on any endangered, threatened, or species of local importance.

5.0 RESTORATION PLAN

The proposed restoration plan has been designed to compensate for the removal of two Douglas-fir trees. No other vegetation was removed.

Given that the trees removed were within 20 feet of the house and their stumps remain in place, the replacement trees will be located further west. This will provide compensation for the temporal loss while preventing conflict between the replacement trees and the house in the future. This area currently consists of maintained lawn, invasive species, and ornamental plantings, the plant community in the forested area adjacent to the subject property was used as a reference for creating the restoration planting plan.

Figure 3 – Proposed restoration area.

As compensation for the two Douglas firs that were removed, Douglas fir trees will be installed at a 2:1 replacement ratio (4 trees). To stabilize bare soil in the restoration area after removal invasive species understory plants will also be installed.

5.1.1 Site Preparation

Before native plant installation, all invasive species present will be removed from the restoration area. All invasive species debris shall be removed from the site. All previously discarded vegetation trimmings shall also be removed. All existing native plants within the restoration area shall be preserved in place.

5.1.2 Planting Plan

The proposed planting plan includes plant species recommended in the Geologically Hazardous Areas section of the City of Bellevue's Critical Areas Handbook. After planting, mulch rings will be placed around each of the installed plants (see *Planting Notes* for more detail). The attached *Existing Conditions and Restoration Planting Plan* (Appendix A) displays the proposed plant layout.

Restoration Planting (~324 square feet)

Common Name	Latin Name	Size	Spacing	Quantity
Douglas fir	*Pseudotsuga menziesii*	1 gallon	9'	4
Snowberry	*Symphoricarpos albus*	1 gallon	4.5'	12
Sword Fern	*Polystichum munitum*	1 gallon	2'	65

6.0 MITIGATION PLANTING NOTES

Obtain all plants from a reputable nursery. Care and handling of all plant materials is extremely important to the overall success of the project. The origin of all plant materials specified in this plan shall be native plants, nursery grown in the Puget Sound region of Washington. Some species substitution may be allowed with agreement of the contracted ecologist.

Pre-Planting Meeting
Prior to control of invasive species or installation of mitigation plantings, a site meeting between the contracted landscaper and the consulting ecologist may occur to resolve any questions that may arise. During this meeting a discussion regarding plant spacing and proper locations of plant species will occur, as well as an inspection of the plants prior to planting. Minor adjustments to the original design may be required prior to and during construction.

Handling
Plants shall be handled so as to avoid all damage, including: breaking, bruising, root damage, sunburn, drying, freezing or other injury. Plants must be covered during transport. Plants shall not be bound with wire or rope in a manner that could damage branches. Protect plant roots with shade and wet soil in the time period between delivery and installation. Do not lift container stock by trunks, stems, or tops. Do not remove from containers until ready to plant. Water all plants as necessary to keep moisture levels appropriate to the species horticultural requirements. Plants shall not be allowed to dry out. All plants shall be watered thoroughly immediately upon installation. Soak all containerized plants thoroughly prior to installation.

Storage
Plants stored by the Permittee for longer than one month prior to planting shall be planted in nursery rows and treated in a manner suitable to those species' horticultural requirements. Plants must be re-inspected by the landscape architect prior to installation.

Damaged plants
Damaged, dried out, or otherwise mishandled plants will be rejected at installation inspection. All rejected plants shall be immediately removed from the site, and properly replaced.

Plant Names
Plant names shall comply with those generally accepted in the native plant nursery trade. Any question regarding plant species or variety shall be referred to the landscape architect or consulting ecologist. All plant materials shall be true to species and variety and legibly tagged.

Quality and condition
Plants shall be normal in pattern of growth, healthy, well-branched, vigorous, with well-developed root systems, and free of pests and diseases. Damaged, diseased, pest-infested, scraped, bruised, dried out, burned, broken, or defective plants will be rejected. Plants with pruning wounds over 1" in diameter will be rejected.

Roots
All plants shall be or containerized, unless explicitly authorized by the landscape architect and/or consulting ecologist. Rootbound plants will be rejected. Immediately before installation, plants with minor root damage must be root-pruned. Matted or circling roots of containerized plantings must be pruned or straightened and the sides of the root ball must be roughened from top to bottom to a depth of at least an inch.

Sizes
Plant sizes shall be the size indicated in the plant schedule in approved plans, unless approved by the landscape architect or consulting ecologist. Larger stock may be acceptable provided that it has not been cut back to the size specified, and that the root ball is proportionate to the size of the plant. Smaller stock may be acceptable, and preferable under some circumstances, based on site-specific conditions. Measurements, caliper, branching, and balling and burlapping shall conform to the American Standard of Nursery Stock by the American Association of Nurserymen (latest edition).

Form
Evergreen trees shall have single trunks and symmetrical, well-developed form. Deciduous trees shall be single trunked unless specified as multi-stem in the plant schedule. Shrubs shall have multiple stems and be well-branched.

Timing of Planting
Unless otherwise approved by the landscape designer/consulting ecologist, all planting should occur between October 1 and March 1. Overall, the earlier the plants go into the ground during the dormant period, the more time they have to adapt to the site and extend their root systems before the water demands of summer.

Weeding
Non-native, invasive vegetation in the mitigation area will be hand-weeded from around all installed plants at the time of installation and on a routine basis throughout the monitoring period. No chemical control of vegetation on any portion of the site is recommended without prior approval from the City and consulting ecologist.

Site conditions
The landscaping contractor shall immediately notify the landscape designer and/or consulting ecologist of drainage or soil conditions likely to be detrimental to the growth or survival of plants. Planting operations shall not be conducted under the following conditions: freezing weather, when the ground is frozen, excessively wet weather, excessively windy weather, or in excessive heat.

Planting Pits
Planting pits shall be circular or square with vertical sides, and shall be at least 12" wider in diameter than the root ball of the plant. Break up the sides of the pit in compacted soils. Set plants upright in pits. All burlap shall be removed from the planting pit/rootball. Backfill of native soils shall be worked back into holes such that air pockets are removed without adversely compacting soils.

Fertilizer
Slow release fertilizer may be used if pre-approved by the landscape architect and consulting ecologist. Fertilizers shall be applied only at the base of plantings underneath the required covering of mulch (that does not make contact with stems of the plants). No fertilizers shall be placed within planting holes.

Support Staking
Most shrubs and many trees DO NOT require any staking. If the plant can stand alone without staking in a moderate wind, do not use a stake. If the plant needs support, then strapping or webbing should be used as low as possible on the trunk to loosely brace the tree with two stakes. Do not brace the tree tightly or too high on the trunk. If the tree is unable to sway, it will further lose the ability to support itself. Do not use wire in a rubber hose for strapping as it exerts too much pressure on the bark. As soon as supporting the plant becomes unnecessary, remove the stakes. All stakes must be removed within two (2) years of installation.

Arrangement and Spacing
The plants shall be arranged in a pattern with the appropriate numbers, sizes, species, and distribution that are required in accordance with the approved plans. The actual placement of individual plants shall mimic natural, asymmetric vegetation patterns found on similar undisturbed sites in the area. Spacing of the plantings may be adjusted to maintain existing vegetation with the agreement of the landscape designer and/or consulting ecologist.

Compost
If native soils appear unsuitable for the long term survival of installed plant material, organic compost will be added to the planting area.

Mulching
Mulch (woodchip/arborist) shall be applied in three-foot diameter rings around each of the installed plants. Mulch shall be no less than 3 inches deep, and shall be kept 2 inches away from the trunks/stems of installed plants to prevent damage.

7.0 MITIGATION PLAN

7.1 MITIGATION GOALS AND OBJECTIVES

- **Objective 1** – Restore native trees within the top of slope buffer

  Performance Standard 1: 100 percent survival rate of the planted species within the first year of planting

  Performance Standard 2: 80 percent survival rate of the planted species at the end of the five-year monitoring period

- **Objective 2** – Control invasive species within the native vegetation restoration areas

  Performance Standard 3: 0 percent invasive species present within the restoration areas at the end of the first year of planting

  Performance Standard 4: Maximum 15 percent invasive species present within the restoration areas at the end of the five-year monitoring period

The goal of the restoration plan is to replace the removed trees, as well as provide compensation for the temporal loss of removing the trees, and stabilize soils near the steep slope. The restoration plantings will reduce erosion potential and decrease invasive and non-native plant cover without harming steep slope areas.

To achieve this goal, non-native plants will be carefully removed from the steep slope area and native vegetation will be installed.

7.2 PROJECT MONITORING PROGRAM

Monitoring shall be conducted annually for five years in accordance with the approved Buffer Restoration Plan.

Requirements for monitoring project:

1. Initial compliance report/as-built map
2. Semi-annual site inspections (once in the spring, once in the fall) for five years
3. Annual reports including final report (one report submitted in the fall of each monitored year)

Purpose for Monitoring

The purpose for monitoring shall be to evaluate the project's success. Success will be determined if monitoring shows at the end of five years that the definitions of success stated below are being met. Access shall be granted to the planting area for inspection and maintenance to the contracted landscaper and/or ecologist and the City during the monitoring period or until the project is evaluated as successful.

Vegetation Monitoring
Vegetation monitoring shall include total species survival counts. At least one photo point will be established, from which a photo of the mitigation site shall be taken throughout the monitoring period. The photo point location and direction must be identified on the as-built map (may be hand drawn on approved maps/plans). Vegetation monitoring shall occur annually between August 1 and September 30 (prior to leaf drop), unless otherwise specified.

7.2.2 Monitoring Reports
Monitoring reports shall be submitted by December 31 of each year during the monitoring period. As applicable, monitoring reports must include descriptions/data for:

(1) Site plan and vicinity map;
(2) Historic description of project, including date of installation, current year of monitoring, restatement of planting/restoration goals, and performance standards;
(3) Plant survival;
(4) Overall buffer conditions, e.g., surrounding land use, use by humans and/or wildlife;
(5) Observed wildlife, including amphibian, avian, and others;
(6) Assessment of invasive biota and recommendations for management;
(7) Color photograph taken from a permanent photo point that shall be depicted on the monitoring report map.

7.2.3 Project Success and Compliance
Upon installation and completion of the approved mitigation plan, an inspection by a qualified ecologist and/or City will be made to determine plan compliance. A compliance report will be supplied to the City of Bellevue within 30 days of the completion of planting. The Applicant or consulting ecologist/landscape designer will perform condition monitoring of the plantings before October of each year for five years. A written report describing the monitoring results will be submitted to the City after each site inspection of each monitored year. Final inspection will occur five years after completion of this project, and a report on overall project its success will be prepared.

Performance Standards
Project success will be measured by native species survival and richness, and areal cover of native and invasive plants. The mitigation area must achieve the following Performance Standards to be considered successful:

	Year 1	**Year 2**	**Year 3**	**Year 4**	**Year 5**
Installed Plant Survival	100%	90%	80%	80%	80%
Invasive/Non-native species cover	<0%	<15%	<15%	<15%	<15%

Assurance Device
The City of Bellevue may require a performance or maintenance assurance device if it is determined to be necessary. The City will determine the type and amount of assurance device required. The performance or maintenance assurance device amount is typically determined from the estimated cost of work. An estimate of the cost of project installation is provided below. This does not represent a bid to install the restoration planting plan.

Cost of Plants and Labor	
1-gal plants ($11.50 per plant x 81 plants)	$931.50
Cost of Mulch	
($3.25/sq.yd. x 127 sq.yd)	$412.75
TOTAL ESTIMATED COST	$1,344.25

7.3 VEGETATION MANAGEMENT PLAN

This mitigation project will require periodic maintenance to replace mortality of planted species and control invasive, non-native plant species, and other undesirable competing species. The mitigation planting areas will be maintained (at a minimum) in spring and late summer of each year for the five-year monitoring period. Maintenance may include, but will not be limited to, removal of competing species and non-native vegetation (by hand if necessary), irrigation, replacement of dead plants, and/or the replacement of mulch during each maintenance period. The Applicant is responsible for ensuring maintenance occurs in all monitoring years.

Duration and Extent
In order to achieve performance standards, the Permittee shall have the planting area maintained for the duration of the five-year monitoring period. Maintenance will include: watering, weeding around the base of installed plants, pruning, replacement, re-staking, removal of all classes of noxious weeds (see Washington State Noxious Weeds List), and any other measures needed to insure plant survival.

Survival
The Permittee shall be responsible for the health of 100 percent of all newly installed plants for *one growing season* after installation has been accepted by the City. A growing season for these purposes is defined as occurring from spring to spring (March 15 to March 15 of the following year). For fall installation (often required), the growing season will begin the following spring. The Permittee shall replace any plants that are failing, weak, defective in manner of growth, or dead during this growing season.

Installation Timing for Replacement Plants
Replacement plants shall be installed between October 1 and March 1, unless otherwise determined by the consulting ecologist and/or City staff.

Standards for Replacement Plants
Replacement plants shall meet the same standards for size and type as those specified for the original installation unless otherwise directed by the landscape designer, consulting ecologist, and/or City staff.

Mulch
All plantings will have wood chip mulch reapplied at their bases for at least the first two growing years of the monitoring period. Plants shall receive no less than 3 inches of wood chips (a.k.a. arborist mulch). Mulch shall be kept well away (at least 2 inches) from the trunks and stems of woody plants.

Herbicides/Pesticides and Fertilizer
Chemical control of invasive, non-native species, if necessary, shall be applied only after approval by the City of Bellevue or consulting ecologist. Herbicide shall be applied by a licensed applicator following all label instructions. Chemical control and fertilization within the mitigation areas will only be performed if deemed necessary.

Watering/Irrigation
Water should be provided during the dry season (~July 1 through September 15) to insure plant survival and establishment. Water should be applied at a rate of one inch of water twice per week during the dry season. The landscaping contractor and/or property owners will determine if additional watering is necessary. Due to the steep slopes on the site, hand watering or a drip system, that waters for short periods at a time, shall be used to prevent any erosion or slope stability issues.

Pruning of Existing Trees
In the future, if it is necessary to prune the trees within the NGPE, individual branches will be removed, leaving the tree(s) intact. Should the need to remove a tree arise, the property owners will comply with the current City of Bellevue regulations for vegetation removal in critical areas and/or buffers at that time.

7.3.2 Contingency Plan

If, during any of the annual inspections, performance standards are not being met for species survival, additional plants of the same species will be added to the mitigation area. If invasive, non-native species exceed 15 percent cover (as measured by areal cover), manual control shall occur. If any of these situations persist to the next inspection, a meeting with the landscape designer/consulting ecologist and the Permittee will be held to decide upon contingency plans. Elements of a contingency plan may include, but will not be limited to: more aggressive weed control, mulching, replanting with larger plant material, species substitution, fertilization, soil amendments, and/or irrigation.

7.3.3 Functions and Values Assessment

The restoration area is located adjacent to the steep slope and forested area located west of the subject property. This area is currently vegetated with invasive species and maintained lawn.

Vegetation on the slope moderates the velocity of stormwater runoff, prevents erosion, provides wildlife habitat, and aids in stabilizing the slope.

The proposed restoration plantings include Douglas fir trees, snowberry, and sword ferns. These plantings will compensate for temporal loss, restore the forested canopy, and stabilize the soils after invasive removal. Planting the Douglas fir trees further away from the residence will reduce the chances of the trees becoming hazard trees. Installation of the restoration plantings and implementation of the vegetation management plan will allow the restoration area to provide increased erosion control on the slope and increase the quality of wildlife habitat provided on the subject site.

8.0 USE OF THIS REPORT

This Critical Area Determination and Restoration Plan is supplied to Haisheng Yuan as a means of determining on-site critical area conditions and compensatory mitigation for vegetation clearing, as required by the City of Bellevue. This report is based largely on readily observable conditions and, to a lesser extent, on readily ascertainable conditions. No attempt has been made to determine hidden or concealed conditions.

The laws applicable to wetlands are subject to varying interpretations and may be changed at any time by the courts or legislative bodies. This report is intended to provide information deemed relevant in the applicant's attempt to comply with the laws now in effect.

The work for this report has conformed to the standard of care employed by wetland ecologists. No other representation or warranty is made concerning the work or this report, and any implied representation or warranty is disclaimed.

Wetland Resources, Inc.

Alia Richardson
Associate Ecologist & Wildlife Biologist

9.0 REFERENCES

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APPENDIX A

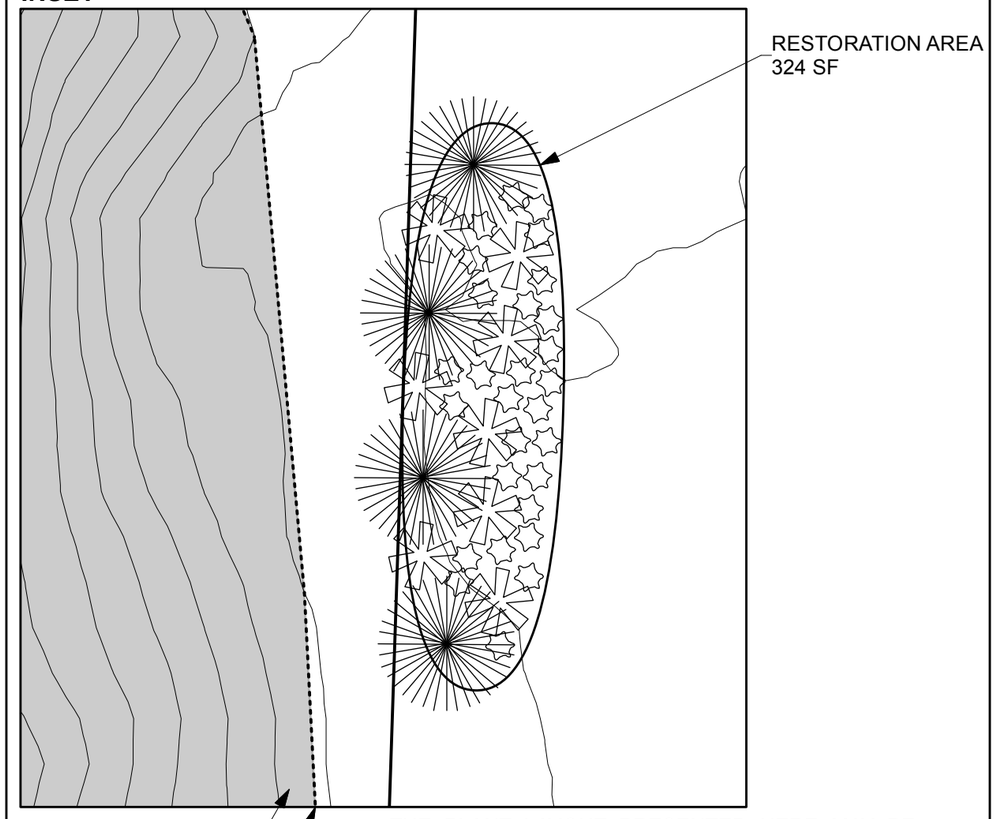
EXISTING CONDITIONS AND RESTORATION PLANTING PLAN MAP

EXISTING CONDITIONS AND RESTORATION PLANTING PLAN MAP

YUAN - 122ND AVE SE

PORTION OF SECTION 21, TOWNSHIP 24N, RANGE 05E, W.M.

INSET



THE PLANT LAYOUT PRESENTED HERE MAY BE MODIFIED AS NEEDED DUE TO SITE CONDITIONS AND EXISTING NATIVE VEGETATION PRESENT WITHIN THE RESTORATION AREAS AT THE TIME OF INSTALLATION.

PLANT KEY

- DOUGLAS FIR
- SNOWBERRY
- SWORD FERN

Scale 1" = 10'

0 5 10 15 20

LEGEND

- STREAM (APPROX.)
- TOP OF SLOPE (APPROX.)
- BUFFER
- RESTORATION AREA

Scale 1" = 40'

0 20 40 60 80

Wetland Resources, Inc.
Delineation / Mitigation / Restoration / Habitat Creation / Permit Assistance
9505 19th Avenue S.E. Suite 106 Everett, Washington 98208
Phone: (425) 337-3174
Fax: (425) 337-3045
Email: mailbox@wetlandresources.com

Existing Conditions and Restoration Planting Plan Map
Yuan- 122nd Ave SE
City of Bellevue

Haisheng Yuan
4803 122nd Ave SE
Bellevue, WA 98006

WRI Job#: 22141
Drawn by: AR
REV1: 4/10/2023

SEPA Checklist Reviewed by:
David Wong on 9/14/2022

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 Restoration the vegetation of 4803 122nd Ave SE
2. Name of applicant Haisheng Yuan
3. Contact person Haisheng Yuan Phone 4126062891
4. Contact person address 4803 122nd Ave SE
5. Date this checklist was prepared 07/21/2022
6. Agency requesting the checklist City of Bellevue

DW

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

The project will start between October 1st 2022 to March 1st 2023

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

No

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

"Critical area determination and Restoration plan" report has been prepared by Wetland Resources, Inc. 9505 19th Avenue SE, Suite 106 Everett, WA 98208
(425) 337-3174

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

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

critical area land use permit
Clearing & Grading in Critical Areas 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.)

Two Douglas fir trees were removed on 4803 122nd Ave SE, the proposed restoration planting includes replacement trees and native understory to compensate for the temporal loss of trees that were cut down. As compensation for the two Douglas firs that were removed, Douglas fir trees will be installed at a 2:1 replacement ratio (4 trees), understory plants(8 snow berrys and 24 Sword ferns) will also be installed.

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.

Given that the trees removed were within 20 feet of the house and their stumps remain in place, the replacement trees will be located west part of the property. The detail information described in “EXISTING CONDITIONS AND RESTORATION PLANTING PLAN MAP” from the“Critical area determination and Restoration plan” prepared by Wetland Resources, Inc. 9505 19th Avenue SE, Suite 106 Everett, WA 98208 (425) 337-3174

Environmental Elements

Earth

1. General description of the site:
   - [x] Flat
   - [ ] Rolling
   - [ ] Hilly
   - [x] Steep Slopes
   - [ ] Mountainous
   - [x] Other steep slope buffer
2. What is the steepest slope on the site (approximate percent slope)? ~~0~~ 76%

DW

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.

Alderwood gravelly sandy loam (AgC)
Alderwood and Kitsap Soils (AkF)

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

The Bellevue Critical Hazards Maps were reviewed to identify any hazards on and in the vicinity of the site. The Geologic Hazards map displays an area of very severe soil erosion hazard and steep slopes >40% west of the site.

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.

the grading area is about 324 square feet, and 4 Douglas fir 8 Snowbarrys 24 Sword Ferns will be planted. For detail information, please check the “5.1.2 Planting Plan” of the“Critical area determination and Restoration plan” prepared by Wetland Resources, Inc. 9505 19th Avenue SE, Suite 106 Everett, WA 98208
(425) 337-3174

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

no

7. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? 0

DW

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

To stabilize bare soil in the restoration area after removal invasive species understory plants (8 Snowbarrys 24 Sword Ferns) will also be installed.

Erosion Control 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.

Does Not Apply

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

Does Not Apply

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

Does Not Apply

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.

SalmonScape identifies a stream approximately 200 feet west of the site and shows the stream as intermittent/ephemeral with no fish presence.

A Type-N stream has been mapped approximately 90 feet to the west of the site.

   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.

~~No~~

Yes. A vicinity map is included that depicts the off-site stream branch to the west.

   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.

Does Not Apply

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

Does Not Apply

   e. Does the proposal lie within a 100-year floodplain? no
   If so, note the location on the site plan.

DW

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

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

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.

Does Not Apply

DW

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.

Does Not Apply

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

Does Not Apply

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

Does Not Apply

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

Does Not Apply

DW

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?

Remaining vegetation of site consists of cherry (Prunus sp.), cherry laurel (Prunus laurocerasus), Himalayan blackberry (Rubus armeniacus), lady fern (Athyrium filix-femina), herb Robert (Geranium robertianum), lesser periwinkle (Vinca minor), bittersweet nightshade (Solanum dulcamara), sword fern (Polystichum munitum). All invasive species debris shall be removed from the site.

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

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

As compensation for the two Douglas firs that were removed, Douglas fir trees will be installed at a 2:1 replacement ratio (4 trees). To stabilize bare soil in the restoration area after removal invasive species understory plants (8 Snowbarrys 24 Sword Ferns) will also be installed.

DW

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

~~cherry (Prunus sp.), cherry laurel (Prunus laurocerasus)~~, Himalayan blackberry (Rubus armeniacus), ~~lady fern (Athyrium filix-femina)~~, herb Robert (Geranium robertianum), lesser periwinkle (Vinca minor), bittersweet nightshade (Solanum dulcamara), ~~sword fern (Polystichum munitum)~~.

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 NO

   Mammals: ☐deer, ☐bear, ☐elk, ☐beaver, ☐other NO

   Fish: ☐bass, ☐salmon, ☐trout, ☐herring, ☐shellfish, ☐other NO

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

   None observed or mapped at this time.

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

   ~~NO~~

   The City of Bellevue is located along the Pacific Flyway migration route.

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

   Does Not Apply

DW

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

No

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.

eletric

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

NO

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.

very few energy will be used

DW

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.

NO

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

Does Not Apply

   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.

Does Not Apply

   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.

Does Not Apply

DW

d. Describe special emergency services that might be required.

Does Not Apply

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

Does Not Apply

2. Noise

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

Does Not Apply

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.

operation, 9am-6pm

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

Does Not Apply

Noise regulated by BCC 9.18

DW

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 subject property is developed with a single-family residence, driveway, and landscaping on the east side. The west side of the site consists of maintained lawn, landscaping, and a few native trees. The proposal will not affect current land uses on nearby.

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?

   NO

   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

3. Describe any structures on the site.

   a single-family house and driveway,

DW

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

NO

5. What is the current zoning classification of the site? ~~west part of the site is critical area buffer~~ R-5

6. What is the current comprehensive plan designation of the site? ~~Does Not Apply~~ SF-H

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

Does Not Apply

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

west part of the site be identify as critical area buffer (steep slope and stream)

9. Approximately how many people would reside or work in the completed project? 4

10. Approximately how many people would the completed project displace? 4

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

Does Not Apply

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

Does Not Apply

DW

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

Does Not Apply

Housing

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

Does Not Apply

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

Does Not Apply

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

Does Not Apply

Aesthetics

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

Does Not Apply

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

Does Not Apply

DW

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

Does Not Apply

Light and Glare

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

Does Not Apply

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

Does Not Apply

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

Does Not Apply

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

Does Not Apply

Recreation

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

Does Not Apply

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

Does Not Apply

DW

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

Does Not Apply

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.

Does Not Apply

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.

Does Not Apply

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.

122nd Ave , I-405

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?

NOT, 800m

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

Does Not Apply

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

DW

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?

one

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.

Does Not Apply

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.

Does Not Apply

Utilities

1. Check the utilities currently available at the site:

- ☑ Electricity
- ☐ natural gas
- ☑ water
- ☑ refuse service
- ☐ telephone
- ☑ sanitary sewer
- ☐ septic system
- ☐ 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.

Does Not Apply

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 Haisheng Yuan

Name of signee Haisheng Yuan

Position and Agency/Organization

Date Submitted 07/21/2022

DW

SE 47TH ST
121ST AVE SE
123RD AVE SE
UNNAMED
SE 47TH ST
SE 47TH PL
SE 47TH PL
SE 48TH ST
SE 48TH PL
SE 49TH PL
SE 49TH ST
Coal Creek Natural Area
NEWPORT CREEK
123RD PL SE
125TH AVE SE
127TH PL SE
126TH AVE SE
119TH AVE SE
120TH AVE SE
122ND AVE SE
SE 51ST ST
SE 50TH PL
4803
4551
4905
4904