



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

DETERMINATION OF NON-SIGNIFICANCE

PROPOSAL NAME:	Wypych Residence Vegetation Management Plan
LOCATION:	5424 and 5432 156th Avenue SE
FILE NUMBERS:	21-120645-LO
PROPONENT:	Craig Lewis, JGM Landscape Architects
DESCRIPTION OF PROPOSAL: Critical Areas Land Use Permit approval for Vegetation Management to restore unpermitted vegetation removal that has occurred within a steep slope, buffer, and structure setback. Unpermitted vegetation clearing associated with Enforcement Action 21-101905-EA.	

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: 4/4/2024

APPEAL DATE: 4/18/2024

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This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals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

Reilly Pittman

Issued By: Planning Manager **for** **Date:** April 4, 2024
Elizabeth Stead, Environmental Coordinator
Development Services Department



**City of Bellevue
Development Services Department
Land Use Staff Report**

Proposal Name: Wypych Residence Vegetation Management Plan

Proposal Address: 5424 and 5432 156th Avenue SE

Proposal Description: Critical Areas Land Use Permit approval for Vegetation Management to restore unpermitted vegetation removal that has occurred within a steep slope, buffer, and structure setback. Unpermitted vegetation clearing associated with Enforcement Action 21-101905-EA.

File Number: 21-120645-LO

Applicant: Craig Lewis, JGM Landscape Architects

Decisions Included: Critical Areas Land Use Permit
(Process II. LUC 20.30P)

Planner: Drew Folsom, 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, Co-Director
Development Services Department

Application Date: September 16, 2021
Notice of Application Publication Date: November 4, 2021
Decision Publication Date: April 4, 2024
Project/SEPA Appeal Deadline: April 18, 2024

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 restore conditions created by unpermitted removal of several significant trees within a steep slope critical area, buffer, or structure setback. In 2021, the applicant or their representative removed 12 trees, four of which were converted to habitat snags. An additional 9 trees had their canopy reduced. This unpermitted work occurred within steep slope, slope buffers, and structure setbacks on the properties located at 5424 and 5432 156th Avenue SE. The proposal includes a restoration planting of 36 native trees.

Per LUC 20.25H.055.C.3.(i)iv a CALUP is required because the proposed vegetation management activities are located within a critical area buffer.

Figure 1 – Removed Trees

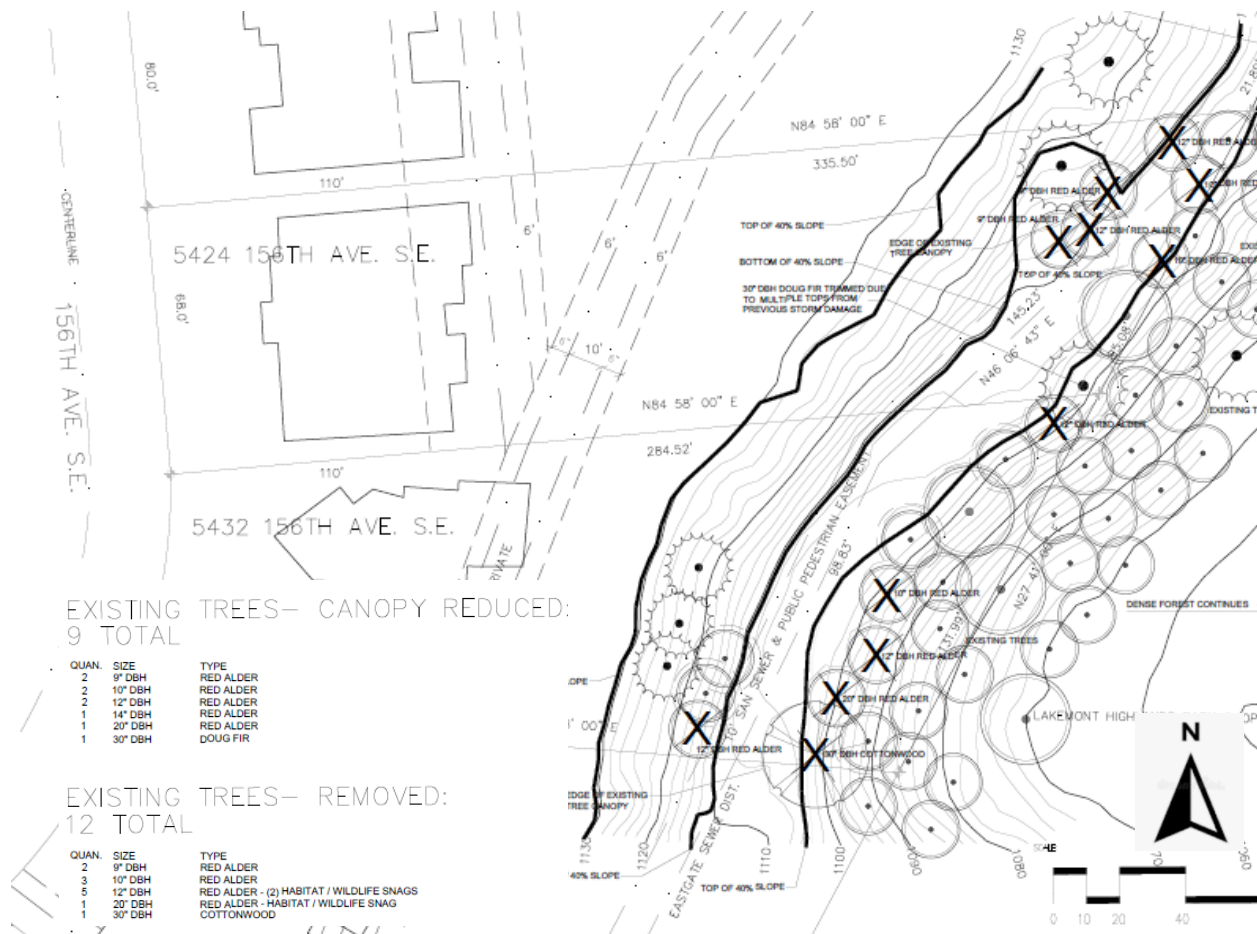
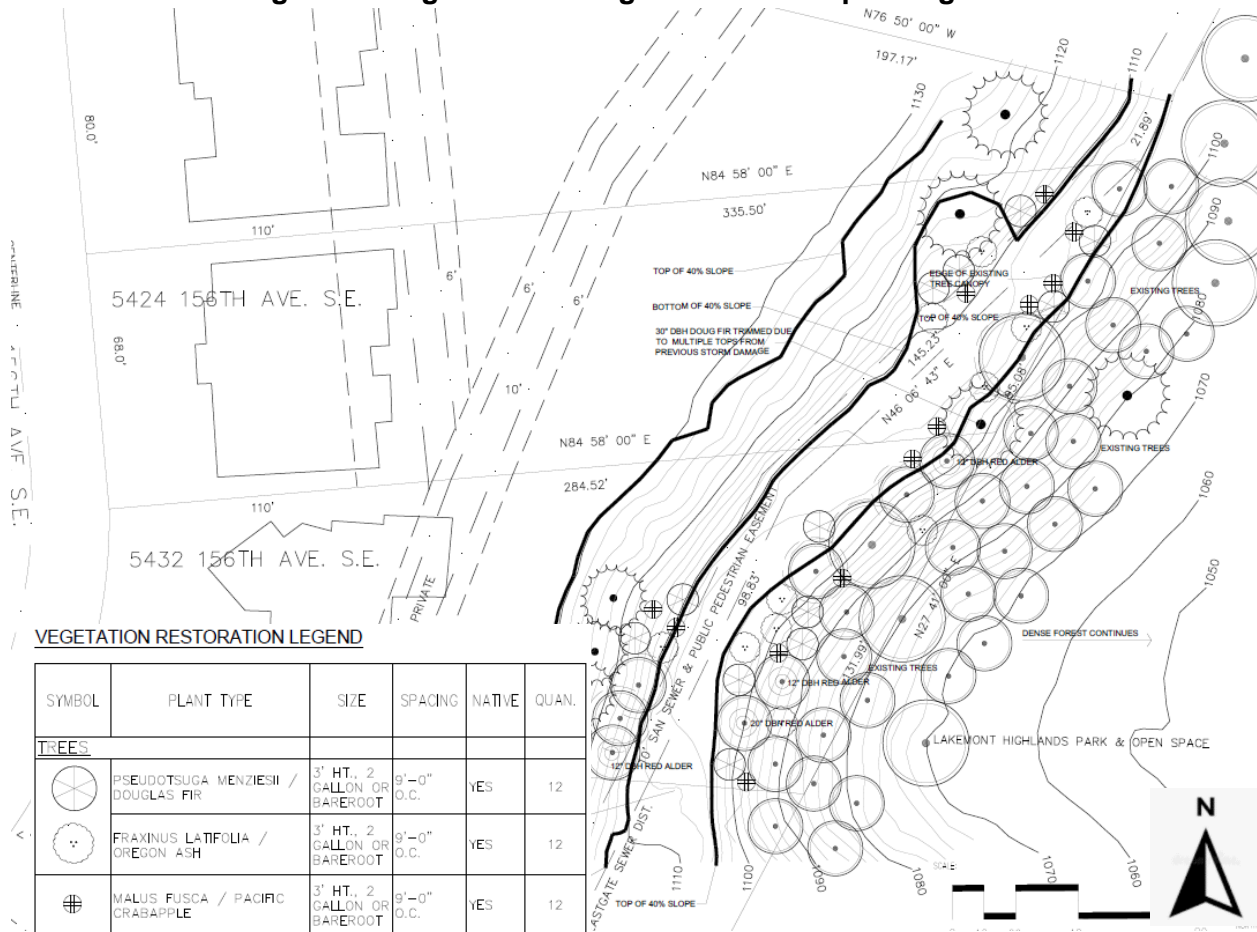


Figure 2 - Vegetation Management Area/Replanting Plan



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: Craig Lewis

Company: JGM Landscape Architects

Address: 12610 N.E. 104th Street, Kirkland, WA 98033

Phone: (425) 454-5723

Statement of Qualifications: Professional Landscape Architect, American Society of Landscape Architects

(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 sites contain steep slopes, buffers, and structure setbacks that were impacted by the unpermitted removal of trees in 2021. The removed trees provided stormwater treatment, and habitat opportunity within the critical areas, buffers, and structure setbacks.

(2) A site history;

Yes ☒ or No ☐

Describe: The Summit Div. No. 2 plat development was approved by King County in 1985 and included native growth protection easements (NGPE's), and open space tracts. The 5424 and 5432 156th Avenue SE parcels were developed with single-family dwellings in 1987 and 1991. In 2021, the unpermitted removal of nine trees occurred on the parcels.

(3) A discussion of the plan objectives;

Yes ☒ or No ☐

Describe: The general objective of the plan is to restore the affected area with native species appropriate for steep slopes and buffers by planting 36 native trees. The proposal also discusses the creation of 4 habitat snags which occurred as part of the unpermitted work.

(4) A description of all sensitive features;

Yes ☒ or No ☐

Describe: The sites contain steep slopes, associated buffers, and structure setbacks. See the attached Vegetation Management Plan for a more detailed description of the on-site critical area and 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 Beausite gravelly sandy loam (BeC). Vegetation at the site was observed and documented to contain a mix of natives and ornamentals, including but not limited to non-native grass, Douglas fir, cottonwood, big leaf maple, and red alders.

(6) Allowed work windows;

Yes ☒ or No ☐

Describe: Due to the presence of steep slopes, work during rainy season months is restricted. See Section VII for Rainy Season Related Conditions of Approval.

(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 the planting 36 native trees and creation of 4 habitat snags. The long-term goals include sustainable species diversity and improved stormwater quality. 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 Mitigation/Replacement Plan and Herbicide Related Conditions of Approval.

(C) Would any proposed tree removal result in a significant impact to habitat associated with species of local importance?

Yes ☐ or No ☒

Describe: As discussed in the vegetation management plan, no preferred habitat components for species of local importance such as nest and root trees were observed within the vegetation management area. The proposal is to restore an area where unpermitted tree removal has occurred, and the proposed replanting includes small to large native trees.

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: None known.

III. Public Notice and Comment

Application Date:

September 16, 2021

Public Notice (500 feet):

November 4, 2021

Minimum Comment Period:

November 18, 2021

The Notice of Application for this project was published in the City of Bellevue weekly permit bulletin on November 4, 2021. It was mailed to property owners within 500 feet of the project site. The City received comment expressing concern about the proposal's impact on the slope and neighboring properties.

City Response: The project involves mitigation for prior, unpermitted removal of 12 trees and canopy reduction of 9 trees. No additional tree removal or canopy reduction is proposed. The proposal will replant 36 native trees within the area where the unpermitted activity occurred which will result in long-term species diversity and improved stormwater quality.

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. CHANGES TO PROPOSAL DUE TO CITY REVIEW

Changes to the project as a result of the Review process included the following:

- The site plan was required to be updated to clearly indicate prior unpermitted tree removal, canopy reduction, and any proposed additional tree removal or canopy reduction. No additional removal or reduction is proposed.
- The project was required to include a mitigation plan and the planting of native trees. 36 native trees are proposed to be planted as mitigation.

VI. 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 Clearing and Grading Permit Related Conditions of Approval.

- 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 replanting the affected area with a diverse group of 36 native trees that are appropriate for steep slope critical areas. The proposal includes plans for maintenance and monitoring and will be required to provide a financial assurance to ensure success of the restoration area. See Section VII for Mitigation/Replacement Plan and Financial Assurance Related Conditions of Approval.

- 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 restoration plan that is consistent with the requirements of LUC 20.25H.210. See Section VII for Mitigation/Replacement Plan Related Conditions of Approval.

- 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.

VII. Conclusion and Decision

After conducting the various administrative reviews associated with this proposal, including Land Use Code consistency, SEPA, City Code and Standard compliance reviews, the Director of the

Development Services Department does hereby approve with conditions the vegetation management plan for the properties located at 5424 and 5432 156th Avenue 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.

VIII. Conditions of Approval

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

<u>Applicable Ordinances</u>	<u>Contact Person</u>
Clearing and Grading Code- BCC 23.76	Savina Uzunow, 425-452-7860
Utilities Code - BCC 24	Dwight Smith III, 425-452-4127
Land Use Code- BCC 20.25H	Drew Folsom, 425-452-4441
Noise Control- BCC 9.18	Drew Folsom, 425-452-4441

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

1. Clearing & 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: Drew Folsom, Land Use

2. Mitigation/Replacement Plan: A restoration plan conforming to the conceptual plan submitted under this application by Essency Environmental, Inc. 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 and Clearing and Grading Code 23.76.035
Reviewer: Drew Folsom, Land Use; Savina Uzunow, Clearing and Grading

3. Maintenance and Monitoring Surety

A financial surety is required to be submitted to ensure the mitigation planting successfully establishes. A maintenance assurance device that is equal to 20% of the cost of plants, installation, and the cost of monitoring is required to be held for a period of five years from the

date of successful installation. A cost estimate is required to be provided with the construction permit. The financial surety is required to be posted prior to construction permit issuance. Release of the surety after the 5-year monitoring period is contingent upon a final inspection of the planting by Land Use Staff that finds the maintenance and monitoring plan was successful and meets performance standards.

Authority: Land Use Code 20.25H.220
Reviewer: Drew Folsom, Land Use

4. Maintenance & Monitoring: To ensure establishment occurs and long-term viability is assured, a yearly monitoring report demonstrating compliance with performance standards in the plan shall be emailed to DFolsom@Bellevuewa.gov or submitted to the Development Services Department for a period of five (5) years.

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

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

5. Rainy Season restrictions: Due to the proximity to steep slope 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: Savina Uzunow, Clearing and Grading

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: Drew Folsom, Land Use



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 _____
2. Name of applicant _____
3. Contact person _____ Phone _____
4. Contact person address _____
5. Date this checklist was prepared _____
6. Agency requesting the checklist _____

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

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

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

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.

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

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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.)

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.

Environmental Elements

Earth

- General description of the site:
 - ☐ Flat
 - ☐ Rolling
 - ☐ Hilly
 - ☐ Steep Slopes
 - ☐ Mountainous
 - ☐ Other _____
- What is the steepest slope on the site (approximate percent slope)? _____

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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.

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

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.

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

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

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

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.

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

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

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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.

- 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.

- 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.

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

- e. Does the proposal lie within a 100-year floodplain? _____
If so, note the location on the site plan.

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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.

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.

- 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.

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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.

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

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

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

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Plants

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

- ☐ deciduous tree: alder, maple, aspen, other _____
- ☐ evergreen tree: fir, cedar, pine, other _____
- ☐ shrubs
- ☐ grass
- ☐ pasture
- ☐ crop or grain
- ☐ 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?

12 trees removed (4 of which converted to snags). 9 trees canopies reduced. Work at the time was unpermitted. No additional tree removal proposed (only mitigation planting). DF

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.

Plant 36 native trees as mitigation. DF

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

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.

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

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

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5. List any invasive animal species 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.

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

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.

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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.

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

- 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.

- 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.

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- d. Describe special emergency services that might be required.

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

2. Noise

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

- 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.

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

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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.

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?

- 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?

3. Describe any structures on the site.

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

5. What is the current zoning classification of the site? _____

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

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

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

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

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

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

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

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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.

Housing

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

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

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

Aesthetics

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

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

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

Light and Glare

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

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

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

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

Recreation

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

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

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

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.

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.

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.

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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.

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.

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?

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

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).

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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.

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?

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.

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

D.Folsom 11/1/21

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.

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

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.

D.Folsom 11/1/21

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 _____

Position and Agency/Organization _____

Date Submitted _____

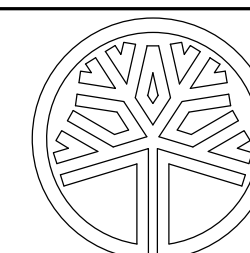
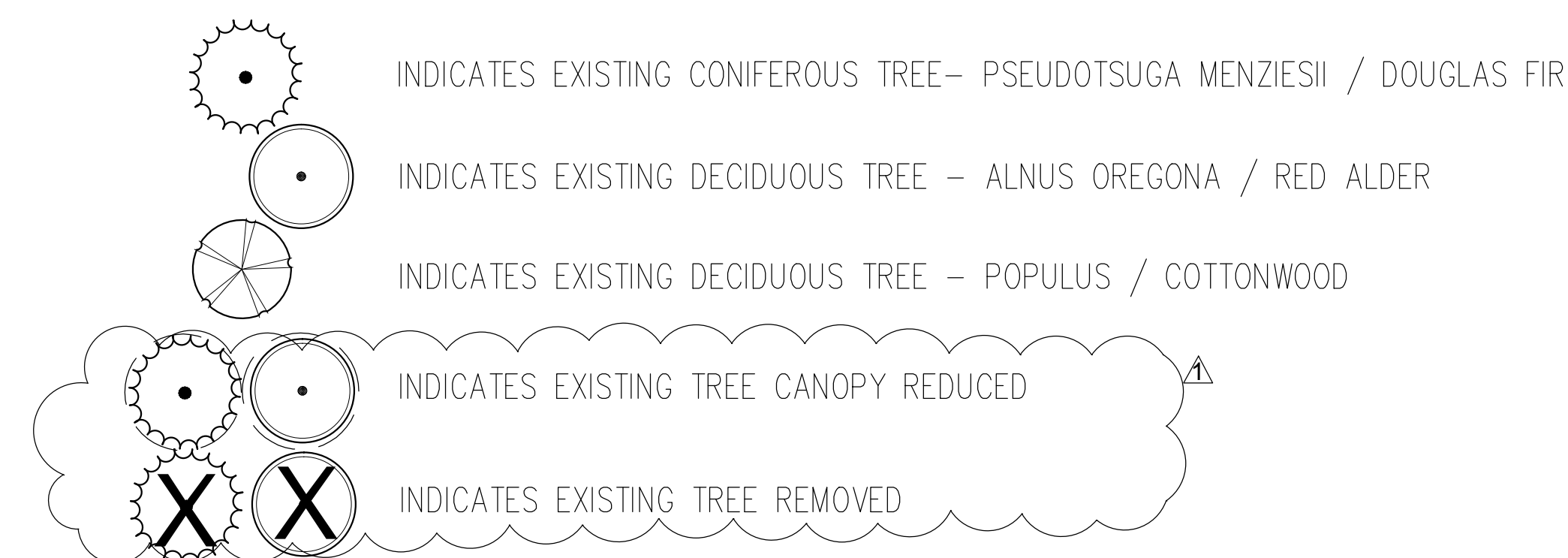
D.Folsom 11/1/21



Drawn by: CL
Checked by: CL



- ### TREE LEGEND



STATE OF
WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
Craig D. Lewis
CERTIFICATE NO. 442

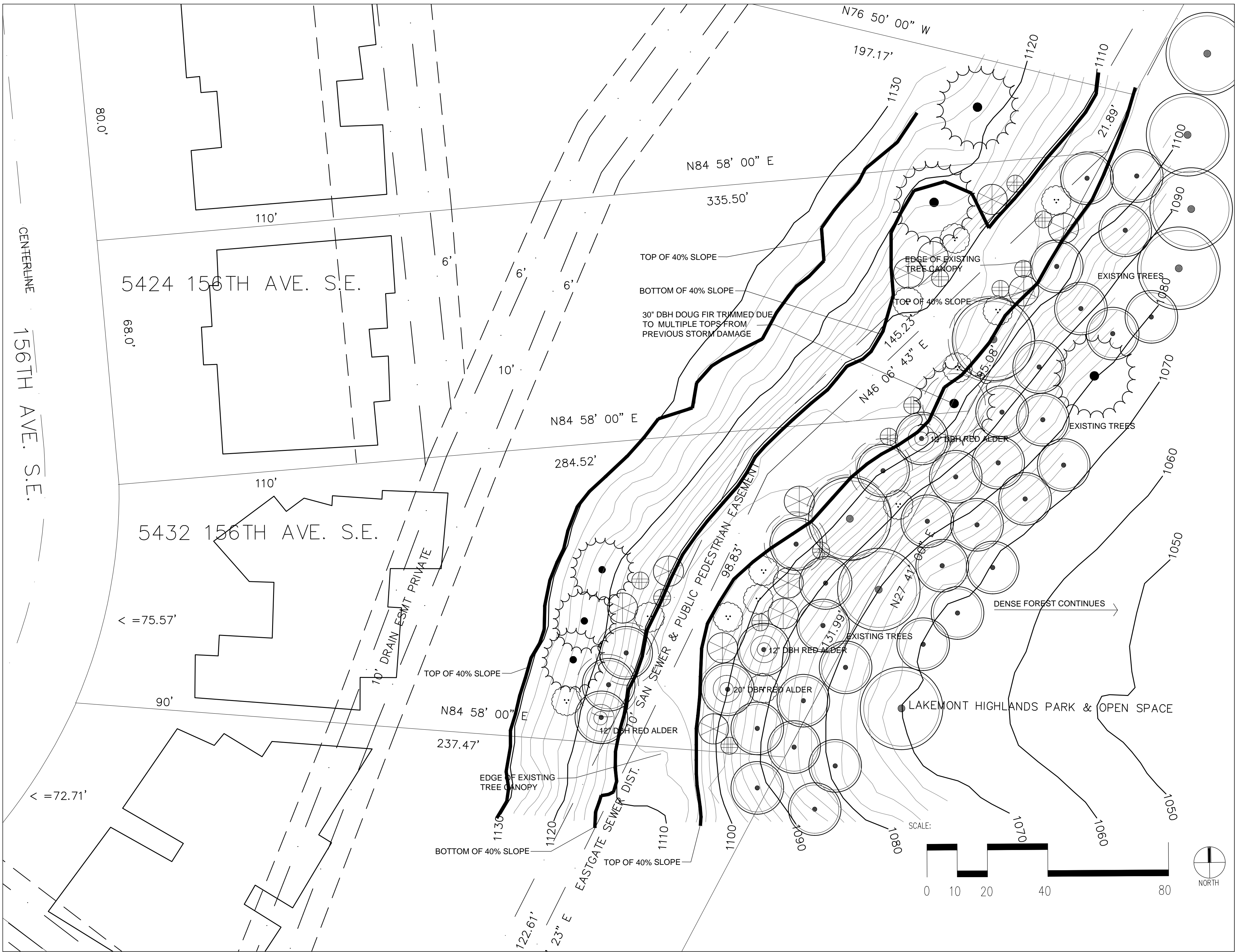
DATE:
LAST UPDATE:
CAD FILE:

DRAWING TITLE

SITE PLAN B

SHEET NUMBER

L1.0



EXISTING SITE CONDITIONS

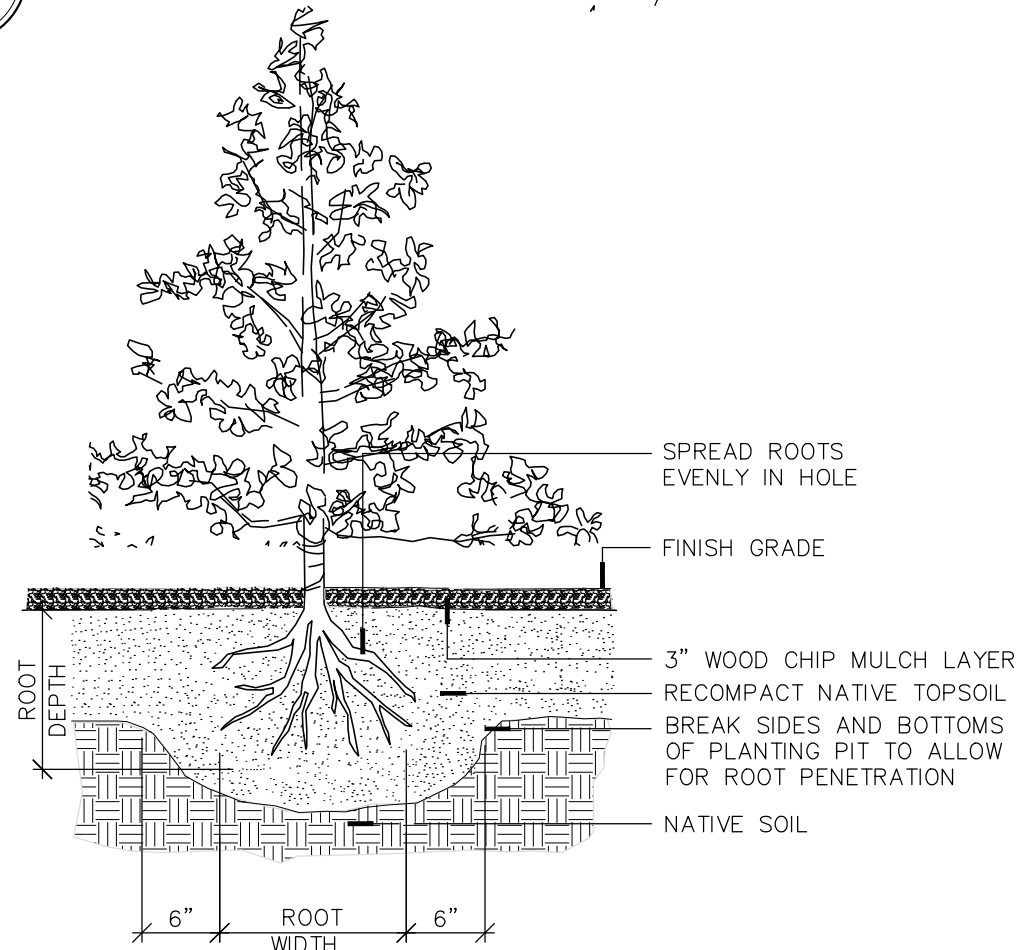
- 1. SITE IS LOCATED IN A CRITICAL AREA OF STEEP SLOPES, SOME IN EXCESS OF 40%. SITE IS ALSO LOCATED ALONG A FORESTED NEIGHBORING PARK AND OPEN SPACE AREA.
- 2. PROPOSED AREA OF WORK IS LOCATED ALONG EXISTING SAN. SEWER EASEMENT AND PUBLIC PEDESTRIAN EASEMENT.
- 3. EXISTING TREES ARE NEARLY ALL RED ALDER WITH AN OCCASSIONAL LARGE DOUG FIR. ALDERS ARE FAST GROWING BUT SHORT-LIVED AND ARE LEANING OUT TOWARD THE EASEMENT AREA.
- 4. SITE HAS FREQUENT AND ABUNDANT WILDLIFE PASSING THROUGH THE AREA.

VEGETATION RESTORATION LEGEND

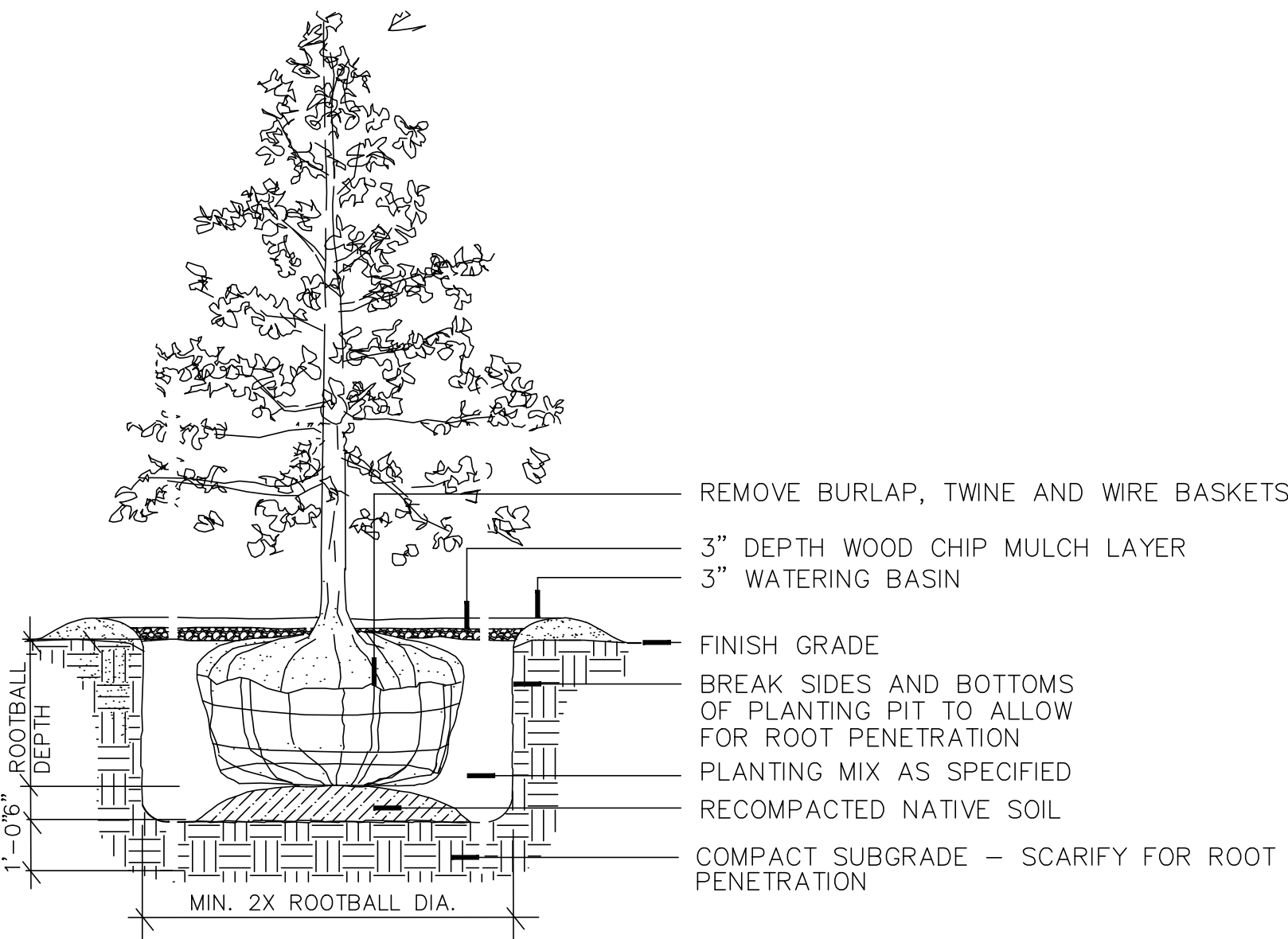
SYMBOL	PLANT TYPE	SIZE	SPACING	NATIVE	QUAN.
TREES					
	PSEUDOTSUGA MENZIESII / DOUGLAS FIR	3' HT., 2 GALLON OR BAREROOT	9'-0" O.C.	YES	12
	FRAXINUS LATIFOLIA / OREGON ASH	3' HT., 2 GALLON OR BAREROOT	9'-0" O.C.	YES	12
	MALUS FUSCA / PACIFIC CRABAPPLE	3' HT., 2 GALLON OR BAREROOT	9'-0" O.C.	YES	12

EXISTING TREE LEGEND

- INDICATES EXISTING CONIFEROUS TREE- PSEUDOTSUGA MENZIESII / DOUGLAS FIR
- INDICATES EXISTING DECIDUOUS TREE - ALNUS OREGONA / RED ALDER
- INDICATES EXISTING TREE REDUCED CANOPY
- INDICATES EXISTING HABITAT / WILDLIFE SNAG



A TYPICAL BARE ROOT PLANTING
NOT TO SCALE



B TYPICAL SMALL TREE PLANTING
NOT TO SCALE

TREE-CONT

JGM

LANDSCAPE ARCHITECTS

INCORPORATED P.S.

LANDSCAPE ARCHITECTURE

URBAN DESIGN

SITE PLANNING

PARKS AND

RECREATION PLANNING

12610 NE 104TH ST.

KIRKLAND WA 98033

PH: 425.454.5723

FX: 425.822.3523

E: jgm@jgm-inc.com

5424 , 5432
156TH AVE. S.E.
BELLEVUE, WA

REVISIONS/DRAWING ISSUES:

Drawn by: CL
Checked by: CL

STATE OF
WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
Craig A. Davis
CERTIFICATE NO. 442

DATE: 1-20-2022

LAST UPDATE:
CAD FILE:

DRAWING TITLE

MITIGATION
PLANTING
PLAN

SHEET NUMBER

L2.0