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

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Chris Vandall – City of Bellevue Parks & Community Service

LOCATION OF PROPOSAL: 11550 SE 60th St

DESCRIPTION OF PROPOSAL: The project proposes the development of a 2,000-foot by 4-foot soft surface trail as part of the Lake-to-Lake regional trail system. The Lake-to-Lake Trail and Greenway is an east-to-west trail system that connects nine parks over an estimated 10 miles of multimodal trails between Lake Washington and Lake Sammamish. The trail will be constructed of wood chips and gravel shoulders on a 5.02 acre undeveloped lot owned and managed by the City of Bellevue Parks & Community Service Department within the Newport Hills subarea. Included in this proposal is the restoration of 13,556 square feet and mitigation 8,000 square feet with native trees and shrubs.

FILE NUMBERS: 15-121120-LO **PLANNER:** David Wong

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

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

☒ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on **1/21/2016**

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

This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals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

Environmental Coordinator

1/7/2016
Date

OTHERS TO RECEIVE THIS DOCUMENT:

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

City of Bellevue
Development Services Department
Land Use Staff Report

Proposal Name:	**Patterson Property Trail**
Proposal Address:	**11550 SE 60th St**
Proposal Description:	Critical Areas Land Use review of a proposal to construct a 2,000-foot soft surface trail on a 5.02 acre undeveloped property. The property contains one piped stream segment, a stream buffer to Lakehurst Creek, and steep slopes. The proposal is supported by mitigation and restoration plan that includes 21,556 square feet of native planting.
File Number:	**15-121120-LO**
Applicant:	**Chris Vandall, City of Bellevue Parks & Community Services**
Decisions Included:	Critical Areas Land Use Permit (Process II. LUC 20.30P)
Planner:	**David Wong**, Planner
State Environmental Policy Act Threshold Determination:	**Determination of Non-Significance** Carol V. Helland, Environmental Coordinator Development Services Department
Director's Decision:	**Approval with Conditions** Carol V. Helland, Land Use Director Development Services Department

Application Date:	August 19, 2015
Notice of Application Publication Date:	September 24, 2015
Decision Publication Date:	January 7, 2016
Project/SEPA Appeal Deadline:	January 21, 2016

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.

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CONTENTS

Attachments

1. Site Plan
2. Mitigation & Enhancement Plan

I. Proposal Description

The project proposes the development of a 2,000-foot by 4-foot soft surface trail as part of the Lake-to-Lake regional trail system. The Lake-to-Lake Trail and Greenway is an east-to-west trail system that connects nine parks over an estimated 10 miles of multimodal trails between Lake Washington and Lake Sammamish. The trail will be constructed of wood chips and gravel shoulders on a 5.02 acre undeveloped lot owned and managed by the City of Bellevue Parks & Community Service Department within the Newport Hills subarea. Included in this proposal is the restoration of 13,556 square feet and mitigation 8,000 square feet with native trees and shrubs.

II. Site Description, Zoning, Land Use and Critical Areas

A. Site Description

The subject parcel is 5.02 acres in size and is located in the Newport Hills subarea. Steep slopes exist over much of the property and slope downward from west to east towards Lakehurst Creek, which has been classified as a Type F stream. A piped stream segment conveying from the east to the west and approximately 645 feet long exists along the northern portion of the site. Slopes ranging from 10-90% are present with portions of the site containing steep slopes (40% or greater).

B. Zoning

The property is zoned R-5, single-family residential.

C. Land Use Context

The subject property and all adjacent properties have a Comprehensive Plan Land Use Designation of SF-H (Single-Family High Density).

D. Critical Areas Functions and Values

i. Streams and Riparian Areas

Most of the elements necessary for a healthy aquatic environment rely on processes sustained by dynamic interaction between the stream and the adjacent riparian area (Naiman et al., 1992). Riparian vegetation in floodplains and along stream banks provides a buffer to help mitigate the impacts of urbanization (Finkenbine et al., 2000 in Bolton and Shellberg, 2001). Riparian areas support healthy stream conditions.

Riparian vegetation, particularly forested riparian areas, affect water temperature by providing shade to reduce solar exposure and regulate high ambient air temperatures, slowing or preventing increases in water temperature (Brazier and Brown, 1973; Corbett and Lynch, 1985).

Upland and wetland riparian areas retain sediments, nutrients, pesticides, pathogens, and other pollutants that may be present in runoff, protecting water quality in streams (Ecology, 2001; City of Portland 2001). The roots of riparian

plants also hold soil and prevent erosion and sedimentation that may affect spawning success or other behaviors, such as feeding.

Both upland and wetland riparian areas reduce the effects of flood flows. Riparian areas and wetlands reduce and desynchronize peak crests and flow rates of floods (Novitzki, 1979; Verry and Boelter, 1979 in Mitsch and Gosselink, 1993). Upland and wetland areas can infiltrate floodflows, which in turn, are released to the stream as baseflow

Stream riparian areas, or buffers, can be a significant factor in determining the quality of wildlife habitat. For example, buffers comprised of native vegetation with multi- canopy structure, snags, and down logs provide habitat for the greatest range of wildlife species (McMillan, 2000). Vegetated riparian areas also provide a source of large woody debris that helps create and maintain diverse in-stream habitat, as well as create woody debris jams that store sediments and moderate flood velocities.

Sparsely vegetated or vegetated buffers with non-native species may not perform the needed functions of stream buffers. In cases where the buffer is not well vegetated, it is necessary to either increase the buffer width or require that the standard buffer width be restored or revegetated (May 2003). Until the newly planted buffer is established the near term goals for buffer functions may not be attained.

Riparian areas often have shallow groundwater tables, as well as areas where groundwater and surface waters interact. Groundwater flows out of riparian wetlands, seeps, and springs to support stream baseflows. Surface water that flows into riparian areas during floods or as direct precipitation infiltrates into groundwater in riparian areas and is stored for later discharge to the stream (Ecology, 2001; City of Portland, 2001).

ii. Geologic Hazard Areas

Geologic hazards pose a threat to the health and safety of citizens when commercial, residential, or industrial development is inappropriately sited in areas of significant hazard. Some geologic hazards can be reduced or mitigated by engineering, design, or modified construction practices. When technology cannot reduce risks to acceptable levels, building in geologically hazardous areas is best avoided (WAC 365-190).

Steep slopes may serve several other functions and possess other values for the City and its residents. Several of Bellevue's remaining large blocks of forest are located in steep slope areas, providing habitat for a variety of wildlife species and important linkages between habitat areas in the City. These steep slope areas also act as conduits for groundwater, which drains from hillsides to provides a water source for the City's wetlands and stream systems. Vegetated steep slopes

also provide a visual amenity in the City, providing a "green" backdrop for urbanized areas enhancing property values and buffering urban development.

III. Consistency with Land Use Code Requirements:

A. Zoning District Dimensional Requirements:

The site is located in the R-5 zoning district. Construction of non-motorized trails for public recreation use is permitted within the underlying zoning district.

B. Critical Areas Requirements LUC 20.25H:

i. Performance Standards for Specific Uses or Development LUC Section 20.25H.055

New or Expanded City and Public Parks – LUC 20.25H.055.C.3.g

Trails. New nonmotorized trails within the critical area or critical area buffer must meet the following standards:

1. **Trail location and design shall result in the least impacts on the critical area or critical area buffer;**
   The entire site is encumbered by Steep Slope Critical Area, Steep Slope Buffer, and Stream Buffer which the nonmotorized trail cannot avoid. Design of the trail has taken into consideration the natural topography and has been designed to minimize the overall impact of the critical area and buffers by minimizing the length and width of the trail; utilizing existing contours; and providing approximately 21,556 square feet of mitigation and restoration planting.

2. **Trails shall be designed to complement and enhance the environmental, educational, and social functions and values of the critical area with trail design and construction focused on managing and controlling public access and limiting uncontrolled access;**
   The trail is designed to provide nonmotorized recreational opportunities for the community and is part of the greater Lake-to-Lake trail system. The proposal includes native vegetation mitigation and enhancement work to increase environmental function the existing critical areas and critical area buffers on-site.

3. **Trails shall be designed to avoid disturbance of significant trees and limit disturbance of native understory vegetation;**
   The trail is routed to avoid unnecessary impacts to existing significant trees and native vegetation.

4. **Trails shall be designed to avoid disturbance of habitat used for salmonid rearing or spawning or by any species of local importance;**

The nearest section of trail encroaches approximately 127 feet to the east of the Type F stream, but is constrained by native vegetation and existing contours. Alignment has been designed to avoid removal of native vegetation and modifying existing contours while allowing for the removal of non-native vegetation.

5. **The trail shall be the minimum width necessary to accommodate the intended function or objective;**
   The trail is designed to the minimum width necessary (4 feet) to accomplish envisioned functions and objectives.

6. **All work shall be consistent with the City of Bellevue's "Environmental Best Management Practices" and all applicable City of Bellevue codes and standards, now or as hereafter amended;**
   All work proposed is consistent with Chapter 10 of the City of Bellevue's "Environmental Best Management Practices" and all applicable City of Bellevue codes and standards found in Titles 20 and 23.

7. **The facility shall not significantly change or diminish overall aquatic area flow peaks, duration or volume or flood storage capacity, or hydroperiod**;
   No changes to aquatic area flow peaks, duration or volume or flood storage capacity, or hydroperiod are anticipated. No change to the existing piped stream segment is proposed.

8. **Where feasible and consistent with any accessibility requirements, any trail shall be constructed of pervious materials;**
   The trail will be constructed using wood chips as the main surface with gravel shoulders. No impervious materials are proposed. See attached

9. **Crossings over and penetrations into wetlands and streams shall be generally perpendicular to the critical area, and shall be accomplished by bridging or other technique designed to minimize critical area disturbance considering the entire trail segment and function; and**
   No crossings or penetrations into wetlands and/or open streams are proposed.

10. **Areas of new permanent disturbance and all areas of temporary disturbance shall be mitigated and/or restored pursuant to a mitigation and restoration plan meeting the requirements of LUC 20.25H.210.**
    21,556 square feet of mitigation and restoration of native vegetation has been proposed and will include species commonly found on-site and in the vicinity. Mitigation and restoration work will occur in an area previously disturbed by single-family development located in the south east section of the lot.

C. Consistency with Land Use Code Critical Areas Performance Standards:

Performance Standards for Steep Slopes – 20.25H.125

In addition to generally applicable performance standards set forth in LUC 20.25H.055 and 20.25H.065, development within a landslide hazard or steep slope critical area or the critical area buffers of such hazards shall incorporate the following additional performance standards in design of the development, as applicable. The requirement for long-term slope stability shall exclude designs that require regular and periodic maintenance to maintain their level of function.

1. Structures and improvements shall minimize alterations to the natural contour of the slope, and foundations shall be tiered where possible to conform to existing topography;
   Trail placement and design will utilize natural contours to the greatest extent. Minimal grading is proposed in sections where the natural contours do not allow for safe trail gradient. Timber retaining walls will be provided in such areas and will not exceed 48 inches in total height.

2. Structures and improvements shall be located to preserve the most critical portion of the site and its natural landforms and vegetation;
   Improvements have been designed to be located more than 120 feet from Lakehurst Creek and designed to minimize disturbance to the natural contours of the steep slope. In addition, the project includes removal of non-native vegetation to encourage growth of existing native vegetation.

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

4. The use of retaining walls that allow the maintenance of existing natural slope area is preferred over graded artificial slopes where graded slopes would result in increased disturbance as compared to use of retaining wall;
   Timber retaining walls are proposed in areas where safe trail gradient cannot be provided using the existing contours. All timber walls will be less than 48 inches in total height.

5. Development shall be designed to minimize impervious surfaces within the critical area and critical area buffer;
   No increase in impervious surface is proposed. Trail materials will consist of bark and gravel to allow percolation and infiltration.

6. Where change in grade outside the building footprint is necessary, the site retention system should be stepped and regrading should be designed to minimize topographic modification. On slopes in excess of 40 percent, grading for yard area may be disallowed where inconsistent with this criteria;
   No structures are proposed.

7. Building foundation walls shall be utilized as retaining walls rather than rockeries or retaining structures built separately and away from the building wherever feasible. Freestanding retaining devices are only permitted when they cannot be designed as structural elements of the building foundation;
   No structures are proposed.

8. On slopes in excess of 40 percent, use of pole-type construction which conforms to the existing topography is required where feasible. If pole-type construction is not technically feasible, the structure must be tiered to conform to the existing topography and to minimize topographic modification;
   No structures are proposed.

9. On slopes in excess of 40 percent, piled deck support structures are required where technically feasible for parking or garages over fill-based construction types;
   No parking or garage structures are proposed.

10. Areas of new permanent disturbance and all areas of temporary disturbance shall be mitigated and/or restored pursuant to a mitigation and restoration plan meeting the requirements of LUC 20.25H.210.
    A mitigation and restoration plan meeting the requirements of 20.25H.210 including 21,556 square feet of native vegetation planting has been included with this proposal.

20.25H.080 Performance Standards for streams

Development on sites with a type S or F stream or associated critical area buffer shall incorporate the following performance standards in design of the development, as applicable:

1. Lights shall be directed away from the stream.
   No lighting is proposed.

2. Activity that generates noise such as parking lots, generators, and residential uses shall be located away from the stream or any noise shall be minimized through use of design and insulation techniques.
   No generators, parking lots, or residential uses are proposed. Noise associated with recreational trail use will be located no closer than approximately 122 feet from Lakehurst Creek.

3. Toxic runoff from new impervious area shall be routed away from the stream.
   No toxic runoff proposed to be discharged.

4. Treated water may be allowed to enter the stream critical area buffer.
   No treated water proposed to be discharged.

5. The outer edge of the stream critical area buffer shall be planted with dense vegetation to limit pet or human use.
   Existing, dense vegetation at the edge of the 100-foot buffer will remain. Operations beyond the buffer will limit disturbance of native vegetation.

IV. Public Notice and Comment

Application Date:	August 19, 2015
Public Notice (500 feet):	September 24, 2015
Minimum Comment Period:	October 8, 2015

The Notice of Application for this project was published in the City of Bellevue weekly permit bulletin on September 24, 2015. It was mailed to property owners within 500 feet of the project site. Two comments have been received from the public as of the writing of this staff report.

Summary of Comments:

Piped segments of Lakehurst Creek should be daylighted as part of this project.
City of Bellevue Land Use Code does not require daylighting of piped stream segments, however City of Bellevue Comprehensive Plan Policy EN-68 discusses requiring and incentivizing the opening of such segments unless the cost of restoration is disproportionate to the community and environmental benefit. To daylight the segment located on-site, the budget would greatly exceed the $35,000 allocated by the Bellevue Park Trail Levy to complete this trail project.

V. Summary of Technical Reviews

Clearing and Grading:
The Clearing and Grading Division of the Development Services Department has reviewed the proposed development for compliance with Clearing and Grading codes and standards. The Clearing and Grading staff found no issues with the proposed development.

VI. State Environmental Policy Act (SEPA)

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

A. Earth and Water

Access for trail construction material transport will utilize the proposed trail alignment to avoid any unnecessary disturbance outside of the proposed trail location. City of Bellevue Environmental BMPs will be utilized as described in the submitted CSWPPP and in the Clearing and Grading Standard Notes to control stormwater and erosion. The applicant will also be required to submit information regarding the use of pesticides, insecticides, and fertilizers to avoid impacts to water resources. See Section X for a related condition of approval.

B. Animals

The project site is part of a larger natural area that contains quality habitat for birds and mammals. The proposed trail is designed to snake through existing mature vegetation, and no significant trees will be removed with this proposal. The mature vegetation on the site could provide potential habitat pileated woodpeckers who are known to be in the vicinity, however no impacts are anticipated since no significant trees will be removed.

C. Plants

Mitigation for temporary and permanent disturbance will be approved pursuant to an approved re-vegetation and monitoring plan. See Section X for related conditions of approval.

D. Noise

The site is adjacent to single-family residences whose residents are most sensitive to disturbance from noise during evening, late night and weekend hours when they are likely to be at home. Construction noise will be limited by the City's Noise Ordinance (Chapter 9.18 BCC) which regulates construction hours and noise levels. See Section X for a related condition of approval.

VII. Decision Criteria

A. Critical Areas Land Use Permit Decision Criteria 20.30P

The Director may approve or approve with modifications an application for a critical areas land use permit if:

1. The proposal obtains all other permits required by the Land Use Code;

Finding: The proposal will obtain the required Clearing & Grading permit and all other required permits.

2. The proposal utilizes to the maximum extent possible the best available construction, design and development techniques which result in the least impact on the critical area and critical area buffer;

Finding: The proposal utilizes to the maximum extent the best available construction,

design, and development techniques within reason to provide a result that has the least impact on the critical area and critical area buffer.

3. The proposal incorporates the performance standards of Part 20.25H to the maximum extent applicable, and ;

Finding: As discussed in Section III – Consistency with Land Use Code Requirements, the proposal incorporates all relevant performance standards found in 20.25H.

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

Finding: No increased need will be placed on the existing public facilities.

5. The proposal includes a mitigation or restoration plan consistent with the requirements of LUC Section 20.25H.210; and

Finding: The proposal includes a mitigation and restoration plan that is consistent with the requirements of LUC 20.25H.210. Implementation, maintenance, and monitoring will be managed by the City of Bellevue Parks Natural Resources Division.

6. The proposal complies with other applicable requirements of this code.

Finding: As discussed in Section III and V of this report, the proposal complies with all other applicable requirements of the Land Use Code.

VIII. 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 proposal to construct a nonmotorized, soft surface trail within the steep slope critical area and Type F stream buffer at the 11550 SE 60th St.

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

IX. 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. Mitigation for Areas of New Permanent Disturbance: A mitigation plan for all areas of permanent new disturbance is required to be submitted for review and approval by the City of Bellevue prior to issuance of the Clearing and Grading Permit. The plan shall document the total area of permanent disturbance of the critical area and critical area buffer; provide 21,556 of native planting; and meet the intent of the provided mitigation and restoration plan as submitted under this file.

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

2. Maintenance & Monitoring: The mitigation and restoration areas shall be self-maintained and self-monitored for three (3) years. Annual monitoring reports are to be submitted to Land Use each of the three years at the end of each growing season or October 31st. Photos from selected points, determined by the City during the pre-construction inspection, will be included in the monitoring reports to document the planting. The following schedule and performance standards apply and are evaluated in the report each year:

Year 1 (from date of plant installation)
90% survival of all install plants or replanting in following dormant season to reestablish 100%
10% maximum coverage of invasive plants in planting area

Year 2 (from date of plant installation)
85% survival of all install plants
20% minimum vegetative coverage
10% maximum coverage of invasive plants in planting area

Year 3 (from date of plant installation)
80% survival of all install plants
35% minimum vegetative coverage
10% maximum coverage of invasive plants in planting area

The reports along with a copy of the planting plan can be sent to David Wong at dwong@bellevuewa.gov or to the address below:

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

Authority: Land Use Code 20.30P.140; 20.25H.220
Reviewer: David Wong, Land Use

3. Land Use Inspection: Land Use inspection and approval is required prior to receiving Clearing & Grading Final inspection.

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

4. Rainy Season restrictions: Due to the proximity to steep slopes and Lakehurst Creek, 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. 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

6. Noise Control: Noise related to construction is exempt from the provisions of BCC 9.18 between the hours of 7 am to 6 pm Monday through Friday and 9 am to 6 pm on Saturdays, except for Federal holidays and as further defined by the Bellevue City Code. Noise emanating from construction is prohibited on Sundays or legal holidays unless expanded hours of operation are specifically authorized in advance. Requests for

construction hour extension must be done in advance with submittal of a construction noise expanded exempt hours permit.

Authority: Bellevue City Code 9.18
Reviewer: David Wong, Land Use

N

SE 56TH PL

Drainage piped underground

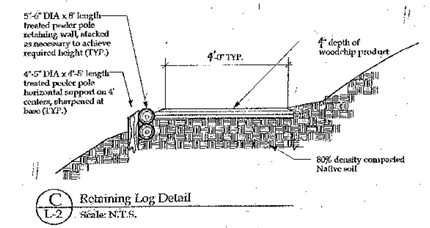
15' Storm Drainage Easement

Drainage piped underground

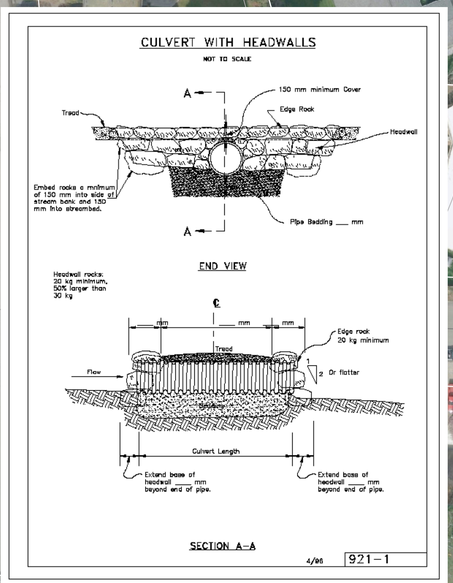
115TH AVE SE

Clearing and Grading Standard Notes

1. All clearing and grading construction must be in accordance with City of Bellevue Clearing and Grading Code, Clearing and Grading Erosion Control Standard Details (EC-1 through EC-23), Development standards, Land Use Code, Uniform Building Code, permit conditions and al other applicable codes. Ordinances and standards. The design elements within these plans have been reviewed according to these requirements. Any variance from adopted erosion control standards is not allowed unless specifically approved by the City of Bellevue Department of Planning and community Development prior to construction.
2. It shall be the sole responsibility of the applicant and the professional civil engineer to correct any error, omission, or variation from the above requirements found in these plans
3. A copy of the approved plans must be on site during construction. The applicant is responsible for obtaining any other required or related permits prior to beginning construction.
4. All locations of existing utilities have been established by field survey or obtained from available records and should therefore be considered only approximate and not necessarily complete. It is the sole responsibility of the contractor to independently verify the accuracy of all utility locations and to discover and avoid any other utilities not shown which may be affected by the implementation of this plan.
5. The area to be cleared and grade3d must be flagged by the contractor and approved by the Clearing and Grading Inspector prior to beginning any work on the site.
6. Clearing shall be limited to the areas within the Approved disturbance limits. Exposed soils must be covered at the end of each working day when working from October 1st through April 30th. From May 1st through September 30th, exposed soils must be covered at the end of each construction week and also at the threat of rain.
7. Any excavated material removed from the construction site and deposited on property within the City limits must be done in compliance with a valid clearing and grading permit. Locations for the mobilization area and stockpiled material must be approved by the clearing and grading inspector at least 24 hours in advance of any stockpiling.
8. To reduce the threat of erosion of exposed soils, or when rainy season construction is permitted, the following Best Management Practices are required. Preserve natural vegetation for as long as possible or as required by the Clearing and Grading Inspector. Protect exposed soil using plastic (EC-14), erosion control blankets, straw or mulch, or as directed by the Clearing and Grading Inspector. Install catch basin inserts as required by the Clearing and Grading Inspector or permit conditions of approval. Install a temporary sediment pond, a series of sedimentation tanks, temporary filter vaults, or other temporary sediment control facilities. Installation of exposed aggregate surfaces requires a separate effluent collection pond onsite.
9. The contractor must maintain a sweeper on site during earthwork and immediately remove soil that has been tracked onto paved areas as result of construction.
10. A public information sign listing 24 hour emergency phone numbers for the City and the contractor may be provided to the applicant at the time of clearing and grading permit issued. The applicant must post the sign at the project site in full view of the public and the contractor, and it must remain posted until final signing off by the clearing and Grading Inspector.
11. Turbidity monitoring may be required as a condition of clearing and grading permit approval. If required, turbidity monitoring must be performed in accordance with the approved turbidity monitoring plan and as directed by the Clearing and Grading Inspector. Monitoring must continue during site construction until the final sign off by the Clearing and Grading Inspector.
12. Any project that is subject to rain season restrictions will not be allowed to perform clearing and grading activities without written approval from the PCD director. The rainy season extends from November 1st through April 30th as defined in section 23.76.093A of the Clearing and Grading Code.
13. **Temporary Erosion Control:** All newly excavated trail surface will be covered with medium bark mulch at the end of each work day. Stock piles will be covered and secure at the end of each work day. Work will not be carried out during rainy periods. Project will be monitored by Chris Vandall (CECSL).



C L-2 Retaining Log Detail
Scale: N.T.S.



City of Bellevue
Parks & Community Services Department
Plot Date: 7/30/2015
Scale: 1 inch = 42 feet

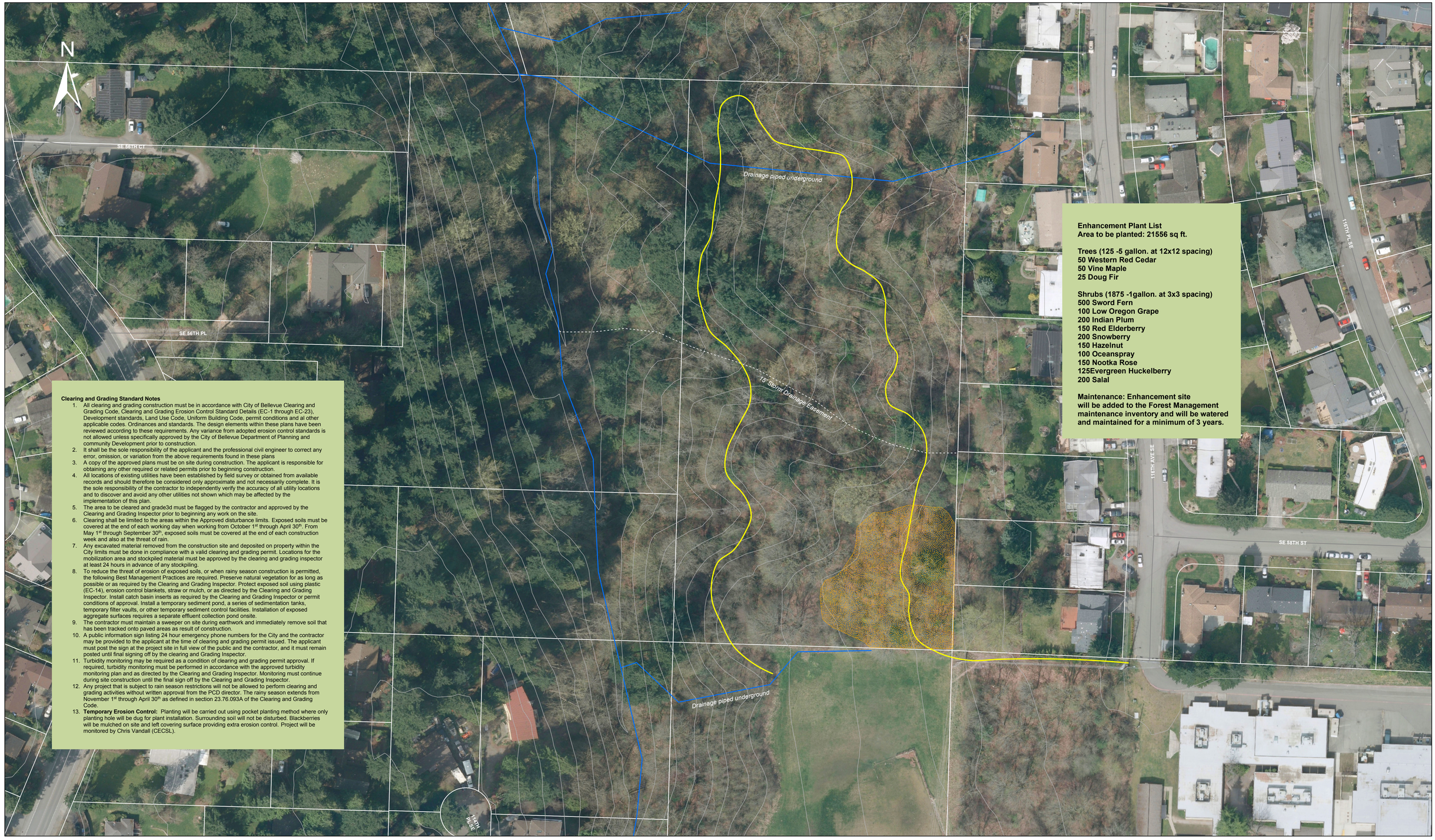
Legend
- Trail
- 10 Foot Contours
- Streams
- Culvert

Patterson Property Trail Construction

Site Address: 11550 Se 60th St

1840 Lineal Feet -- 4 Foot Wide Bark Trail

Prepared by Chris Vandall
16023 Ne 8th St
Bellevue WA. 98008
425 452-7679



Clearing and Grading Standard Notes

1. All clearing and grading construction must be in accordance with City of Bellevue Clearing and Grading Code, Clearing and Grading Erosion Control Standard Details (EC-1 through EC-23), Development standards, Land Use Code, Uniform Building Code, permit conditions and al other applicable codes. Ordinances and standards. The design elements within these plans have been reviewed according to these requirements. Any variance from adopted erosion control standards is not allowed unless specifically approved by the City of Bellevue Department of Planning and community Development prior to construction.
2. It shall be the sole responsibility of the applicant and the professional civil engineer to correct any error, omission, or variation from the above requirements found in these plans
3. A copy of the approved plans must be on site during construction. The applicant is responsible for obtaining any other required or related permits prior to beginning construction.
4. All locations of existing utilities have been established by field survey or obtained from available records and should therefore be considered only approximate and not necessarily complete. It is the sole responsibility of the contractor to independently verify the accuracy of all utility locations and to discover and avoid any other utilities not shown which may be affected by the implementation of this plan.
5. The area to be cleared and grade3d must be flagged by the contractor and approved by the Clearing and Grading Inspector prior to beginning any work on the site.
6. Clearing shall be limited to the areas within the Approved disturbance limits. Exposed soils must be covered at the end of each working day when working from October 1st through April 30th. From May 1st through September 30th, exposed soils must be covered at the end of each construction week and also at the threat of rain.
7. Any excavated material removed from the construction site and deposited on property within the City limits must be done in compliance with a valid clearing and grading permit. Locations for the mobilization area and stockpiled material must be approved by the clearing and grading inspector at least 24 hours in advance of any stockpiling.
8. To reduce the threat of erosion of exposed soils, or when rainy season construction is permitted, the following Best Management Practices are required. Preserve natural vegetation for as long as possible or as required by the Clearing and Grading Inspector. Protect exposed soil using plastic (EC-14), erosion control blankets, straw or mulch, or as directed by the Clearing and Grading Inspector. Install catch basin inserts as required by the Clearing and Grading Inspector or permit conditions of approval. Install a temporary sediment pond, a series of sedimentation tanks, temporary filter vaults, or other temporary sediment control facilities. Installation of exposed aggregate surfaces requires a separate effluent collection pond onsite.
9. The contractor must maintain a sweeper on site during earthwork and immediately remove soil that has been tracked onto paved areas as result of construction.
10. A public information sign listing 24 hour emergency phone numbers for the City and the contractor may be provided to the applicant at the time of clearing and grading permit issued. The applicant must post the sign at the project site in full view of the public and the contractor, and it must remain posted until final signing off by the clearing and Grading Inspector.
11. Turbidity monitoring may be required as a condition of clearing and grading permit approval. If required, turbidity monitoring must be performed in accordance with the approved turbidity monitoring plan and as directed by the Clearing and Grading Inspector. Monitoring must continue during site construction until the final sign off by the Clearing and Grading Inspector.
12. Any project that is subject to rain season restrictions will not be allowed to perform clearing and grading activities without written approval from the PCD director. The rainy season extends from November 1st through April 30th as defined in section 23.76.093A of the Clearing and Grading Code.
13. **Temporary Erosion Control:** Planting will be carried out using pocket planting method where only planting hole will be dug for plant installation. Surrounding soil will not be disturbed. Blackberries will be mulched on site and left covering surface providing extra erosion control. Project will be monitored by Chris Vandall (CECSL).

Enhancement Plant List
Area to be planted: 21556 sq ft.

Trees (125 -5 gallon. at 12x12 spacing)
50 Western Red Cedar
50 Vine Maple
25 Doug Fir

Shrubs (1875 -1gallon. at 3x3 spacing)
500 Sword Fern
100 Low Oregon Grape
200 Indian Plum
150 Red Elderberry
200 Snowberry
150 Hazelnut
100 Oceanspray
150 Nootka Rose
125Evergreen Huckelberry
200 Salal

Maintenance: Enhancement site will be added to the Forest Management maintenance inventory and will be watered and maintained for a minimum of 3 years.

City of Bellevue
Parks & Community Services Department
Plot Date: 7/30/2015
Scale: 1 inch = 53 feet

Legend
- Trail
- 10 Foot Contours
- Streams
- Enhancement

Patterson Property Enhancement Mitigation Plan

Site Address: 11550 Se 60th St

Prepared by Chris Vandall
16023 Ne 8th St
Bellevue WA. 98008
425 452-7679