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

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Robert Sorensen, Sorensen Architecture

LOCATION OF PROPOSAL: 2242 W Lake Sammamish Pkwy SE

DESCRIPTION OF PROPOSAL: Critical Areas Land Use Permit to remove two trees within a toe-of-slope structure setback, and remove a four-foot to five-foot tall concrete bulkhead/retaining wall approximately 95 linear feet in length. Additionally, a 661 square foot deck within the shoreline buffer, shoreline structure setback, and area of special flood hazard (floodplain) will be removed. The disturbed floodplain and shoreline area will be revegetated with lawn and the slope will be restored and enhanced through mitigation.

FILE NUMBERS: 16-142376-LO **PLANNER:** Nicholas Whipple

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 **2/16/2017**

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This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a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

2/2/2017
Date

OTHERS TO RECEIVE THIS DOCUMENT:
☒ State Department of Fish and Wildlife / Stewart.Reinbold@dfw.gov; Christa.Heller@dfw.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:	Sundaresan Shoreline Planting
Proposal Address:	2242 W Lake Sammamish Pkwy SE
Proposal Description:	This is an application for a Critical Areas Land Use Permit to remove two trees within a toe-of-slope structure setback, and remove a four-foot to five-foot tall concrete bulkhead/retaining wall approximately 95 linear feet in length. Additionally, a 661 square foot deck within the shoreline buffer, shoreline structure setback, and area of special flood hazard (floodplain) will be removed. The disturbed floodplain and shoreline area will be revegetated with lawn and the slope will be restored and enhanced through mitigation.
File Number:	16-142376-LO
Applicant:	**Robert Sorensen, Sorensen Architecture**
Decision Included:	Critical Areas Land Use Permit (Process II. LUC 20.30P)
Planner:	Nick Whipple, Associate 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** Mike Brennan, Director Development Services Department By: Carol V. Helland, Land Use Director

Application Date:	September 27, 2016
Notice of Application Publication Date:	October 20, 2016
Decision Publication Date:	February 2, 2017
Project/SEPA Appeal Deadline:	February 16, 2017

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.

CONTENTS

I. Proposal Description ..... Pg 3

II. Site Description, Zoning & Land Use Context ..... Pg 4

III. Site Context ..... Pg 5

IV. State Environmental Policy Act (SEPA) ..... Pg 7

V. Consistency with Land Use Code Requirements: ..... Pg 8

VI. Summary of Technical Review ..... Pg 9

VII. Public Notice and Comment ..... Pg 9

VIII. Decision Criteria ..... Pg 10

IX. Conclusion and Decision ..... Pg 12

X. Conditions of Approval ..... Pg 12

Attachments:
1. Project Plans – Enclosed
2. Environmental Checklist – Enclosed

I. Proposal Description

The proposal is to remove two Douglas fir trees within a toe-of-slope structure setback for the purpose of long-term tree management on the property. Additionally, within the shoreline buffer/structure setback and area of special flood hazard (floodplain), the applicant will remove a four-foot to five-foot tall concrete bulkhead/retaining wall approximately 95 linear feet in length, and remove a 661 square foot deck. Once the wall and deck are removed from the shoreline and floodplain, the area will be regraded to a more natural condition, then revegetated with lawn and 200 square feet of native vegetation. Approximately 2,210 square feet will be regraded and approximately 51 cubic yards of material will be removed from the floodplain, thereby increasing the flood storage volume of Lake Sammamish.

Due to the extent and location of the regulated critical areas on-site, the property owner has requested a Critical Areas Land Use Permit to remove trees within the 75-foot toe-of-slope structure setback near the west end of the property. In addition, the property owner has requested to disturb within the 25-foot shoreline buffer, 25-foot shoreline structure setback, and the Area of Special Flood Hazard required in Land Use Code sections 20.25E and 20.25H. Disturbance within the shoreline buffer and structure setbacks, as well as the Area of Special Flood Hazard may be considered through a Critical Areas Land Use Permit and Critical Areas Report consistent with LUC 20.25H.230.

Restoration and mitigation activities include removal of ivy on the steep slope, and replanting of native trees and ground cover. The shoreline and floodplain restoration and mitigation activities include removal of the concrete bulkhead and retaining wall structures, and removal of wood decking within the shoreline buffer and floodplain. Approximately 60 cubic yards of old fill material behind the bulkhead will be regraded to eliminate the four to five-foot vertical drop. Nine cubic yards of new topsoil and beach gravel will be placed within the shoreline buffer/structure setback and floodplain, and 51 cubic yards of old fill material will be removed from the site. Restoration and mitigation efforts are anticipated to improve the site's conditions and will provide for a net increase in ecological function over existing conditions.

Figure 1 – Project Proposal and LUC Modifications

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

The project site is at 2242 West Lake Sammamish Pkwy SE, east of Weowna Park and approximately 1.5 miles north of Interstate-90. The lot is 19,530 square feet and contains a regulated steep slope along the western portion of the lot near West Lake Sammamish Pkwy SE and regulated shorelines and an Area of Special Flood Hazard at the eastern end of the lot. The new home, permitted under 16-124877-BS, is outside of all critical areas and associated buffers and structure setbacks. The location of the new home is relatively flat with a gradual slope from west to east at the edge of the future residence to the shores of Lake Sammamish.

The steep slope area along the western portion of the site contains Douglas fir trees (Pseudotsuga menziesii) and two big-leaf maple trees (Acer macrophyllum). Understory vegetation is sparse with sword fern (Polystichum munitum) and scattered ornamentals. A mat of invasive English ivy (Hedera helix) has climbed into much of the slope and tree canopy.

Presently, the entire shoreline buffer, structure setback, and floodplain consists of structures, lawn, non-native shrubs, and invasive plant species such as bamboo and Himalayan blackberry. Structures include a four-foot to five-foot tall concrete bulkhead/retaining wall approximately 95 linear feet in length, and a 661 square foot deck and stair to an existing pier. Structures and non-native plants will be removed and the area will be replanted with lawn.

The underlying zoning of the property is R-3.5, and the Comprehensive Plan Land Use Designation is Single Family Residential Medium Density (SF-M). The property is within the Southeast Bellevue comprehensive planning subarea.

Figure 2 – Aerial Photograph

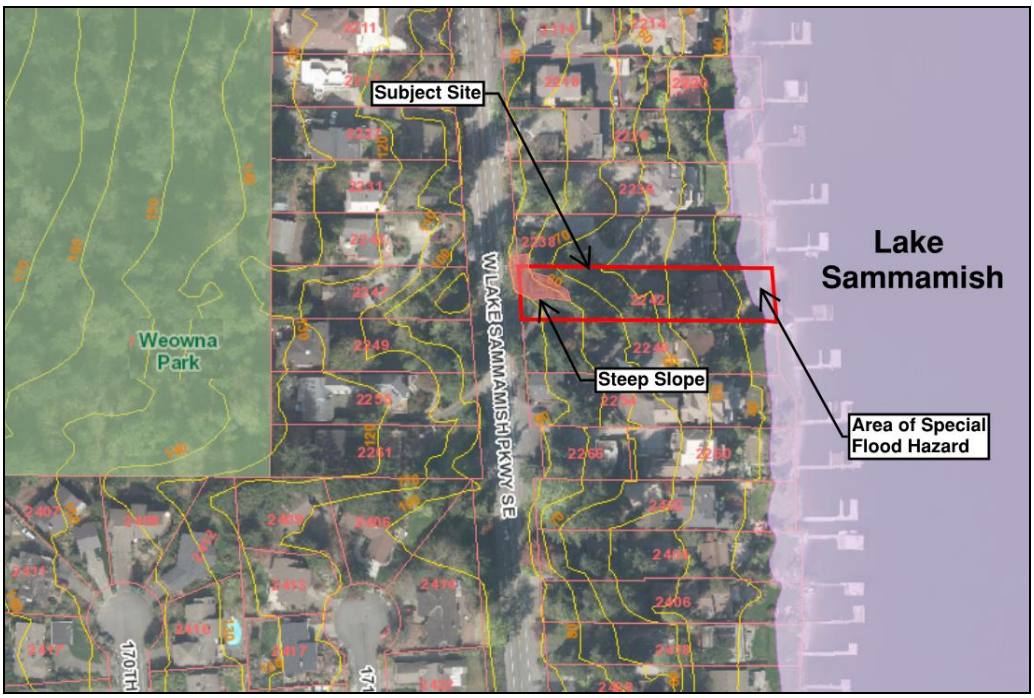

Figure 3 – Shoreline Photograph

III. Site Context

A. Critical Areas:

i. Areas of Special Flood Hazard

The value of floodplains can be described in terms of both the hydrologic and ecological functions that they provide. Flooding occurs when either runoff exceeds the capacity of rivers, lakes, and streams to convey water within their banks, or when engineered stormwater systems become overwhelmed. Studies have linked urbanization with increased peak discharge and channel degradation (Dunne and Leopold 1978; Booth and Jackson 1997; Konrad 2000). Floodplains diminish the effects of urbanization by temporarily storing water and mediating flow to downstream reaches. The capacity of a floodplain to buffer upstream fluctuations in discharge may vary according to valley confinement, gradient, local relief, and flow resistance provided by vegetation. Development within the floodplain can dramatically affect the storage capacity of a floodplain, impact the hydrologic regime of a basin and present a risk to public health and safety and to property and infrastructure.

Existing Area of Special Flood Hazard Conditions:

A special flood hazard area is defined in LUC 20.25H.175 as land subject to the 100-year flood including areas identified on Flood Insurance Rate Maps (FIRM) as within the base floodplain. The project area falls within a special flood hazard area because it lies within the 100-year floodplain. Flood Hazard Areas within the

project vicinity are depicted in Figure 2 above.

Impacts to Areas of Special Flood Hazard:

When disturbance within a floodplain is proposed, the City requires applicants to meet the requirements and criteria of the Endangered Species Act (ESA) with respect to the National Flood Insurance Program (NFIP). The applicant's consultant, Cedarock Consultants, provided a habitat assessment and an analysis of direct and indirect impacts to the floodplain based on the project. The analysis concludes that the project effect determination may affect, but is Not Likely to Adversely Affect ESA species.

The project will have beneficial effects to flood hazard areas. The removal of structures within the floodplain and shoreline buffer will result in greater flood volume storage than in the current condition. The revegetation of the shoreline buffer and floodplain together with the placement of beach gravel will improve fish habitat and riparian habitat.

ii. Shorelines

Shorelines provide a variety of functions including shade, temperature control, water purification, woody debris recruitment, channel, bank, and beach erosion, sediment delivery, and terrestrial-based food supply (Gregory et al. 1991; Naiman et al. 1993; Spence et al. 1996).

Shorelines provide a wide variety of functions related to aquatic and riparian habitat, flood control, water quality, economic resources, and recreation. Each function is a product of physical, chemical, and biological processes at work within the overall landscape. In lakes, these processes take place within an integrated system of coupled aquatic and riparian habitats. Hence, it is important to have an ecosystem approach which incorporates an understanding of shoreline functions and values.

iii. Geologic Hazard Areas

LUC 20.25H.120.A.2 defines steep slope areas as those areas that contain slopes of greater than 40%, have a rise of at least 10 feet, and exceed 1,000 sf in area. The applicant has submitted a topographical site survey and site map identifying a portion of the property meets the abovementioned criteria and is therefore regulated as a critical area. Additionally, under LUC 20.25H.120.B.1, regulated steep slopes are protected by a 50 foot top-of-slope buffer and a 75 foot toe-of-slope structure setback. The applicant has worked with a licensed surveyor to identify the steep slope areas on the project site plans and has labeled the associated buffers and setbacks.

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 provide 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.

IV. State Environmental Policy Act (SEPA)

The environmental review indicates no probability of significant adverse environmental impacts as a result of the proposal based on compliance with the City's codes and standards. The Environmental Checklist submitted with the application adequately discloses expected environmental impacts associated with the project. City codes and requirements, including the Clearing and Grading Code, Utility Code, Land Use Code, Noise Ordinance, Building Code and other construction codes are expected to mitigate potential environmental impacts.

A. Earth and Water

The site contains east facing slopes at the western edge of the site with grades ranging from 30% to 55%. The soils are generally classified by dense silty and gravelly sands described as pre-Olympia deposits (Qpof).

A temporary erosion and sediment control plan was approved in the project plans for the underlying building permit (16-124877-BS) for the construction of the new home. The plan will be amended to address all requirements for restoring the site to the proposed condition, including erosion and sedimentation management practices. Erosion and sediment control best management practices include the installation of silt fencing around the work area and covering exposed soils to prevent migration of soils to the adjacent slope and shoreline. The applicant will also be required to submit information regarding the use of pesticides, insecticides, and fertilizers to avoid impacts to water resources.

All areas of temporary disturbance will be minimized, and when unavoidable restored and monitored pursuant to an approved restoration and monitoring plan. See Conditions of Approval in Section X of this report for conditions related to the restoration of areas of temporary disturbance.

B. Animals

The property is adjacent to Lake Sammamish which supports salmonid species, some of which are listed as threatened under the Endangered Species Act. The work will be done during the allowed construction window period and the result will be the improvement of the shoreline by providing beach gravel for shallow habitat. No impacts are anticipated as structures and non-native plants within the shoreline will be removed to improve the shoreline buffer and structure setback.

The applicant provided a conceptual mitigation plan for the project vicinity that includes the enhancement of the shoreline buffer and floodplain area through the removal of a concrete retaining wall/bulkhead, deck structures, and non-native plant species. See Conditions of Approval in Section X of this report.

C. Plants

The western portion of the site contains Douglas fir trees (Pseudotsuga menziesii) and two big-leaf maple trees (Acer macrophyllum). Understory vegetation is sparse with sword fern (Polystichum munitum) and scattered ornamentals. A mat of English ivy (Hedera helix) has climbed into much of the slope and tree canopy.

Presently, the entire shoreline buffer, structure setback, and floodplain consists of lawn, non-native shrubs, and invasive plant species such as bamboo and Himalayan blackberry.

The conceptual mitigation and restoration plan has been submitted as part of the approved critical areas report. The final mitigation and restoration plan for temporary and permanent disturbance will include the removal of non-native and invasive plant species within the floodplain and shoreline buffer/structure setback and the removal of ivy within the steep slope portion of the site. Four western hemlock or fir trees, or a combination of both, will be planted near the slope within the vicinity of the two fir trees removed. Additionally, the slope area will be planted with scattered native groundcover and shrubs after the ivy is removed. See Conditions of Approval in Section X of this report.

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 Conditions of Approval in Section X of this report.

V. Consistency with Land Use Code Requirements:

A. Zoning District Dimensional Requirements:

The property is within the R-3.5 zoning district. Based on the materials submitted, the proposal is consistent with the underlying zoning district and consistent with the dimensional requirements in LUC 20.20.010.

B. Consistency with LUC 20.25E.080.B and G – Shoreline performance standards – General – and Shoreline clearing and grading regulations

The applicant's critical areas report and associated development proposal have incorporated the performance standards as applicable. The project will disturb a highly modified shoreline buffer and structure setback area that contains retaining walls, a bulkhead, deck structure, and lawn. The project will remove 51 cubic yards of fill, and all structures including retaining walls, the bulkhead, and decking.

All federal and state water quality and effluent standards shall be met through reviewed and approved temporary erosion and sedimentation controls to be implemented by the applicant and inspected by the City of Bellevue.

The portion of the property that is covered under this proposal extends into the Shoreline Overlay District. The proposed development is consistent with the Shoreline Master Program Policies to favor residential development and recreational water uses in the shoreline overlay district.

The proposal will be required to submit a revision to building permit 16-124877-BS where the final Construction Stormwater Pollution Prevention Plan will be reviewed for compliance with the clearing and grading regulations. No herbicides, pesticides, or fertilizers are proposed to be utilized by the applicant.

Removal of vegetation from or disturbance of shoreline critical areas and shoreline critical area buffers, and from other critical area and critical area buffer is in conformance with LUC 20.25H and 20.25E as demonstrated herein.

C. Performance Standards for Areas of Special Flood Hazard LUC 20.25H.180.C

Where use or development is allowed pursuant to LUC 20.25H.055, compliance with the performance standards set forth in LUC 20.25H.180.C must be demonstrated.

The proposed project will maintain established flood elevations within the area of special flood hazard equal to or less than those currently in place. The removal of 51 cubic yards of old fill material will not adversely affect flood storage or flow capacity. The area of special flood hazard will maintain its hydraulic connectivity to the source of flooding and the enhancement/restoration work will be provided in the same construction season/work window.

VI. Summary of Technical Reviews

Clearing and Grading:

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

VII. Public Notice and Comment

Application Date:	September 27, 2016
Public Notice (500 feet):	October 20, 2016
Minimum Comment Period:	November 3, 2016

The project was publicly noticed in the City's Weekly Permit Bulletin and Seattle Times on October 20, 2016 with notice mailed to property owners within 500 feet of the project site. No written comments were received regarding the proposal, and there are no parties

of record besides the applicant.

VIII. Decision Criteria

A. Critical Areas Report - Decision Criteria 20.25H.255.A

The Director may approve, or approve with modifications, the proposed modification where the applicant demonstrates:

1. The modifications and performance standards included in the proposal lead to levels of protection of critical area functions and values at least as protective as application of the regulations and standards of this code;

Finding: Approximately 2,210 square feet of shoreline buffer, shoreline structure setback, and floodplain will be regraded and landscaped, and approximately 51 cubic yards of material will be removed from the shoreline buffer/structure setback and floodplain. The regrading will be mitigated by planting native vegetation within the shoreline buffer/floodplain, removing the four-foot to five-foot tall concrete bulkhead/retaining wall approximately 95 linear feet in length, and removing the 661 square foot deck. The removal of structures and fill within the floodplain and the installation of a gravel beach with native vegetation will provide critical area function and value at least as protective as that provided by the application of the regulations and standards of the code. See Section X for related conditions of approval.

2. Adequate resources to ensure completion of any required mitigation and monitoring efforts;

Finding: The gravel beach and native vegetation is required to be monitored for five years, a period deemed necessary to establish that performance standards have been met. If annual monitoring reports demonstrate that the performance standards have been met within the first three years, then the monitoring may end after three years. The monitoring is required to be guaranteed by an assurance device. See Section X for a related condition of approval.

3. The modifications and performance standards included in the proposal are not detrimental to the functions and values of critical area and critical area buffers off-site; and

Finding: As discussed in Section V above, the modifications and performance measures in this proposal are not detrimental to the functions and values of the shoreline.

4. The resulting development is compatible with other uses and development in the same land use district.

Finding: The removal of structures and fill within the floodplain and shoreline buffer/structure setback will allow the site to be regraded to a more natural condition,

thus resulting in compatible development with the other single-family residential properties in the surrounding neighborhood.

B. Critical Areas Land Use Permit Decision Criteria 20.30P

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

Finding: The applicant must submit a revision to the Single-Family Building Permit before beginning any work. See Conditions of Approval in Section X of this report.

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

Finding: The use of beach gravel and the planting of native vegetation is preferred over hard shoreline designs like retaining walls and armoring at the shoreline. With the use of these techniques, the project demonstrates that it uses the best available construction techniques and results in a reduction of the impact on critical areas and buffers.

The proposed tree removal within the toe-of-slope structure setback on the west side of the property would improve the long-term tree management on the property as recommended by Bob Layton, ISA Certified Arborist, in the applicant's arborist report dated October 26, 2016.

Tree #6 (11" Douglas fir) and Tree #7 (28" Douglas fir) may be removed as a part of the building permit. See Conditions of Approval in Section X of this report.

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

Finding: As discussed in Section V of this report, the proposal meets, or as conditioned will meet, the performance standards of LUC 20.25H.180.C and LUC 20.25E.080. See Section X of this report for a list of conditions associated with the required performance standards.

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

Finding: All necessary services and ancillary utilities are currently available on-site.

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

Finding: The project is required to monitor and maintain the gravel beach and native vegetation per a five year monitoring plan. This plan must be submitted prior to issuance of the revision to building permit 16-124877-BS. In addition, the removal of an 11" Douglas fir tree and a 28" Douglas fir tree within the toe-of-slope structure setback on the west side of the property will require the planting of four (4) shade tolerant native species such as Western red cedar, Western hemlock, and Grand fir. The applicant will also remove ivy within the slope area and install a diversity of native shrubs and ground cover.

See Conditions of Approval in Section X of this report regarding the required mitigation plan.

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

Finding: As discussed in Section IV & V of this report, the proposal complies with all other applicable requirements of the Land Use Code. The proposed development must also comply with the standards of LUC 20.20.010 for the R-3.5 zoning district that are not modified under this approval. See Conditions of Approval in Section X of this report.

IX. 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 Development Services does hereby **approve with conditions** this application for a Critical Areas Land Use Permit to remove an 11" Douglas fir tree and a 28" Douglas fir tree within the toe-of-slope structure setback, remove a four-foot to five-foot tall concrete bulkhead/retaining wall approximately 95 linear feet in length, and remove a 661 square foot deck within the shoreline buffer/structure setback, and area of special flood hazard (floodplain). The disturbed floodplain and shoreline area will be revegetated with lawn and 200 square feet of native vegetation, and the slope will be enhanced through the removal of English ivy and planting of native trees, shrubs, and ground cover.

Note- Expiration of Approval: In accordance with LUC 20.30P.150 a Critical Areas Land Use Permit for the proposed development 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.

X. Conditions of Approval

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

Applicable Codes or Ordinances	Contact Person
Clearing and Grading Code – BCC 23.76	Janney Gwo, 425-452-6190
Land Use Code – LUC 20.25H	Nick Whipple, 425-452-4578
Noise Control – BCC 9.18	Nick Whipple, 425-452-4578
Construction Code – BCC 23	Building Division, 425-452-4121

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

1. **Building Permit Required:** Prior to the commencement of any development activity on this site, the applicant shall submit a post-issuance revision to single family building permit application 16-124877-BS and shall include with the application a copy of the approved mitigation, restoration, maintenance, and monitoring plan.

   Authority: Land Use Code 20.30P.140
   Reviewer: Nick Whipple, Development Services Department

2. **Maintenance Surety:** In order to ensure the mitigation and restoration successfully establishes, a maintenance assurance device that is equal to 100% of the cost of plants, installation, and monitoring is required to be held for a period of five years from the date of successful installation. Five years of maintenance and monitoring is required. The maintenance assurance device will be released to the applicant upon receipt of documentation of reporting successful establishment in compliance with the performance standards described below.

   Authority: Land Use Code 20.30P.140
   Reviewer: Nick Whipple, Development Services Department

3. **Pesticides, Insecticides, and Fertilizers:** The applicant must submit a revision to permit application 16-124877-BS, 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
   Reviewer: Nick Whipple, Development Services Department

4. **Maintenance and Monitoring:** The planting area shall be maintained and monitored for 5 years as required by LUC 20.25H.220. Annual monitoring reports are to be submitted to Land Use each of the five years at the beginning (March 24th) and end of each growing season (October 31st). Photos from selected photo points will be included in the monitoring reports to document the planting. The following schedule and performance standards apply and are evaluated in the report for each year:

   Year 1 (from date of plant installation)
   - 100% survival of all installed plants and/or replanting in following dormant season to reestablish 100%
   - 10% coverage of invasive plants in planting area

   Year 2 (from date of plant installation)
   - At least 90% survival of all installed material
   - Less than 10% coverage of planting area by invasive species or non-native/ornamental vegetation

   Year 3, 4, & 5 (from date of plant installation)
   - At least 85% survival of all installed material
   - Less than 10% coverage by invasive species or non-native/ornamental vegetation

   Annual monitoring reports are to be submitted to Land Use each of the five years. The reports, along with a copy of the planting plan, can be sent to Nick Whipple at nwhipple@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: Nick Whipple, Development Services Department

5. **Land Use Inspection Required:** Inspection of the mitigation planting shall be completed by the Land Use Planner as part of the building permit inspection process. A Land Use inspection will be added to the building permit.

   Authority: Land Use Code 20.25H.210
   Reviewer: Nick Whipple, Development Services Department

6. **State and Federal Permits:** Any permits from the State or US Army Corps shall be obtained. All required permits and approvals must be received by the applicant and presented to the City prior issuance of the building permit revision. Potential permits under a JARPA include Hydraulic Permit Approval (HPA) and Section 401 Water Quality Certification from the State and Section 10 and Section 404 approvals from the US Army Corps of Engineers.

   Authority: Land Use Code 20.25E.080
   Reviewer: Nick Whipple, Development Services Department

7. **Noise Control:** The proposal will be subject to normal construction hours of 7 a.m. to 6 p.m., Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturdays, except for Federal holidays and as further defined by the Bellevue City Code. Proximity to existing residential uses will be given special consideration. Upon written request to DSD, work hours may be extended to 10:00 p.m. if the criteria for extension of work hours as stated in BCC 9.18 can be met and the appropriate mitigation employed.

   Authority: Bellevue City Code 9.18
   Reviewer: Nick Whipple, Development Services Department