



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
ENVIRONMENTAL COORDINATOR
11511 MAIN ST., P.O. BOX 90012
BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Tom Kuykendall, City of Bellevue Parks and Community Development

LOCATION OF PROPOSAL: 12820 NE 8th Street

NAME & DESCRIPTION OF PROPOSAL: Hidden Creek Habitat Enhancement

Enhancement of stream buffer, wetlands, and wetland buffer by removing invasive vegetation and establishing native plants adjacent to the West Tributary of Kelsey Creek.

FILE NUMBER: 07-126484 LO

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 Department of Planning & Community Development. 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 10/25/07.
- 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 p.m. on _____.

This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information indicating, or on, 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.

Carol V. Hellaad
Environmental Coordinator

October 11, 2007
Date

OTHERS TO RECEIVE THIS DOCUMENT:

State Department of Fish and Wildlife
State Department of Ecology,
Army Corps of Engineers
Attorney General
Muckleshoot Indian Tribe



**City of Bellevue
Department of Planning and Community Development
Development Services Staff Report**

Proposal Name: Hidden Creek Habitat Enhancement

Proposal Address: 12820 NE 8th Street

Proposal Description: The applicant requests a Critical Areas Land Use Permit for enhancement of stream buffer, wetlands, and wetland buffer by removing invasive vegetation and establishing native plants adjacent to the West Tributary of Kelsey Creek.

File Number: 07-126484 LO

Applicant: Tom Kuykendall, City of Bellevue

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

Planner: Matthews Jackson, Senior Planner

**State Environmental Policy Act
Threshold Determination:** **Determination of Non-Significance**

Carol V. Helland
Carol V. Helland, Environmental Coordinator
Department of Planning and Community Development

Director's Decision: **Approval with Conditions**

Carol V. Helland for
Matthew A. Terry, Director
Department of Planning and Community Development

Application Date: 6/29/07
Notice of Application Publication Date: 7/19/07
Decision Publication Date: 10/11/07
Project/SEPA Appeal Deadline: 10/25/07

For information on how to appeal a proposal, visit Development Services 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. Background

A. Project Description

The City of Bellevue Parks and Community Services Department proposes the enhancement of stream buffer, streamside wetlands, and wetland buffer on a site owned by the City of Bellevue Utilities Department. The proposal will remove invasive species such as Himalayan blackberry, reed canarygrass, English ivy, Scot's broom, Japanese knotweed, English laurel, and morning glory in an area of approximately 1.42 acres adjacent to the West Tributary of Kelsey Creek, a Type F stream. Proposed enhancement includes planting in an area of approximately .8 acres with tree species such as Douglas fir, western red cedar, Sitka spruce, and vine maple. Shrub species will include red-osier dogwood, Pacific ninebark, Sitka willow, Oregon grape, and Nootka rose. Groundcover will consist of various ferns, coastal strawberry, and false lily-of-the-valley. A maintenance and monitoring plan will be implemented to achieve the stated goal of 90% plant survival.

B. Site Description

The 3.18 acre site is located north of NE 8th Street in the Wilburton/NE 8th Street subarea. The properties to the west and east of the site contain existing multifamily residential developments. A large wetland complex associated with the West Tributary of Kelsey Creek is located to the north of the site. The western portion of the lot to the north is developed with a multifamily residential complex. Staging and access to the work area will be provided from an existing parking lot at the residential community located immediately to the west of the subject property.

C. Need For Improvement

The proposal is part of the Bellevue Neighborhood Enhancement Program (NEP). The Hidden Creek Condominium Association submitted the original proposal and the scope of work has been expanded beyond that original scope by approximately 40%. Part of the funding for the proposal will be provided by the Community Salmon Fund (CSF) that is administered by the National Fish and Wildlife Foundation (NFWF) and King County WaterWorks. The project is intended to restore riparian wetland and upland habitat through the removal of invasive weed species and re-vegetation with native plant species suitable to the region.

II. Site Description and Context

A. Critical Areas:

- i. **Stream-** The West Tributary of Kelsey Creek flows the full length of the subject property from north to south. Per City of Bellevue critical areas regulations contained in Land Use Code (LUC) 20.25H.075, this stream is designated as a Type F stream due to the presence of fish and/or fish habitat. Regardless of type, open stream segments of the West Tributary on developed

and undeveloped sites have a stream critical area buffer of 50 feet, measured from the top-of-bank and a 20 foot structure setback measured from the critical area buffer. No modification of stream critical area buffer or structure setback is associated with this proposal.

Wetland- Per onsite observation and the 1987 City of Bellevue Sensitive Areas Notebook, a large wetland complex associated with the West Tributary and Goff Creek is located on the subject property and properties to the north of the site. The sensitive areas notebook describes the wetland as palustrine forested, forming a Y at the confluence of the two creeks. A formal wetland delineation was not required for this proposal as all work is assumed to be conducted within wetland or wetland buffer area. No modification to wetland or wetland critical area buffer is associated with this proposal. A four foot wide woodchip mulched trail that was originally part of the proposal has been removed, therefore, there are no permanent impacts to wetland or wetland buffer as a result of this project.

III. State Environmental Policy Act (SEPA)

The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the proposal. Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements.

Adverse impacts which are less than significant are usually subject to City Codes or Standards which are intended to mitigate those impacts. Where such impacts and regulatory items correspond, further documentation is not necessary. For other adverse impacts which are less than significant, Bellevue City Code Sec. 22.02.140 provides substantive authority to mitigate impacts disclosed through the environmental review process.

A. Earth and Water

Soils within the project area are described in the environmental checklist as Everett gravelly sandy loam with the steepest slopes at less than 5%. No cut or fill is anticipated with this proposal. Up to 61,870 square feet (1.42 acres) of invasive vegetation will be removed through a combination of hand tools and specialized mechanical equipment. Mechanical equipment will not be used within five feet of the creek. A temporary erosion and sedimentation control plan will be required for the associated clearing and grading permit. Erosion and sediment control best management practices will include the installation of silt fencing around the work area and covering exposed soils to prevent migration of soils to the adjacent waters. 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

This reach of the West Tributary is known to contain sockeye, chinook, and coho salmon as well as both migratory and resident cutthroat trout. No work below the ordinary high water mark will occur with this proposal. The removal of invasive plants and the installation of native plants in close proximity to the salmon bearing stream will provide habitat for the small animals and insects that support the natural ecosystem that sustain native fish species. The preservation of mature trees maintains potential habitat for species of local importance.

C. Plants

A diverse community of upland and wet soil plants are present on the site. Trees that have been identified include alder, maple, Douglas fir, and western red cedar. No removal of significant trees is included in the proposal. Wet soil plants found on the site include cattails, buttercup, bulrush, and skunk cabbage. The predominant invasive species that will be removed are reed canarygrass and Himalayan blackberry. However, other invasive species to be removed from the property include English ivy, Scot's broom, Japanese knotweed, English laurel, and morning glory.

Proposed enhancement includes planting in an area of approximately .8 acres with tree species such as Douglas fir, western red cedar, Sitka spruce, and vine maple. Shrub species will include red-osier dogwood, Pacific ninebark, Sitka willow, Oregon grape, and Nootka rose. Groundcover will consist of various ferns, coastal strawberry, and false lily-of-the-valley. The intent of the majority of the replanted areas is to provide a mix of densely spaced plants that have the ability to compete with invasive weeds and result in a quickly established vegetated community. Areas closer to the western property line and fronting on the apartment building parking lot to the west will be planted with a mix of species designed to have more of an aesthetic appeal. Implementation of the proposed enhancement plan created by the Watershed Company dated May 1, 2007 must be completed through the review and approval of the associated clearing and grading permit. See Section X for a related condition of approval.

D. Noise

The site is adjacent to residential development 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.

IV. Consistency with Land Use Code Requirements:

A. Zoning District Dimensional Requirements:

The site is located in the R-3.5 zoning district. No structural elements are included with the proposal, therefore, an analysis of compliance with dimensional requirements is not applicable.

B. Critical Areas Requirements:

The City of Bellevue Land Use Code (Section 20.25H.025) designates wetlands and streams as critical areas. This proposed enhancement plan is an allowed activity identified by LUC 20.25H.055.B under the category of “Habitat Improvement Projects.” As an allowed activity, the proposed development must meet the requirements identified in LUC 20.25H.055.C.3.j, 20.25H.080A, and 20.25H.100. LUC 20.25H.055.C.3.j establishes performance standards for habitat improvement projects within the critical area or critical area buffer, LUC 20.25H.080.A establishes performance standards specific to Type S and F streams, and LUC 20.25H.100 establishes performance standards specific to wetland areas.

V. Consistency With Land Use Code Critical Areas Performance Standards:

A. Consistency With LUC 20.25H.055.C.3.j

3. Performance Standards for Specific Uses or Development. In the event of a conflict between the generally applicable performance standards and specific standards, those more protective of critical area functions and values shall prevail.
 - j. Habitat Improvement Projects. Disturbance, clearing and grading are allowed in the critical area or critical area buffer for habitat improvement projects demonstrating an improvement to functions and values of a critical area or critical area buffer. Habitat improvement projects shall be:
 - i. Sponsored or cosponsored by a public agency or federally recognized tribe and whose primary function is habitat restoration; or

This project is a joint project between the City of Bellevue Parks and Community Services Department, Utilities Department, and Neighborhood Outreach Program. It was a successful proposal as part of the Bellevue Neighborhood Enhancement Program (NEP). The sole purpose of the proposal is habitat restoration.

- ii. Approved by the Director pursuant to LUC 20.25H.230.

The review of this proposal under this application for compliance with applicable Critical Areas Land Use Permit decision criteria satisfies this requirement.

B. Consistency With LUC 20.25H.080.A

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.
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.
3. Toxic runoff from new impervious area shall be routed away from the stream.
4. Treated water may be allowed to enter the stream critical area buffer.
5. The outer edge of the stream critical area buffer shall be planted with dense vegetation to limit pet or human use.
6. Use of pesticides, insecticides and fertilizers within 150 feet of the edge of the stream critical area buffer shall be in accordance with the City of Bellevue's "Environmental Best Management Practices," now or as hereafter amended.

This proposal does not include "development" and will not require lighting, generate impervious surfaces, or generate noise outside of temporary noise associated with vegetation removal and installation. The use of pesticides, insecticides, and fertilizers is not indicated on the planting plan, however a condition of approval will require the required clear and grading plan to include information regarding their use. See Section X for a related condition of approval.

C. Consistency With LUC 20.25H.100

Development on sites with a wetland or wetland critical area buffer shall incorporate the following performance standards in design of the development, as applicable:

- A. Lights shall be directed away from the wetland.

- B. Activity that generates noise such as parking lots, generators, and residential uses, shall be located away from the wetland, or any noise shall be minimized through use of design and insulation techniques.
- C. Toxic runoff from new impervious area shall be routed away from the wetlands.
- D. Treated water may be allowed to enter the wetland critical area buffer.
- E. The outer edge of the wetland critical area buffer shall be planted with dense vegetation to limit pet or human use.
- F. Use of pesticides, insecticides and fertilizers within 150 feet of the edge of the stream (wetland) buffer shall be in accordance with the City of Bellevue's "Environmental Best Management Practices," now or as hereafter amended.
- G. 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.

This proposal does not include "development" and will not require lighting, generate impervious surfaces, or generate noise outside of temporary noise associated with vegetation removal and installation. The use of pesticides, insecticides, and fertilizers is not indicated on the planting plan, however a condition of approval will require the required clear and grading plan to include information regarding their use. See Section X for a related condition of approval.

VI. Summary of Technical Reviews

A. Clearing and Grading:

The Clearing and Grading Division of the Planning and Community Development Department has reviewed the proposed enhancement plan 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:	June 29, 2007
Public Notice (500 feet):	July 19, 2007
Minimum Comment Period:	August 2, 2007

The Notice of Application for this project was published in the Seattle Times and the City of Bellevue weekly permit bulletin on July 19, 2007. It was mailed to property owners within 500 feet of the project site. No comments have been received from the public as of the writing of this staff report.

VIII. Decision Criteria

The proposal, as conditioned below, meets the applicable regulations and decision criteria for a Critical Areas Land Use Permit pursuant to LUC Section 20.30P.

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

Finding: The applicant must obtain approval of a Clearing and Grading permit prior to commencing any work.

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;

Finding: All work required for vegetation removal and installation will be completed by a combination of hand tools and mechanical equipment. The City of Bellevue Parks and Community Development Department intends to use a device called "The Spider" that has four legs and a rotating cutting head to remove invasive vegetation wherever possible. The plan is focused on creating large pods of restored native vegetation, focusing on areas that can be effectively accessed and managed. The location of the planting areas was designed to minimize any impacts to existing mature trees. Mechanical tools will not be used within five feet of the top of bank of the West Tributary.

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

Finding: As discussed in Section V of this report, the proposal meets the performance standards of LUC Section LUC 20.25H.055.C.3. habitat improvement projects within the critical area or critical area buffer, LUC 20.25H.080.A for Type S and F streams, and LUC Section 20.25H.100 for wetlands.

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

Finding: Adequate public facilities are available to the site.

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

Finding: Temporary impacts associated with the removal of invasive plant species will be mitigated by implementation of the enhancement plan described elsewhere in this report. See Section X for a related condition of approval.

F. 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.

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 Planning and Community Development does hereby **approve with conditions** the proposal to implement a habitat enhancement project within wetlands, wetland buffer, and the critical area buffer of the West Tributary of Kelsey Creek.

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.

X. 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	Tom McFarlane, 425-452-5207
Land Use Code- BCC 20.25H	Matthews Jackson, 425-452-2729
Noise Control- BCC 9.18	Matthews Jackson, 425-452-2729

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

- 1. Restoration for Areas of Temporary Disturbance:** To mitigate temporary disturbance impacts resulting from the removal of invasive plant species, implementation of the proposed enhancement plan created by the Watershed Company dated May 1, 2007 must be completed through the review and approval of the associated clearing and grading permit. Any modifications to this plan must be submitted for review and approval by the City prior to commencing any work.

Authority: Land Use Code 20.25H.220.H
Reviewer: Matthews Jackson, Planning and Community Development Dept

- 2. Rainy Season restrictions:** Due to the proximity to wetlands and the West Tributary of Kelsey Creek, no clearing and grading activity may occur during the rainy season, which is defined as November 1 through April 30 without written authorization of the Department of Planning and Community Development. 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: Tom McFarlane, Planning and Community Development Dept

- 3. 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: Matthews Jackson, Planning and Community Development Dept

- 4. Noise Control:** The proposal will be subject to normal construction 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. Work hours may be extended to 10 pm if the criteria for extension of work hours as stated in BCC 9.18 can be met. 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: Matthews Jackson, Planning and Community Development Dept

XI. Attachments

1. Enhancement Plan
2. Environmental Checklist

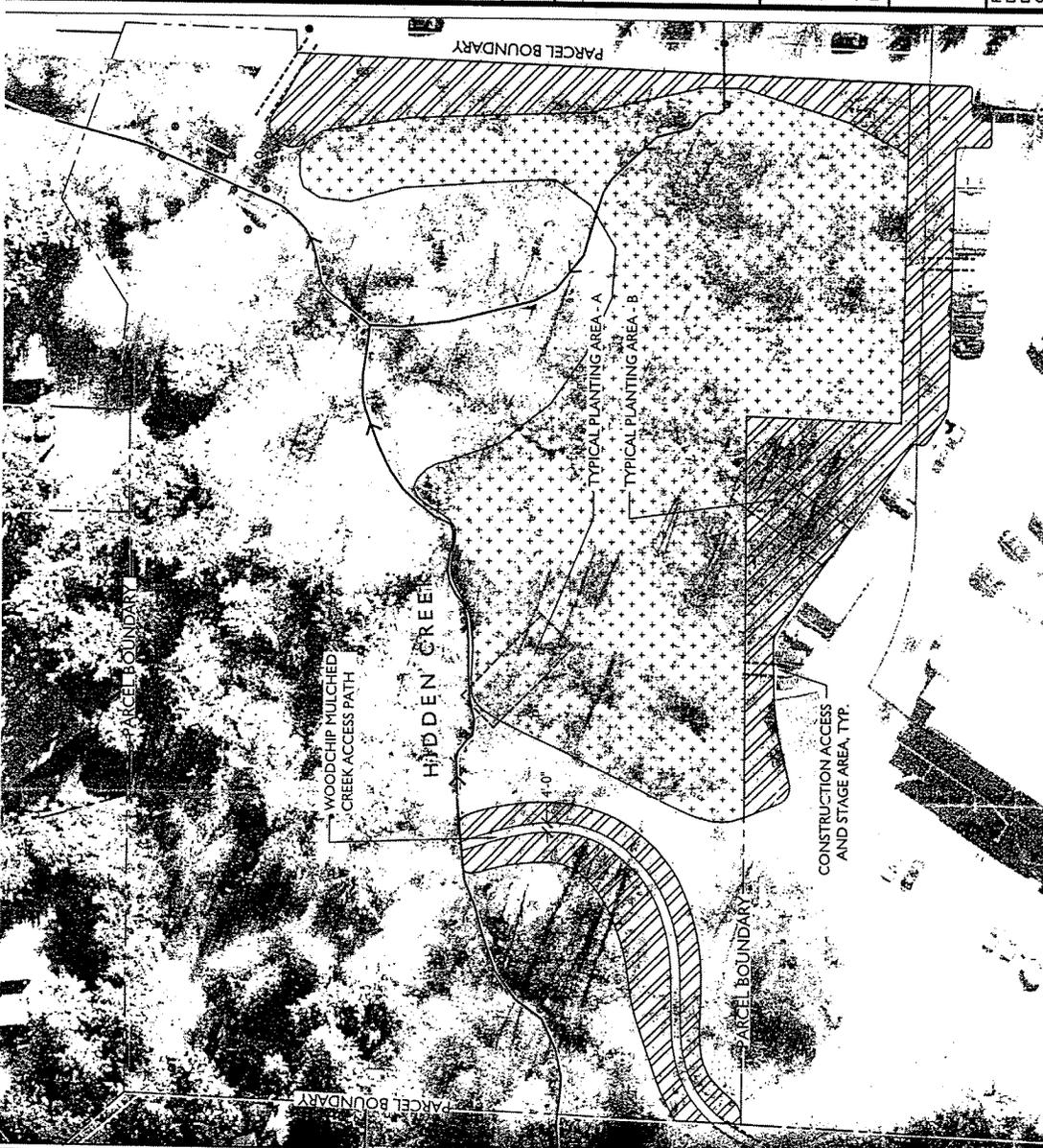
PHASE: **PRELIMINARY**

NO.	DATE	ISSUE
1	10/20/06	REVIEW SET
2	4/9/07	REVISIONS
3	5/1/07	REVISIONS

REMARKS/NOTES:
 SITE NOT SURVEYED.
 ALL LOCATIONS ARE APPROXIMATED FROM CITY GIS DATA ONLY.
 PLANTING LOCATIONS TO BE FIELD VERIFIED BY CITY OF BELLEVUE.

Project Manager: HM
 Designed: HM, GL
 Drafted: GL
 Checked: HM

RECEIVED
 JOB NUMBER: N 9069882
 SHEET NUMBER: PERM1



(PLANTING AREA AS SHOWN = 41,857 S.F.)

BOTANICAL NAME / COMMON NAME	SIZE	SPACING
(TS) PICEA SITCHENSIS / SITKA SPRUCE	2 GAL	9' O.C. FOR ALL TREE SPECIES
(TP) THUJA PLICATA / WESTERN RED CEDAR	2 GAL	
SHRUBS		
(C) CORNUS STOLONIFERA / RED OSIER DOGWOOD	1 GAL	6' O.C. FOR ALL SHRUB SPECIES
(D) PHYSCARPUS CAPITATUS / PACIFIC NINEBARK	1 GAL	
(SA) SALIX SITCHENSIS / SITKA WILLOW	1 GAL	
(SN) SYMPHORICARPOS ALBUS / SNOWBERRY	1 GAL	
PERENNIALS / GROUND COVER / FERNS		
△ ATHYRIUM FILIX-FEMINA / LADY FERN	4" POT	TRIANGULAR SPACING W/ 3' O.C.
■ SCRIPUS MICROCARPUS / BULRUSH	10" CU POT	
☆ SPHALACINA RACEMOSA / FALSE SOLOMONS SEAL	10" CU POT	
○ LYSICHTON AMERICANUM / SKUNK CABBAGE	10" CU POT	

AESTHETIC NATIVE PLANT LEGEND
 (PLANTING AREA AS SHOWN = 20,013 S.F.)

BOTANICAL NAME / COMMON NAME	SIZE	SPACING
(TP) THUJA PLICATA / WESTERN RED CEDAR	2 GAL	9' O.C. FOR ALL TREE SPECIES
(AC) ACER CIRCINATUM / VINE MAPLE	2 GAL	
SHRUBS		
(C) CORNUS STOLONIFERA / RED OSIER DOGWOOD	1 GAL	
(W) HOLODISCUS DISCOLOR / OCEAN SPRAY	1 GAL	
(B) LONICERA INVOLUCRATA / BLACK TWIMBERRY	1 GAL	
(M) MAHONIA AQUAFOLIUM / TALL OREGON GRAPE	1 GAL	
(R) RIBES SANGUINEUM / RED FLOWERING CURRANT	1 GAL	
(N) ROSA NUTKANNA / NOOTKA ROSE	1 GAL	
(S) SAMBUCUS RACEMOSA / RED ELDERBERRY	1 GAL	
PERENNIALS / GROUND COVER / FERNS		
△ ATHYRIUM FILIX-FEMINA / LADY FERN	4" POT	TRIANGULAR SPACING W/ 2' O.C.
■ FRAGARIA CHILOENSIS / COASTAL STRAWBERRY	4" POT	
☆ MAHONIA NERVOSA / DULL OREGON GRAPE	1 GAL	
□ MAMANTHEMUM DILATATUM / FALSE LILY-OF-THE-VALLEY	4" POT	
○ POLYSTICHUM MUNIUM / SWORD FERN	4" POT	

SEE NEXT SHEET FOR PLANTING DETAILS AND SPECIFICATIONS.
 FIELD ADJUST PLANT LOCATIONS TO AVOID EXISTING NATIVE TREES AND SHRUBS.

PHASE: **PRELIMINARY**

NO.	DATE	REVISION SET
1	10/20/06	REVIEW SET
2	4/9/07	REVISIONS
3	5/1/07	REVISIONS

REMARKS/NOTES:
 SITE NOT SURVEYED.
 ALL LOCATIONS ARE APPROXIMATED FROM CITY GIS DATA ONLY.
 PLANTING LOCATIONS TO BE FIELD VERIFIED BY CITY OF BELLEVUE.

Project Manager: HM
 Designed: HM, GL
 Drafted: GL
 Checked: HM
 Drawn: HM
RECEIVED
 JOB NUMBER: JUN 20 8:59:27
 SHEET NUMBER: **PERMIT PROCESSING**

PLANTING NOTES

- Boundaries of planting areas shall be field located and marked prior to beginning work. Planting area boundaries shown in this plan are approximate and may be adjusted by the Biologist or qualified City personnel based on field conditions.
- Remove any and all invasive weeds and their roots from the planting area. Species targeted for removal include Himalayan blackberry, English laurel, and morning glory.
- Locate all existing utilities within the limit of work.
- Loosen any compacted soils in the planting area.
- Install plants per planting details.
- Water each plant thoroughly after planting to remove air pockets.

EXECUTIVE SUMMARY

This plan involves removal of Himalayan blackberry and other invasive weeds, and planting of native shrubs and groundcover species. Blackberry vines and roots will be removed mechanically and the soil prepared for planting.

CONSTRUCTION NOTES AND SPECIFICATIONS

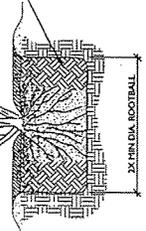
NOTE: Boundaries of planting areas shall be field located and marked prior to beginning work. Planting area boundaries shown in this plan are approximate and may be adjusted by the Biologist or qualified City Personnel based on field conditions.

Work Sequence

Note: specifications for items in bold can be found below under "Material Specifications and Definitions," below.

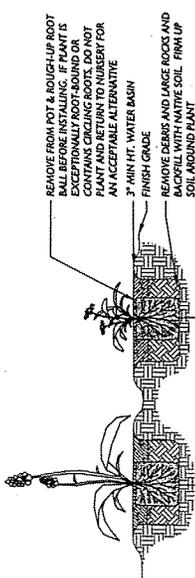
- Cut and remove all blackberry vines and other invasive weeds from areas proposed for planting. Care must be taken to preserve existing native vegetation where it exists within the clearing limits. Clearing should stay back from the banks of the creek by at least 5 feet.
- Following machine preparation, the soil should be hand raked to remove smaller blackberry root clusters and parts. Remove from the site as many blackberry roots as is practicable. Any remaining roots will re-sprout and present future maintenance problems and expense.
- In areas where blackberry infestation is particularly dense and difficult to remove a 2 to 3-inch thick pad of mulch may be used to aid in weed suppression.
- All plant installation is to take place during the dormant season (October 15 - March 1), for best survival.
- Prepare a planting pit for each plant per the planting details.
- Install plants per the planting plan typicals, observing the correct spacing. Field locate individual plants based on ecological conditions. Soil moisture varies across the site. Someone familiar with the requirements of various native plants should be on-site to assist with field location of plants.

- NOTES:**
- PLANTING PIT SHALL NOT BE LESS THAN (2) TIMES THE WIDTH OF THE ROOT BALL DIA.
 - REMOVE SIDES AND BOTTOM OF PLANT PIT
 - REMOVE FROM POT & ROUGH-UP ROOT BALL BEFORE INSTALLING. IF PLANT IS EXCEPTIONALLY ROOT-BOUND, IT MAY BE NECESSARY TO DO NOT PLANT AND RETURN TO NURSERY FOR AN ACCEPTABLE ALTERNATIVE. IF B&S STOCK, REMOVE ALL TWIGGINGS & REMOVE BURGLAP FROM TOP 1/3RD OF ROOTBALL PRIOR TO SOAK PLANTING PIT AFTER PLANTING

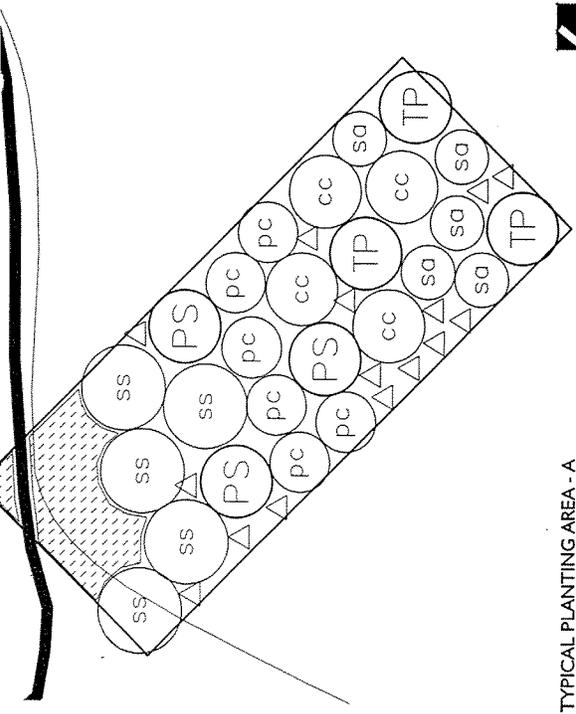


A TREE AND SHRUB PLANTING DETAIL
 NTS

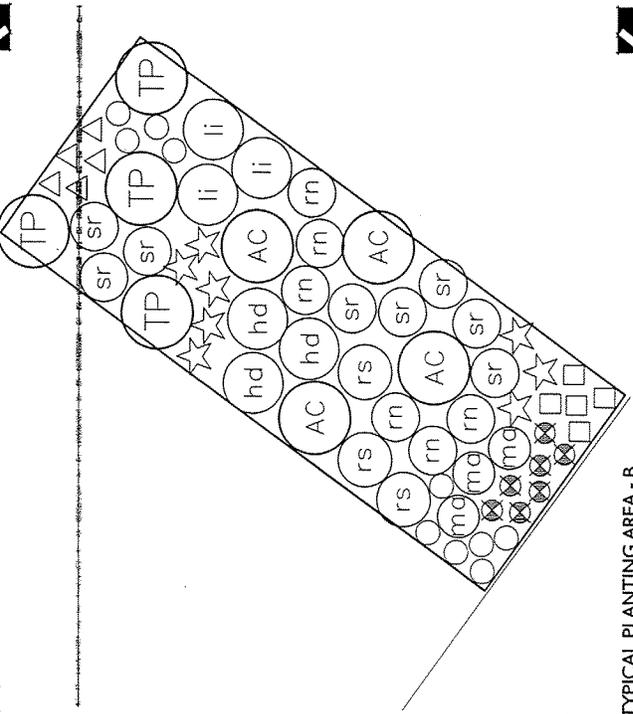
- NOTES:**
- PLANTING PIT SHALL NOT BE LESS THAN (2) TIMES THE WIDTH OF THE ROOT BALL DIA.
 - REMOVE SIDES AND BOTTOMS OF PLANTING PIT
 - SOAK PLANTING PIT AFTER PLANTING



B PERENNIAL/GROUND COVER PLANTING DETAIL
 NTS



TYPICAL PLANTING AREA - A
 1"=10'



TYPICAL PLANTING AREA - B
 1"=10'

ATTACHMENT 2

City of Bellevue Submittal Requirements	27a
ENVIRONMENTAL CHECKLIST	
4/18/02	
<p>If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call the Permit Center (425-452-6864) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Our TTY number is 425-452-4636.</p>	
BACKGROUND INFORMATION	
<p>Property Owner: City of Bellevue</p> <p>Proponent: Tom Kuykendall, City of Bellevue Parks</p> <p>Contact Person: Tom Kuykendall, City of Bellevue Parks (If different from the owner. All questions and correspondence will be directed to the individual listed.)</p> <p>Address: PO Box 90012, Bellevue, WA 98009-9012</p> <p>Phone: 425-452-7924</p>	
<p>Proposal Title: Hidden Creek Habitat Enhancement and Landscaping</p> <p>Proposal Location (Street address and nearest cross street or intersection) Provide a legal description if available. 12800 block of NE 8th Street. PIN 3854900005. The project site is west and north of the intersection of NE 8th Street and 129th Place NE.</p> <p>Please attach an 8 ½" x 11" vicinity map that accurately locates the proposal site.</p>	
<p>Give an accurate, brief description of the proposal's scope and nature:</p> <p>1. General description: This project seeks to restore riparian wetland and upland habitat through the removal of invasive weed species and revegetation with native plant species suitable to the ecoregion. Up to a maximum of 61,870 ft² (1.42 acres) of invasive vegetation will be removed through a combination of hand tools and mechanical equipment. Two main planting assemblages are planned. The majority of the replanted area will be revegetated with a mix of densely spaced native plants that are known for their ability to compete with invasive weeds and to quickly produce a dense vegetation assemblage. Areas closer to the western property line and fronting on the apartment building parking lot will be planted with a mix of species designed to have more of an aesthetic appeal. This assemblage retains the native species goal and will also improve water quality, hydrologic and habitat functions to the stream and wetland system.</p> <p>2. Acreage of site: The project site is 138,500 sq. ft. or approximately 3.2 acres.</p> <p>3. Number of dwelling units/buildings to be demolished: No dwelling units or buildings will be demolished.</p> <p>4. Number of dwelling units/buildings to be constructed: No dwelling units or buildings will be constructed</p> <p>5. Square footage of buildings to be demolished: N/A</p> <p>6. Square footage of buildings to be constructed: N/A</p> <p>7. Quantity of earth movement (in cubic yards): Areas of invasive vegetation will be cleared using a smaller piece of mechanical equipment. Any grading will be</p>	

incidental and extremely limited.

8. Proposed land use:

The open space nature of this parcel will not change under the proposed enhancement project.

9. Design features, including building height, number of stories and proposed exterior materials:

N/A

10. Other

Estimated date of completion of the proposal or timing of phasing:

The project is expected to be completed sometime in 2007.

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

Additional critical area enhancement is likely to occur on and near the subject site; however, the exact details and timing of such projects are not known at this time.

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

The Watershed Company has prepared a detailed Enhancement Plan as well as a Critical Areas Study dated May 2007.

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known.

None known.

List any government approvals or permits that will be needed for your proposal, if known. If permits have been applied for, list application date and file numbers, if known.

- SEPA Threshold Determination
- Critical Areas Land Use Permit

Please provide one or more of the following exhibits, if applicable to your proposal.

(Please check appropriate box(es) for exhibits submitted with your proposal):

- Land Use Reclassification (rezone)
Map of existing and proposed zoning

- Preliminary Plat or Planned Unit Development
Preliminary plat map

- Clearing & Grading Permit
Plan of existing and proposed grading
Development plans

- Building Permit (or Design Review)
Site plan
Clearing & grading plan

- Shoreline Management Permit
Site plan

A. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site: Flat Rolling Hilly Steep slopes Mountains Other

b. What is the steepest slope on the site (approximate percent slope)?

The steepest slope on the site is less than 5%.

c. What general types of soil are found on the site (for example, clay, sand, gravel, peat, and muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Everett Gravelly Sandy Loam.

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

No.

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

No filling or grading is proposed.

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

As with virtually all site alteration, some potential for erosion exists. However erosion potential is limited by the relatively flat site, existing remaining vegetation that will not be impacted, and the heavy application of mulch in sites that have been cleared and replanted.

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

Impervious surface coverage will not change as a result of the proposal, is less than 1%, and is limited to drainage control structures.

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

Care will be taken not to mechanically rake areas within 5 feet of the creek. Existing native vegetation will be retained and 2 to 3 inches of mulch will be placed in select areas to aid in weed suppression and to control erosion.

2. AIR

a. What types of emissions to the air would result from the proposal (i.e. dust, automobile odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Minor and temporary construction emissions would include diesel exhaust, gasoline engine exhaust associated with construction equipment, and vehicle emissions.

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

Vehicle emissions from Interstate 405 and adjacent City streets may be measurable over background urban area conditions, particularly during periods of calm weather or temperature inversions.

c. Proposed measures to reduce or control emissions or other impacts to the air, if any:

Clearing equipment and vehicle emissions are regulated under state and federal law and all equipment will meet such regulations.

3. WATER

a. Surface

(1) 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.

Hidden Creek, (the West Fork of Kelsey Creek) is located on the project site. The stream is designated as a Type F Water. A large wetland complex is located to the north of the project site. Riparian wetland areas are also found within the project site. Wetland boundaries were not delineated.

(2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If Yes, please describe and attach available plans.

Yes. See Enhancement Plan. Plantings and weed removal will occur up to the banks of the stream and within the buffer. Mechanical raking of weeds will not occur within 5 feet of the stream.

(3) 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 fill material.

No stream or wetland fill or dredge is proposed.

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

No.

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

Yes, plantings and weed removal will occur within the floodplain of the stream.

(6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No.

b. Ground

(1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description.

No.

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

No waste material will be discharged.

c. Water Runoff (Including storm water)

(1) 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.

No impervious surface will be created by the proposed project so no impacts to runoff are expected. All areas will be revegetated with native plants following the clearing of invasive species.

(2) Could waste materials enter ground or surface waters? If so, generally describe.

No.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

4. Plants

a. Check or circle 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

wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other

water plants: water lily, eelgrass, milfoil, other

other types of vegetation: reed canarygrass, Himalayan blackberry

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

Only invasive species will be removed, approximately 61,870 ft² (1.42 acres). Most of the vegetation that will be affected is reed canarygrass or Himalayan blackberry. Minor and incidental loss of native shrubs and groundcovers will also occur due to the use of mechanical clearing equipment; however, trees will not be impacted.

c. List threatened or endangered species known to be on or near the site.

None known.

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

All cleared areas will be replanted with appropriate native vegetation as detailed in the Enhancement Plan.

5. ANIMALS

a. Check or circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

Birds: hawk, heron, eagle, songbirds, other:

Mammals: deer, bear, elk, beaver, other: Raccoon, opossum

Fish: bass, salmon, trout, herring, shellfish, other:

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

This reach of Hidden Creek is known to contain sockeye, chinook, and coho salmon, migratory and resident cutthroat trout. These species have special state and/or federal status.

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

The site itself is not part of a migration route, other than for the fish species previously mentioned.

d. Proposed measures to preserve or enhance wildlife, if any:

The entire project is designed to preserve and enhance wildlife by removing invasive species and planting natives.

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy need? Describe whether it will be used for heating, manufacturing, etc.

N/A

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

No.

c. What kinds of energy conservation features are included in the plans of the proposal? List other proposed measures to reduce or control energy impacts, if any:

N/A

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

No increase in environmental health hazards is expected as a result of this enhancement project. Herbicide may be applied to re-sprouting blackberry vines using the wipe or wick method by licensed applicators as part of project maintenance. Slow release granular fertilizer will also be used.

(1) Describe special emergency services that might be required.

None.

(2) Proposed measures to reduce or control environmental health hazards, if any.

Compliance with all state, federal and local laws is expected to mitigate all potential significant environmental health hazards associated with the use of herbicides and chemical fertilizers.

b. Noise

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

Background urban noise, including traffic noise from adjacent arterials, can be expected.

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

Short-term noise associated with the operation of clearing equipment will occur. No increase in long-term noise would result from this proposal.

(3) Proposed measures to reduce or control noise impacts, if any:

Noise impacts are not expected to be significant and will be controlled by complying with the allowed construction hours specified in the City code. Vehicle noise will meet all federal, state and local laws.

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties?

The site is currently used as open space and for stormwater management associated with the drainage structures located on this site.

b. Has the site been used for agriculture? If so, describe.

No.

c. Describe any structures on the site.

A stormwater management structure and related appurtenances is located in the southeast corner of the site.

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

No.

e. What is the current zoning classification of the site?

The site is currently zoned, Residential, R-3.5.

f. What is the current comprehensive plan designation of the site?

The current comprehensive plan designations are Public Facility (PF) and Single-Family Medium (SF-M)

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

N/A

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

Yes, the site contains a Type F Water, Hidden Creek, and unclassified wetlands.

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

N/A

j. Approximately how many people would the completed project displace?

None.

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

None needed.

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

None needed.

9. Housing

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

N/A

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

N/A

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

None needed.

10. Aesthetics

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

N/A

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

None.

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

Aesthetic native vegetation has been selected near the western project boundary to provide a benefit to the surrounding properties.

11. Light and Glare

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

None.

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

No.

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

Light and glare associated with vehicles on NE 8th St. as well as the apartment complex to the west undoubtedly impact this open space habitat to some degree.

d. Proposed measures to reduce or control light or glare impacts, if any:

None.

12. Recreation

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

The site is Open Space and is adjacent to a larger wetland open space to the north. Bird watching and other passive environmental enjoyment opportunities are available on-site.

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

No. The proposed project would provide improved open space values and aesthetic benefits.

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

None needed.

13. Historic and Cultural Preservation

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

None known or suspected.

b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.

None known or suspected.

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

None.

14. Transportation

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

The site is served by NE 8th Street and the adjacent parking lot of the multi-family complex to the north.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

The nearest Metro Transit stop is located 0.04 mile away at the intersection of NE 8th Street and 130th Avenue NE.

c. How many parking spaces would be completed project have? How many would the project eliminate?

The proposed project would not create or eliminate any parking.

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

No.

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

No.

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

The proposed project will not generate any additional vehicle trips. Only vegetation enhancement is proposed.

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

None needed.

15. Public Services

a. Would the project result in an increased need for the public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

The project is not expected to result in an increase in the need for public services.

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

N/A

16. Utilities

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

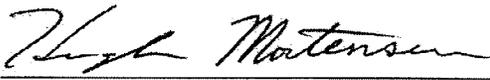
The site is served by all utilities.

b. 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.

No new utilities are proposed.

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 

Hugh Mortensen, PWS
Ecologist
The Watershed Company

Date Submitted _____