



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

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Hilltop Community Communally Owned Vegetation Management Plan

LOCATION OF PROPOSAL: 5389 146th Ave SE

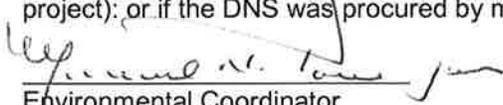
DESCRIPTION OF PROPOSAL: The proposal is for vegetation management within commonly owned area of the Hilltop Community with the primary objective of maintaining historical view corridors and levels of vegetation on commonly owned lands. Actions include invasive species and shrub removal as well as tree pruning and removal. Restoration of disturbed areas is proposed with trees and shrubs.

FILE NUMBERS: 14-141200-GJ **PLANNER:** Heidi M. Bedwell

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 **5/19/2016**
- 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This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals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 5/5/2016
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: Hilltop Community Vegetation Management Plan

Proposal Address: 5389 146th Ave SE

Proposal Description: The proposal is for vegetation management within commonly owned area of the Hilltop Community with the primary objective of maintaining historical view corridors and levels of vegetation on commonly owned lands. Actions include invasive species and shrub removal as well as tree pruning and removal. Restoration of disturbed areas is proposed with trees and shrubs.

File Number: 14-141200-GJ

Applicant: Marianne Emerson, on behalf of the Hilltop Community

Planner: Heidi Bedwell, Planner

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



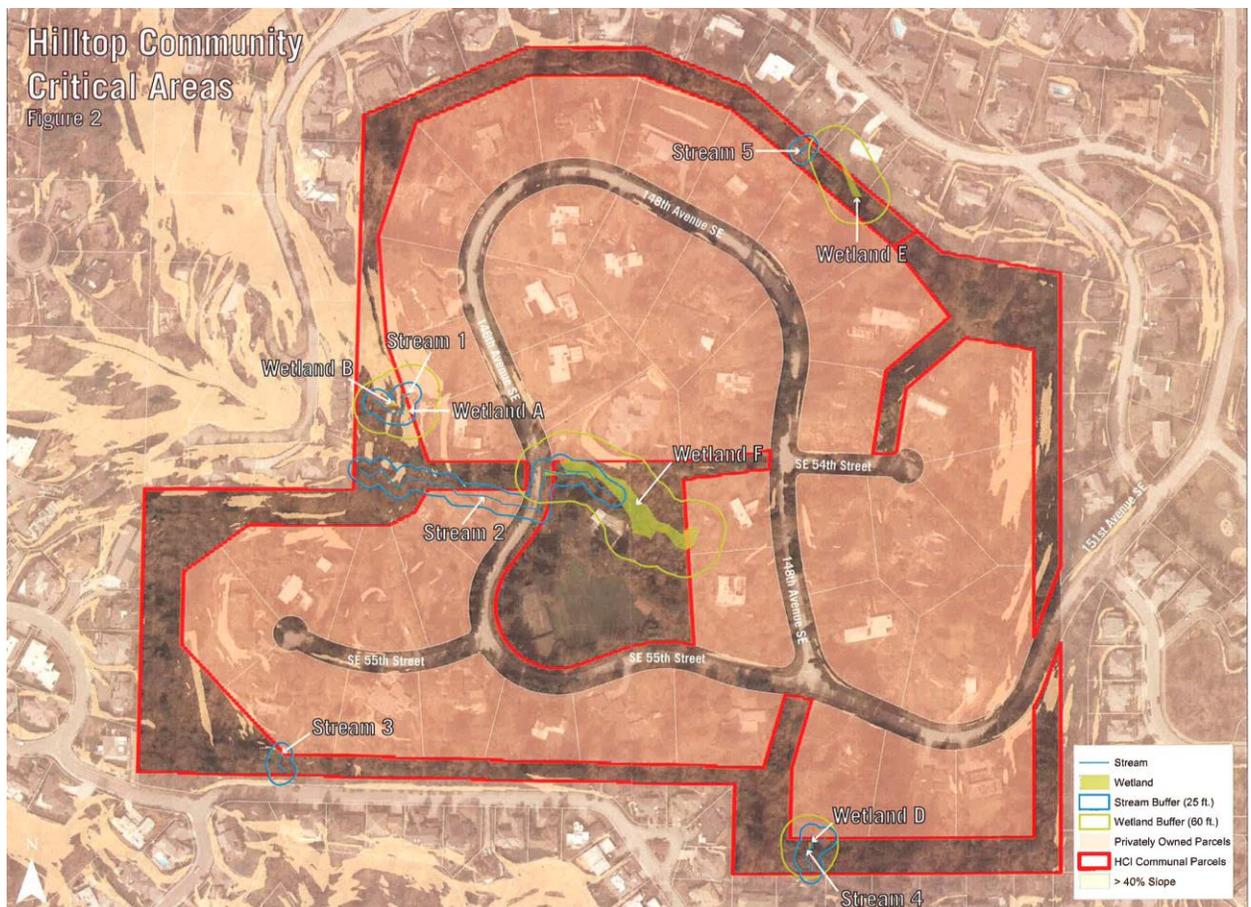
Carol V. Helland, Environmental Coordinator
Development Services Department

Application Date: September 16, 2014
Notice of Application Publication Date: November 13, 2014
Decision Publication Date: May 5, 2016
Project/SEPA Appeal Deadline: May 19, 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.

2. Critical Areas

Five wetlands were observed on the site, which were named Wetlands A, B, D, E, and F. All of the wetlands are classified as Category III, and are required to have 60-foot-wide buffers measured from the wetland edge, per the Bellevue Land Use Code (BLUC). Five small, intermittent (seasonal), nonfish-bearing drainages were also observed on the site. These drainages are classified as Type O streams and are required to have 25-foot buffers. Both the wetland and stream buffers have additional building setback requirements associated with each buffer type. Known species of local importance (per BLUC 20.25H.150) that occur on site include pileated woodpeckers, with several other species potentially occurring on site; no buffers are established for areas in use by species of local importance per BLUC. Refer to Attachment C for detailed information on the site critical areas and wildlife habitat.



i. Streams and Riparian Areas

A healthy aquatic environment is based on processes sustained by dynamic interaction between the stream and the adjacent riparian area. Riparian vegetation in floodplains and along stream banks provides a buffer to help mitigate the impacts of urbanization. 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.

Upland and wetland riparian areas retain sediments, nutrients, pesticides, pathogens, and other pollutants that may be present in runoff, protecting water quality in streams. 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. Upland and wetland areas can infiltrate flood flows, which in turn, are released to the stream as base flow

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. 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.

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 base flows. 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.

ii. Wetlands

Wetlands provide important functions and values for both the human and biological environment—these functions include flood control, water quality improvement, and nutrient production. These “functions and values” to both the environment and the citizens of Bellevue depend on their size and location within a basin, as well as their diversity and quality. While Bellevue’s wetlands provide various beneficial functions, not all wetlands perform all functions, nor do they perform all functions equally well. However, the combined effect of functional processes of wetlands within basins provides benefits to both natural and human environments. For example, wetlands provide significant stormwater control, even if they are degraded and comprise only a small percentage of area within a basin.

iii. 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. Public Notice and Comment

Application Date:	September 16, 2014
Public Notice (500 feet):	November 13, 2014
Minimum Comment Period:	November 27, 2014

No comments have been received from the public as of the writing of this staff report.

IV. State Environmental Policy Act (SEPA)

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

The submitted plan includes BMPs for each of the individual activities covered under this programmatic permit. The proposed vegetation management activities are also restricted by the City of Bellevue's rainy season restrictions, limiting the possibility for detrimental erosion and sedimentation. Best management practices for erosion and sediment controls include the installation of silt fencing around work areas and covering exposed soils to prevent migration of soils. Because of the small scale of the proposed activities, the potential for significant impacts to earth and water resources is unlikely.

B. Animals

The project area includes the community owned tracts that are part of a larger natural area system or corridors that contain quality habitat for birds and mammals. The proposed activities are designed to be minimally invasive in regards to wildlife habitat. In instances

where significant trees are planned to be removed, the loss will be mitigated through the preservation of large woody debris and snags that can be preserved without posing a threat to private property.

C. Plants

The main objective of the vegetation management plan is the preservation and establishment of desirable native vegetation communities within the community owned open space. All vegetation removal will be restored in accordance with the Hilltop Community's vegetation management plan (See Attachment *). See Section IX for related conditions of approval.

D. Noise

Most of the proposed activities will involve hand tools and other minimal noise generating activities. Noise will be limited by the City's Noise Ordinance (Chapter 9.18 BCC) which regulates construction hours and noise levels. See Section IX for a related condition of approval.

V. Conditions of Approval

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

<u>Applicable Ordinances</u>	<u>Contact Person</u>
Clearing and Grading Code- BCC 23.76	Savina Uzunow, 425-452-7860
Land Use Code- BCC 20.25H	Heidi Bedwell, 425-452-4862
Noise Control- BCC 9.18	Heidi Bedwell, 425-452-4862

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

1. **Implementation of Best Management Practices and Reporting:** The applicant shall comply with the standards outlined in the HCI Vegetation Management Plan including the requirement to report to the city annually the activities undertaken with oversight by the Community Site Planning Committee (Attachment B).

Authority: Land Use Code 20.25H.220.H
Reviewer: Heidi Bedwell, Land Use

2. **Rainy Season restrictions:** Due to the proximity to critical areas, no clearing and grading activity may occur during the rainy season, which is defined as October 1 through April

30 without written authorization of the Development Services Department. Should approval be granted for work during the rainy season, increased erosion and sedimentation measures, representing the best available technology must be implemented prior to beginning or resuming site work.

Authority: Bellevue City Code 23.76.093.A,
Reviewer: Savina Uzunow, Clearing and Grading

3. **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: Heidi Bedwell, Land Use

Attachments:

- A. Environmental Checklist
- B. HCI Vegetation Management Plan
- C. HCI Critical Areas Memo- Prepared by Otak Consultants July 24, 2014 (in file)
- D. Community Bylaws (in file)
- E. Annexation Agreement (in file)

SEPA ENVIRONMENTAL CHECKLIST DRAFT

UPDATED 2014

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. background

1. Name of proposed project, if applicable: **Hilltop Community Inc. General Clearing and Grading Permit**

2. Name of applicant: **Hilltop Community Inc., Marianne Emerson – Site Plan Committee Chair, Alexandra Harris – Community Lands Committee Chair**

3. Address and phone number of applicant and contact person: **Marianne Emerson, 5303 146th Ave SE, Bellevue 98006-3547, 202-486-4143**
4. Date checklist prepared: **August 1st, 2014**
5. Agency requesting checklist: **City of Bellevue**
6. Proposed timing or schedule (including phasing, if applicable): **September 1st, 2014**
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. **No plans beyond what is being proposed are known at this time.**
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. **Technical memorandum (OTM) prepared by Otak, Inc. and attached as Exhibit A**
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. **No, there are none.**
10. List any government approvals or permits that will be needed for your proposal, if known. **General clearing and grading permit from the City of Bellevue as stated in Exhibit C of the pre-annexation agreement, GR #1210306-000 between Hilltop Community, Inc. and the City of Bellevue**
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) **The proposal is to continue to use Hilltop Community Inc's Site Plan Committee Policy and Procedures (attached as Appendix B to govern vegetation management on all of the property it owns, pursuant to Exhibit C of the pre-annexation agreement between the City of Bellevue and Hilltop Community, Inc. Hilltop's history of responsible environmental stewardship is described in the pre-annexation agreement on page 3 and in the preamble of Exhibit C.**
12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. **This proposal covers the land owned by Hilltop Community, Inc. in Bellevue, which is parcels 3377900205 and 3377900210.**

HMB 11/10/2014

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (circle one): **Flat**, rolling, hilly, steep slopes, mountainous, other _____

b. What is the steepest slope on the site (approximate percent slope)? **Over 40%, see page 3 of OTM**

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. **Soil characteristics vary, see page 3 and following of OTM**

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. **In the history of Hilltop Community, Inc. from the late 1940s to the present, there is no history of unstable soils.**

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. **No filling, excavation or grading is proposed.**

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. **No, Hilltop expects no soil disturbance with vegetation management.**

May be possible with tree and vegetation removal

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? **None. No new surfaces are planned.**

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: **On sites where vegetation is modified, care will be taken with any machinery required for the operation and stumps will be left in place. Also, often new replanting will be required.**

Erosion control per BCC 23.76 Clearing and Grading Code

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. **Normal small emissions from vegetation management equipment operation and afterwards, none**

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. **None**

HMB 11/10/2014

c. Proposed measures to reduce or control emissions or other impacts to air, if any: **Not Applicable**

3. **Water**

a. Surface Water:

- 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. **There are several wetlands areas, described on page 4 of OTM and in its Appendices A and B**
- 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, vegetation management may take place within these areas. Care will be taken to avoid disturbing any water.**
- 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 fill materials will be placed or removed during planned activities.**
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. **No surface water will be impacted**
- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. **No entire site sits at the top of a hill at over 1000 feet ASL**
- 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 Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. **No.**
- 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 Applicable.**

c. Water runoff (including stormwater):

HMB 11/10/2014

- 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 changes will be made to current runoff pathways, current runoff infiltrates through catchment areas and/or flows in established runoff collection pathways**
- 2) Could waste materials enter ground or surface waters? If so, generally describe. **No waste materials will be generated.**
- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. **No.**

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: **Not Applicable.**

4. Plants

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

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- Orchards, vineyards or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

Vegetation is described on page 6 and following of OTM

- b. What kind and amount of vegetation will be removed or altered? **Deciduous and evergreen trees and shrubs will be periodically removed or trimmed. Determination of allowable vegetation removal will be under the authority of the Site Plan Committee which is accountable to the Hilltop Community, Inc. The primary objective of vegetation management in this project is to maintain historical view corridors and level of vegetation on the property. Under no foreseeable circumstances would the vegetation management reduce density of vegetation below historic levels. Records will be kept and sent to the City of Bellevue annually.**
- c. List threatened and endangered species known to be on or near the site. **None**
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: **As mentioned in 1.h, Hilltop plans to continue to replant areas where cutting has taken place with smaller native plants such as**

HMB 11/10/2014

vine maple (*Acer circinatum*), beaked hazelnut (*Corylus cornuta*), red huckleberry (*Vaccinium parvifolium*), red-osier dogwood (*Cornus sericea*)

e. List all noxious weeds and invasive species known to be on or near the site. **Himalayan blackberry (*Rubus armeniacus*), creeping buttercup (*Ranunculus repens*), English holly (*Ilex aquifolium*), English laurel (*Prunus laurocerasus*).** Hilltop has a annual program targeted at eliminating noxious weeds from community lands.

5. Animals

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

birds: hawk, heron, eagle, **songbirds**, other: **flicker, pileated woodpecker**

mammals: **deer**, bear, elk, beaver, other: **squirrel, coyote, rabbit**

fish: bass, salmon, trout, herring, shellfish, other _____

b. List any threatened and endangered species known to be on or near the site. **Only known species of local importance is the pileated woodpecker.**

c. Is the site part of a migration route? If so, explain. **No.**

d. Proposed measures to preserve or enhance wildlife, if any: **Density and variety of native vegetation will be preserved to no less than historical levels, offering significant areas for wildlife.**

e. List any invasive animal species known to be on or near the site. **Rabbit, red squirrel**

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 needs? Describe whether it will be used for heating, manufacturing, etc. **None**

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. **Potentially increase quantity of sunlight available for certain solar installations.**

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: **None.**

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.**

HMB 11/10/2014

- 1) Describe any known or possible contamination at the site from present or past uses. **None.**
- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. **None.**
- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. **None.**
- 4) Describe special emergency services that might be required. **None.**
- 5) Proposed measures to reduce or control environmental health hazards, if any: **None.**

b. **Noise**

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? **None.**
- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. **During any vegetation management, noise from typical equipment such as chainsaw, chipper, or wood splitter, during normal daytime hours.**
- 3) Proposed measures to reduce or control noise impacts, if any: **None due to very limited duration and frequency.**

8. **Land and shoreline use**

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. **The current site's use is vacant – single family and vacant – single family with improvements. The adjacent properties are all single family residential use. This proposal does not affect current land uses.**
- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? **Site has been residential since late 1940s and no land will be converted.**
 - 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversized equipment access, the application of pesticides, tilling, and harvesting? If so, how: **No.**

HMB 11/10/2014

- c. Describe any structures on the site. **The site currently has one swimming pool, 20 feet by 40 feet with associated building containing pumping and heating machinery, one tennis court, one basketball court and two water storage tanks.**
- d. Will any structures be demolished? If so, what? **No.**
- e. What is the current zoning classification of the site? **R-2.5**
- f. What is the current comprehensive plan designation of the site? **Residential**
- g. If applicable, what is the current shoreline master program designation of the site? **Not applicable.**
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. **No.**
- i. Approximately how many people would reside or work in the completed project? **None.**
- j. Approximately how many people would the completed project displace? **None.**
- k. Proposed measures to avoid or reduce displacement impacts, if any: **None needed**
- L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: **None needed.**
- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: **Not applicable.**

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. **None**
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. **None**
- 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? **None proposed**
- b. What views in the immediate vicinity would be altered or obstructed? **Historic view corridors will be maintained under this project. No views would be negatively affected and no new structures are planned.**

HMB 11/10/2014

- c. Proposed measures to reduce or control aesthetic impacts, if any: **Replanting with native plants**

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? **None**
- d. Proposed measures to reduce or control light and glare impacts, if any: **None needed**

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
Walking, swimming, tennis, playing outdoor games such as baseball and soccer
- b. Would the proposed project displace any existing recreational uses? If so, describe. **No, uses will be maintained and possibly enhanced by proposed vegetation management.**
- 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 buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. **Houses in the proximity are largely examples of mid-century modern architecture built 50 – 60 years ago.**
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. **No.**
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. **Community is occupied by a number of second and third generation owners with extensive familiarity with the site.**
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. **Not applicable.**

HMB 11/10/2014

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. **See Figures 1 and 2 in OTM**
- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? **Yes, there is one bus, route #823, that runs twice daily in the area and one other bus, route #246, is about one mile away.**
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? **None**
- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). **No.**
- e. Will the project or proposal 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 or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? **Not applicable**
- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. **No.**
- h. 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 public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. **No.**
- b. Proposed measures to reduce or control direct impacts on public services, if any.
Vegetation management will reduce fire risk.

16. Utilities

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

HMB 11/10/2014

- 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. **None.**

C. 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: Marianne M Emerson

Name of signee Marianne M Emerson

Position and Agency/Organization Site Plan Committee Chair,

Date Submitted: 8-1-14 Hilltop Community

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Development Services

D. supplemental sheet for nonproject actions

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise? No increase.

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life? As mentioned, some trees would be cut or limbed, but others would be planted to avoid affecting animal life.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

HMB 11/10/2014

3. How would the proposal be likely to deplete energy or natural resources? No depletion of energy or natural resources from small amounts of tree-cutting

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans? No changes to land use.

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities? No increase demands.

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment. No conflict.

Best Management Practices Plan for Communally-owned Property
Hilltop Community, Inc.
September 11, 2015

I. Introduction

Hilltop Community Inc. (HCI – Washington State uniform business identifier 601 467 560) is a non-profit corporation formed under RCW 24.03 on September 28, 1948 and annexed into the City of Bellevue on August 1, 2012. It is comprised of approximately 60 acres, about 20 of which are communally owned. The common property consists of one tract of land that lies to the northeast, King County Parcel # 3377900210, and the other, King County Parcel # 3377900205, as shown in Appendix 1 and Appendix 2. Members of HCI refer to the centrally located section of parcel # 3377900205 – a common area with trees, shrubs, a large field, picnic area, tennis court and swimming pool – as the ‘playfield.’ The area encircling HCI is the ‘greenbelt,’ although it includes all of parcel # 3377900210 and some of parcel # 3377900205. These are the terms used in this plan. The committees are described in HCI’s by-laws, attached as Appendix 3.

Since its inception, HCI has been a planned, collaborative community with a long history of managing its vegetation to preserve wooded areas and special micro-ecosystems while maintaining views from the residential property. It attracts an interesting variety of wildlife. Residents have seen bear, deer, bobcats, owls, mountain beavers, quail and rabbits. It sustains and enriches its values through covenants and processes that regulate and control vegetation management both on common areas and on private property. From a tract clear cut in the 1920s, HCI has evolved into a green and natural environment with significant tree canopy of native vegetation, as well as a healthy understory of native plants. When HCI was formed, a trail about ten feet wide was created around the perimeter of the greenbelt to protect homes in the event of a forest fire. A few years later, a second trail was added about twenty feet inside the first, which was allowed to narrow to about three feet. Both common areas are maintained with respect for native vegetation, replanting, and sustaining a healthy ecosystem that supports many bird and animal species. HCI holds community work parties to manage both the greenbelt and the playfield.

As part of the programmatic clearing and grading permit application, HCI retained the services of Otak Inc. in the summer of 2014. Otak produced a technical memorandum describing the conditions of HCI’s common areas. This memorandum, included as Appendix 4, describes and assesses critical areas within the common areas. The assessment includes a map titled ‘Figure 2: Hilltop Community Critical Areas’ that is separately included as Appendix 5.

This best management practices (BMP) plan addresses vegetation on communally-owned property, corresponding to the programmatic clear and grade permit application, number #12-117757DC.

A final point to highlight HCI’s long-standing dedication to the woods in its care: there is a committee, the Community Lands Committee, specifically responsible for managing the planting. Homeowners pay for plant material, but the committee chooses the plants in consultation with the homeowner and ensures that they are planted at the appropriate time and with the proper installation as described below. Homeowners are responsible for any watering needed to ensure plant survival.

II. Plan Objectives

The objective of this plan is to describe in detail how HCI’s historic high quality commitment to environmental stewardship will continue and how it will be monitored. It provides HCI with guidelines for vegetation management in the areas covered by the programmatic clear and grade permit.

- To use if preparing a vegetation management petition to cut a significant tree, clarifying the tree replacement requirements
- To use when tracking and reporting vegetation management activity to the City of Bellevue.

III. Vegetation Management Specifics

A. Greenbelt

HCI generally allows natural processes and growth and a succession of native vegetation to occur in its greenbelt except for managing the usability of the trails and removing invasive plants (Himalayan blackberries, holly, ivy and English laurel). These plants are cut using saws and pruners as appropriate with roots dug out where feasible. Removed invasive plant material is taken to the King County transfer station or disposed of in green yard waste bins. Shrub and tree branches hanging over the trails that present an ‘eye-poking’ or tripping hazard are pruned. Wood chips are spread on the trails and the wider one is mowed about three times from late spring to early fall. There are small foot bridges crossing seasonal wet areas that are repaired as necessary. There is no application of soil amendments or herbicides.

B. Homeowner petitions. Vegetation management petitions are reviewed by the Site Plan Committee following the guidelines outlined in Exhibit C of the Pre-annexation Agreement between the City of Bellevue and HCI, attached as Appendix 6.

C. Significant Tree Removal Replacement Requirements

When a significant tree is cut, restoration occurs using as described below, either the prescriptive tree replacement or the performance tree replacement approach. The purpose of the mitigation is to preserve the woodland nature of HCI that has existed for over 60 years and key components of the habitat of species of local importance. The goal is to provide habitat for the foreseeable future.

- 1) Prescriptive Tree Replacement. Tree species used for replacement shall be the same genus as the removed tree or appropriate height conifers selected from Hilltop’s Native Plant list. Tree replacements do not have to be planted in the same area as the removed tree but should be coordinated with adjacent property owners to prevent future view and sunlight problems. Also, replacement depends upon the proximity of a mature stand and the size of the tree being removed.
 - a. 1:1 replacement for any non-hazardous significant tree removal with a diameter at 4 and ½ feet (DBH – referred to as diameter at breast height) from the ground of less than 18”.
 - b. 3:1 replacement for any non-hazardous tree removal with a DBH diameter more than 18”.
 - c. Shrub and groundcover restoration planting shall be 300 square feet per removed tree equal to or greater than 6 inches DBH. If areas of invasive weeds occupy an area of 300 square feet or more this area should be cleared and grubbed, replanted and mulched, otherwise an area of 300 square feet with invasive weeds interspersed within native plants should have the weeds removed and the area enhanced through supplemental native shrub and groundcover planting to restore the selected area. The shrub and groundcover restoration area does not have to be in the same area as the tree replacement planting (see figure 1). The 300 square foot area is derived from a typical semi-mature native conifer canopy projection

with a 10 foot radius squared and multiplied by pi (3.14). The typical canopy projection is then rounded down to account for the tree trunk and to provide an even number.

- d. A minimum of 1/3 of the length of removed tree trunks, which are 18" or more in DBH shall be reduced in length to no less than 10 feet to provide nutrition and woodland resources ('habitat value' in arborist terms) as coarse woody debris. Retained tree trunks will be placed in the vicinity of the stump but out of the way of the trails.

2) Performance Tree Replacement. This approach is designed for homeowners maintaining a view corridor rather than re-establishing one. It is also intended for use where there are a large number of mature trees and planting additional saplings that mature into large dominant canopy trees would not increase habitat. It requires installation of habitat enhancement structures equal to the number of significant trees removed. Habitat enhancement structures are wildlife snags, brush piles, rock piles, bat houses, bird houses and other such things that provide housing or food for wildlife. This approach may be used only when all of the following criteria are met:

- a. The tree removal request enhances a view corridor by a TDL (tree drip line) width no more than one third of the width of the homeowner's property line along community property. The TDL width is the measurement from the outermost tip of branches on one side of a tree to the outermost branches 180 degrees across the tree.
- b. The shrub and groundcover restoration planting, per prescriptive tree replacement requirement c, shall be completed in the fall after tree removal.
- c. The number of significant trees in the petition is twelve or fewer.
- d. A vegetation management petition including any non-hazardous tree removals has not been approved in the last 5 years.
- e. The petition is not submitted in conjunction with one that includes a prescriptive approach.

3) Restoration Planting Procedures

The restoration process includes scraping away existing leaf mulch and soil surface, digging a hole two to three times the diameter of the root spread, planting at the appropriate depth, and returning the leaf mulch and soil surface. Only native soil is used because it provides adequate nutrients for the plants to grow successfully. No stakes are used and while many of the replacements are typically 1 to 2' tall, some are as much as 4 to 6' tall. Replanting is done in the fall with plants chosen appropriate for the amount of sun available and when supplemental watering is usually not necessary. The size of plants is chosen so they become well-established before the seasonal droughts of July, August and September. In addition, arborist mulch or chippings of woody plant material is installed three to five inches deep around all restoration planting to reduce weed seed germination and regulate soil moisture similar to a natural woodland set of O-horizons (soil layers with high percentages of organic matter).

D. Playfield:

The playfield area is mowed weekly from April through October. Moles are occasionally removed to maintain a level play surface. Any tree removal request in the common property that includes the playfield requires a vegetation management petition that is treated the same as a request from a homeowner.

IV. Reporting and Management

Each year HCI approves an annual budget for the Playfield, Community Lands and Site Plan Committees to facilitate the management of communal property.

The Playfield Committee guides maintenance activities on the playfield. When it wishes to cut any trees, it fills out and submits a petition form, attached as Appendix 7, to the Site Plan Committee.

The Community Lands Committee guides vegetation maintenance on the greenbelt, including planting. It buys all restoration plants needed in common areas, with discussion and input from nearby homeowners, selecting the most appropriate native species. It may plant northwest natives not usually found in HCI's specific environment, such as shore pines, when other native conifers would grow too tall. The committee tries to create a variety of deciduous and coniferous plants, as natural a hierarchy of size, species and habitat support as possible. In replanting, the committee seeks to avoid plants that will recreate view issues in the future. When it wishes to cut any trees, it also fills out and submits the same petition form.

When individual community members wish to cut vegetation on communal property, they are also required to fill out and submit a petition using the same form. The Site Plan Committee's policy and procedures are part of HCI's by-laws, Articles X and XI, attached in Appendix 3. The petition form makes it clear that the homeowner is responsible for paying for site restoration, though the actual purchases are made by the Community Lands Committee and planting is done under its guidance.

In reviewing a petition, the Site Plan Committee takes into account the guidance described above in the section entitled Vegetation Management. The Site Plan Committee evaluates petitions, consults best management practices guidelines, considers alternatives and makes a decision.

The Site Plan Committee annually inspects the restoration planting to see that at least 80 percent of the shrubs and ground covers have survived the first year and at least 75 percent have survived the second year. With replanting if needed, 85 percent of the restoration is growing in the third year after cutting. Photos are taken of a representative sample of the new plants.

Annually, HCI will report to the City of Bellevue as stated in Exhibit C (for significant trees only):

- Number of petitions received requesting to
 - remove trees
 - prune trees
- Summary of pruning and removal actions taken
 - Trees removed
 - Pruning undertaken
 - Habitat structure retained after cutting (understory, snags, downed trees left on site)
 - Replanted vegetation following cutting (by type, size, amount and location)

References

- 1 – map of parcel 3377900210

- 2 – map or parcel 3377900205
- 3 – HCI by-laws
- 4 – Otak Inc. technical memorandum
- 5 – Otak Figure 2
- 6 – Exhibit C of the Pre-annexation Agreement between the City of Bellevue and Hilltop Community, Inc. (HCI)
- 7 – proposed Site Plan Committee vegetation management petition form
- 8 – HCI’s native plant list