



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

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Jackson Dock

LOCATION OF PROPOSAL: 3226 West Lake Sammamish Pkwy SE

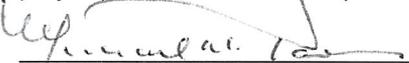
DESCRIPTION OF PROPOSAL: Shoreline Substantial Development and Critical Areas Permits to repair an existing residential dock and add a platform at end of dock. Repair activities include the removal of every other set of piles and caps and sleeving of remaining piles. Caps and stringers will be replaced and the dock will be surfaced with grated decking. The expansion of the dock requires a Substantial Development Permit approval. The proposed ell will be located in a water depth of less than nine feet therefore a Critical Areas Permit is required.

FILE NUMBERS: 15-107322-WG and 15-113284-LO **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 **7/30/2015**
- 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This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals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

7/16/2015
 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: Jackson Dock

Proposal Address: 3226 West Lake Sammamish Pkwy SE

Proposal Description: Shoreline Substantial Development and Critical Areas Permits to repair an existing residential dock and add a platform at end of dock. Repair activities include the removal of every other set of piles and caps and sleeving of remaining piles. Caps and stringers will be replaced and the dock will be surfaced with grated decking. The expansion of the dock requires a Substantial Development Permit approval. The proposed ell will be located in a water depth of less than nine feet therefore a Critical Areas Permit is required.

File Number: 15-107322-WG and 15-113284-LO

Applicant: Greg Ashley, on behalf of Scott Jackson

Decisions Included: Shoreline Substantial Development Permit (Process II, LUC 20.30R) and Critical Areas Land Use Permit (Process II, LUC 20.30P)

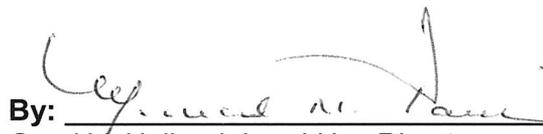
Planner: Heidi M. Bedwell, Planner

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



Carol V. Helland, Environmental Coordinator
Development Services Department

Director's Decision: **Approval with Conditions**
Michael Brennan, Director
Development Services Department



By: Carol V. Helland, Land Use Director

Date of Application:	Shoreline Substantial Development 15-107322-WG	March 16, 2015
	Critical Areas Land Use Permit 15-113284-LO	May 8, 2015
Notice of Application:		May 28, 2015

Deadline For Appeal of Process II Administrative Decisions:
Critical Areas Land Use Permit and SEPA: July 30, 2015 (14 days following publication of a notice of decision)
Shoreline Substantial Development Permit: August 6, 2015 (or at least 21 days following publication of a notice of decision and date Ecology receives the decision)

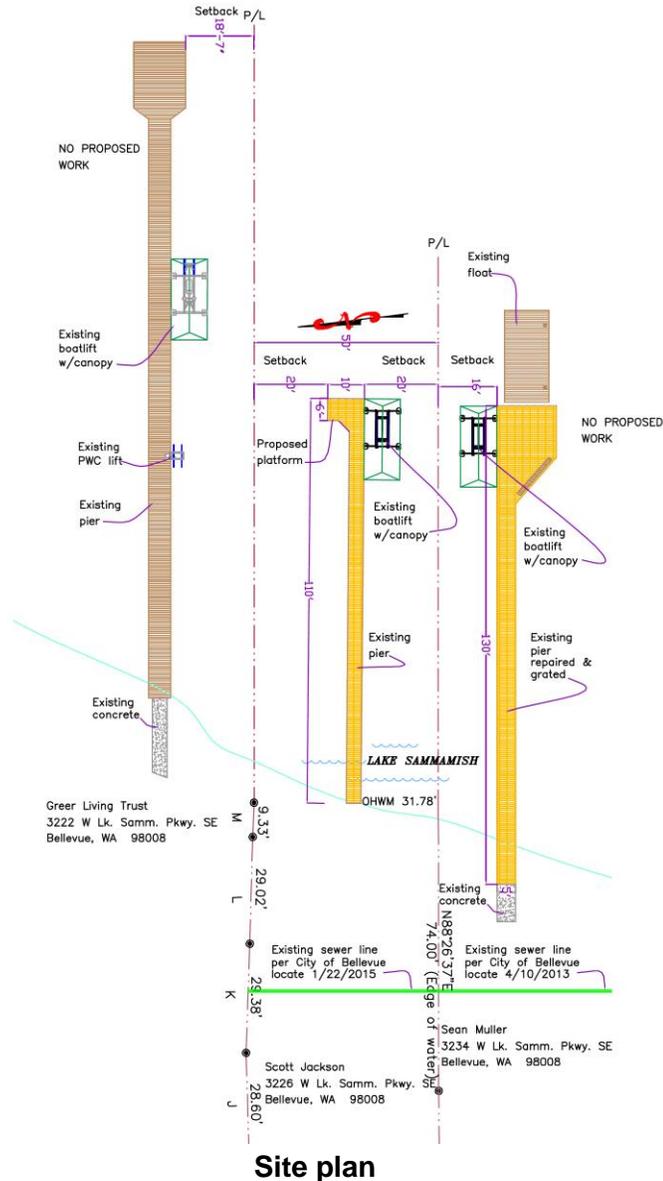
For information on how to appeal a project proposal, visit the Permit Center at City Hall or call 425-452-6800. Appeal of any Process II Administrative decision must be made by 5 p.m. on the date noted for appeal of the decision. Appeal of the SEPA Threshold Determination and/or Critical Areas Land Use Permit must be made to the City of Bellevue City Clerk's Office. Appeal of the Shoreline Substantial Development Permit must be made to the Washington State Shoreline Hearings Board (contact the project planner for more information on how to file an appeal with the Shoreline Hearings Board).

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I. Proposal Description

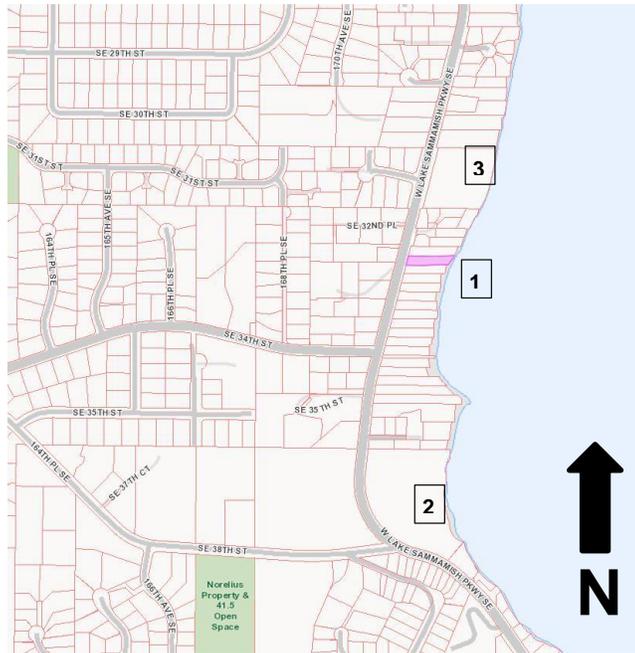
Applicant requests approval to repair an existing residential dock and add a platform at end of dock. Repair activities include the removal of every other set of piles and caps and sleeving of remaining piles. Caps and stringers will be replaced and the dock will be surfaced with grated decking.



The proposed project is subject to the Shoreline Substantial Development Permit and SEPA requirements because the proposed work is within a shoreline of statewide significance. The total cost of the expansion exceeds the exemption threshold of \$6,416. Because the ELL is located in water depth less than 9 feet a Critical Areas Land Use Permit with a Critical Areas Report is also required to consider a variation from the water depth standard. The provisions of the Shoreline and Critical Areas Overlay Districts apply.

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

A. Site Description and Land Use Context

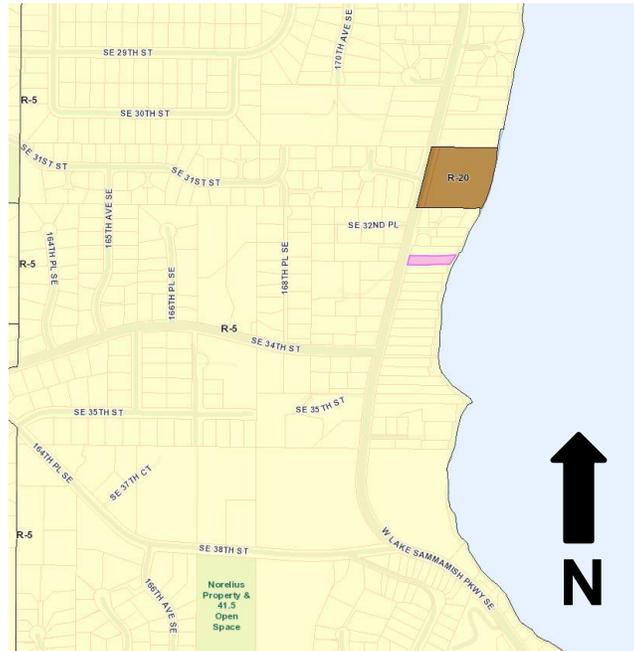


The subject site¹ is located in Eastgate Subarea within the West Lake Sammamish neighborhood. Properties in the vicinity are generally developed with single family residences. The exceptions to single family residential development are the privately operated Vasa Park² to the south and a multi-family development to the north³. The proposed dock would be located within a stretch of existing residential docks.



B. Zoning

The property is zoned R-5 and is located within the Shoreline Overlay District per LUC 20.25E and the Critical Areas Overlay District per LUC 20.25H. Properties in the vicinity are also within the R-5 zoning district which is a single family low density residential zone that permits up to 5 dwelling units per acre. The exception is a property zoned R-20, a multi-family zoning district.



C. Critical Area Functions

i. Shorelines

Shorelines provide a variety of functions including shade, temperature control, water purification, woody debris recruitment, channel, bank and beach erosion, sediment delivery, and terrestrial-based food supply (Gregory et al. 1991; Naiman et al. 1993; Spence et al. 1996). Shorelines provide a wide variety of functions related to aquatic and riparian habitat, flood control and water quality, economic resources, and recreation, among others. Each function is a product of physical, chemical, and biological processes at work within the overall landscape. In lakes, these processes take place within an integrated system (ecosystem) of coupled aquatic and riparian habitats (Schindler and Scheuerell 2002). Hence, it is important to have an ecosystem approach which incorporates an understanding of shoreline functions and values.

ii. Habitat Associated with Species of Local Importance

The increase in human settlement density and associated intensification of land use known as urbanization has a profound and lasting effect on the natural environment and wildlife habitat (McKinney 2002, Blair 2004, Marzluff 2005, Munns 2006), is a major cause of native species local extinctions (Czech et al 2000), and is likely to become the primary cause of extinctions in the coming century (Marzluff et al. 2001a).

Cities are typically located along rivers, on coastlines, or near large bodies of water. The associated floodplains and riparian systems make up a relatively small percentage of land cover in the western United States, yet they provide habitat for rich wildlife communities (Knopf et al. 1988), which in turn provide a source for urban habitat patches or reserves. Consequently, urban areas can support rich wildlife communities. In fact, species richness peaks for some groups, including songbirds, at an intermediate level of development (Blair 1999, Marzluff 2005). Protected wild areas alone cannot be depended on to conserve wildlife species. Impacts from catastrophic events, environmental changes, and evolutionary processes (genetic drift, inbreeding, colonization) can be magnified when a taxonomic group or unit is confined to a specific area, and no one area or group of areas is likely to support the biological processes necessary to maintain biodiversity over a range of geographic scales (Shaughnessy and O'Neil 2001). As well, typological approaches to taxonomy or the use of indicators present the risk that evolutionary potential will be lost when depending on reserves for preservation (Rojas 2007). Urban habitat is a vital link in the process of wildlife conservation in the U.S.

III. Consistency with Land Use Code Requirements:

A. Zoning District Dimensional Requirements:

The site is located in the R-5 zoning district. No structures above the ordinary high water mark are proposed – therefore the dimensional standards for the district do not apply.

B. Shoreline Master Program Requirements LUC 20.25E:

i. General Regulations Applicable to All Land Use Districts and Activities LUC 20.25E.080.B

a. Where applicable, all federal and state water quality and effluent standards shall be met.

The project will be constructed and operated consistent with applicable federal state and local regulations regarding water quality and effluent standards.

b. If a property extends into the Shoreline Overlay District, the Shoreline Master Program Policies and these use regulations shall apply only to that portion of the property lying within the Shoreline Overlay District.

The entire project is within Lake Sammamish and therefore, is entirely within the Shoreline Overlay District.

c. All development within the Shoreline Overlay District shall be accompanied by a plan indicating methods of preserving shoreline vegetation and for control of erosion during and following construction in accordance with Part 20.25H LUC, City of Bellevue

Clearing and Grading regulations, Chapter 23.76 BCC, and the Comprehensive Plan.

As part of the building permit approval, the applicant will be required to prepare a Construction Stormwater Pollution Prevention Plan and a Temporary Erosion Sediment Control Plan to mitigate potential erosion during construction.

- d. Special care shall be exercised to preserve vegetation in wetland, shoreline and stream corridor bank areas in order to prevent soil erosion. Removal of vegetation from or disturbance of shoreline critical areas and shoreline critical area buffers, and from other critical area and critical area buffers shall be prohibited, except in conformance with Part 20.25H LUC and the specific performance standards of this section.**

No vegetation is proposed for removal.

- e. Maximum height limitation for any proposed structure within the Shoreline Overlay District shall be 35 feet, except in land use districts with more restrictive height limitations. The method of measuring the maximum height is described in WAC 173-14-030(6). Variances to this height limitation may be granted pursuant to Part 20.30H LUC.**

The proposed dock will be less than 35-feet in height. No other structures are proposed for construction.

- f. The Bellevue Shoreline Master Program, in conjunction with existing Bellevue land use ordinances and Comprehensive Plan policies, shall guide all land use decisions in the Shoreline Overlay District.**

The proposal is consistent with the Comprehensive Plan Policies that make up the city's Shoreline Master Program.

- g. Any development within the Shoreline Overlay District shall comply with all applicable Bellevue ordinances, including but not limited to the Bellevue Land Use Code, Sign Code, and clearing and grading regulations.**

The proposal will be required to obtain a building permit. Approval and permit issuance will be verification of compliance with applicable regulations.

- h. The dead storage of watercraft seaward of the ordinary high water mark of the shoreline is prohibited.**

No dead storage of watercraft is proposed.

- i. Where applicable, state and federal standards for the use of herbicides, pesticides and/or fertilizers shall be met, unless superseded by City of Bellevue ordinances. Use of such substances**

in the shoreline critical area and shoreline critical area buffer shall comply with the City’s “Environmental Best Management Practices.”

No herbicides, pesticides and/or fertilizers are proposed for use.

- j. Adequate storm drainage and sewer facilities must be operational prior to construction of new development within the Shoreline Overlay District. Storm drainage facilities shall be separated from sewage disposal systems.**

No new development requiring storm or sewer drainage facilities is proposed.

ii. The project site is in the Shoreline Overlay District and is subject to the regulations regarding moorage (Land Use Code (LUC) Section 20.25E.080.N).

New or Expanded Residential Moorage Facilities.

- a. When Allowed. Construction of one noncommercial, residential moorage facility per upland residential waterfront lot or one joint-use moorage facility for two or more adjacent waterfront lots is allowed in accordance with this subsection N. Expansion of any legally established existing moorage facility is permitted only to the extent the expansion complies with the development standards of subsection N.1.b below, and does not cause the moorage facility to exceed, or further exceed, any of the limitations in subsection N.1.b.

Development Standards	Proposal	Complies Y/N
Ell are allowed only over water with depths of nine feet or greater at the landward end of the ell.	Landward end of ell is at approximately 6.5 feet of water depth.	N- Critical Areas Report
Setback. No private moorage or other structure waterward of the ordinary high watermark, including structures attached thereto, shall be closer than 12 feet to any adjacent property line except when a mutual agreement of adjoining property owners is recorded with the King County Records and Elections Division and the Bellevue City Clerk. Excepted from the requirements of this section are boat lifts or portions of boatlifts which do not exceed 30 inches in height measured from ordinary high watermark.	The proposed pier expansion is 20 feet from the property line.	Y

Repair and Replacement of Existing Residential Moorage Facilities

- a. Certain Repairs Requiring Partial Compliance with Development Standards. Proposals described in this subsection to repair legally established moorage facilities that do not meet the requirements of

subsection N.1 above require partial compliance with such requirements, as follows. A proposal includes any and all actions proposed within a 12-month period.

i. **Proposals Requiring Partial Compliance.** The following proposals shall require the need for partial compliance with subsection N.1 of this section. If a proposal requires partial compliance, the applicant shall perform one of the improvements listed in subsection N.2.ii below.

(A) Proposals to replace more than 50 percent of the decking and the above-water decking substructure (e.g., stringers) within the first 30 feet waterward of the ordinary high water mark, or of the existing access ramp, whichever is less; or

(B) Proposals to replace more than 50 percent of the decking and decking substructure of the entire moorage; or

(C) Proposals involving the combination of either subsection N.2.a.i.(A) or (B) of this section with a proposal to replace more than two but less than 50 percent of the existing piles.

Partial compliance is required because the proposal includes replacement of more than 50 percent of the decking and decking substructure of the entire moorage. The project will provide grating for the entire structure.

The proposed development conforms to the applicable Land Use Code regulations.

IV. Public Notice and Comment

Date of Application:

Shoreline Substantial Development 13-122010-WG

March 16, 2015

Critical Areas Land Use Permit 14-124658-LO

May 8, 2015

Notice of Application:

May 28, 2015

Minimum Comment Period:

June 29, 2015

The Notice of Application for this project was published in the City of Bellevue weekly permit bulletin. It was mailed to property owners within 500 feet of the project site. Staff received no comments regarding the application.

V. Summary of Technical Reviews

Clearing and Grading:

The Clearing and Grading Division of the Development Services Department has reviewed the proposed development for compliance with Clearing and Grading codes

and standards. The Clearing and Grading staff found no issues with the proposed development.

VI. State Environmental Policy Act (SEPA)

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

A. Earth and Water

Erosion and sediment control best management practices include the installation of a silt barrier around the work area to prevent migration of suspended sediment to the surrounding water column. The applicant is also required to adhere to the City Environmental Best Management Practices related to the use of pesticides, insecticides, and fertilizers to avoid impacts to water resources. **See Conditions of Approval in Section IX of this report**

B. Animals

Lake Sammamish has documented fall Chinook, coho, sockeye, and winter steelhead presence. Resident cutthroat trout and various warmwater fish species are also known to us Lake Sammamish year-round. Historic sockeye beach spawning has not been reported on this property. The nearest spawning was reported about 500 feet to the north. No other species have been reported to spawn within or near the project site. Adult salmon migrate through Lake Sammamish to spawning habitat in Issaquah Creek and other tributaries feeding the lake. Vasa Creek, located approximately 775 feet to the south, contains the nearest salmonid spawning habitat with documented kokanee and coho spawning. Steelhead may also use Vasa Creek. Juvenile salmon migrate past the site. Adult and juvenile Chinook salmon and steelhead trout (listed as Threatened under the Federal Endangered Species Act) migrate through Lake Washington. These fish species and their habitat will be protected during the project construction through timing of the work to occur in the water. All work will occur within the construction window established by state and federal agencies to minimize or avoid impacts to fish and wildlife. **See Conditions of Approval in Section IX of this report**

C. Plants

No plants are proposed for removal as part of the current proposal. The applicant is proposing native shoreline plantings per the submitted plans in Attachment C.

D. Noise

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

VII. Decision Criteria

A. Shoreline Substantial Development Permit Decision Criteria 20.30R

The Director of Planning and Community Development may approve or approve with modifications if:

1. The applicant has carried the burden of proof and produced evidence sufficient to support the conclusion that the application merits approval or approval with modifications; and

Finding: The applicant has carried the burden of proof and provided evidence sufficient to approve the project.

2. The applicant has demonstrated that the proposal complies with the applicable decision criteria of the Bellevue City Code; and

Finding: As identified in Section III of this report the applicant has submitted project plans that demonstrate the proposal's compliance with the applicable City of Bellevue Codes and Standards.

3. The applicant has demonstrated that the proposal is consistent with the policies and procedures of the Shoreline Management Act and the provisions of Chapter 173-14 WAC and the Master Program.

Finding: The applicant's proposal is consistent with the following policies and has demonstrated compliance with the applicable procedures through this application.

Specifically the proposal is consistent with the following:

RCW 90.58.020 Legislative findings-State policy enunciated-Use preference.

WAC 173-26-176 General policy goals of the act and guidelines for shorelines of the state.

City of Bellevue Comprehensive Plan POLICY SH-16. Discourage structures using materials which have significant adverse physical or chemical effects on water quality, vegetation, fish, and wildlife in or near the water.

The dock is associated with a single family residential use and is for water dependent recreational activities. The dock is similar in design to those in the vicinity of the proposed dock.

As proposed dock the will be constructed with materials suitable for construction in water and will not have an adverse affect on water quality, vegetation, fish, and wildlife in or near the water. With the proposed mitigation planting, water quality and native vegetation will be improved from the existing non-native planting conditions.

A. Critical Areas Report Decision Criteria- General.

Except for the proposals described in subsection B of this section, the Director may approve, or approve with modifications, the proposed modification where the applicant demonstrates:

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

Finding: If the applicant were required to comply with the 9-foot of water depth standard for the ell portion of the proposed dock, the overwater coverage would be greater and the length of the dock would be greater creating the potential for navigation issues with the public and surrounding recreational dock users. The applicant has demonstrated that the ell is in a water depth that is the minimum necessary for watercraft access and is in a location that minimizes impacts to critical area function and values. With the addition of native plants as conditioned, this criteria can be met. **See Conditions of Approval in Section IX of this report.**

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

Finding: The applicant will be required to provide a performance assurance device for the required mitigation measures associated with the proposed development. The assurance device will be required prior to the issuance of the building permit to construct the dock. **See Conditions of Approval in Section IX of this report.**

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

Finding: The functions and values of the critical areas and critical area buffers on adjacent properties will be unaffected by the actions in the proposal. As discussed in Section III of this report, the applicable performance standards of LUC Section 20.25H and 20.25E are being met.

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

Finding: The proposed project is to construct a reconstruct and expand a dock

associated with a single family residence. This use is compatible with the surrounding residential development permitted in the same land use district.

B. 20.30P.140 Critical Area Land Use Permit Decision Criteria – Decision Criteria

The Director may approve, or approve with modifications an application for a Critical Area Land Use Permit if:

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

The applicant must obtain required development permits from the City of Bellevue prior to dock construction. See Conditions of Approval in Section IX of this report.

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

The proposal includes the use of grated decking and is designed to meet the minimum size thresholds for safe dock construction with a 4 foot walkway and a 6 by 10 foot ell. Additionally, the pile used for the dock will be made of steel and 4” in size. Together, with staged construction during approved work windows for Lake Sammamish, the proposal will result in the least impact on the critical area.

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

As discussed in Section III of this report, the applicable performance standards of LUC Section 20.25H are being met.

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

The proposed activity will not impact public facilities. Construction is not permitted within 5’ of the sewer main on the site. All equipment, barges, and anchors must be kept away from the sewer main during construction. See Conditions of Approval in Section IX of this report.

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

The proposal includes a conceptual mitigation plan that meets the requirements of LUC 20.25H.210. The mitigation includes the planting of 40 square feet of vegetation, the removal of 63 linear feet of creosote timber bulkhead, and removal of approximately 1 cubic yard of concrete scraps below the existing dock. A final mitigation plan must be included with application for construction permit. An additional area of 60 square feet for a total of 100 square feet of native vegetation shall be installed. An installation and maintenance surety is required and the proposed planting will be monitored for 5 years. See Conditions of Approval in Section IX of this report.

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

As discussed in this report, the proposal complies with all other applicable requirements of the Land Use Code.

VIII. Conclusion and Decision

After conducting the various administrative reviews associated with this proposal, including Land Use Code consistency, SEPA, City Code and Standard compliance reviews, the Director of the Development Services Department does hereby **approve with conditions** the construction of dock associated with a single family residence and the associated mitigation. Revision to of this approval shall be in accordance with LUC 20.30R.190.

Note- Expiration of Approval: In accordance with LUC 20.30R.175, a Shoreline Substantial Development Permit automatically expires and is void if the applicant fails to file for a building permit and fails to make substantial progress towards completion of the project within two years of the effective date of the Shoreline Substantial Development Permit unless the applicant has received an extension for the Shoreline Substantial Development Permit pursuant to LUC 20.30R.180.

IX. 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	Janney Gwo, 425-452-6190
Utilities Code	Lori Santo 425-452-6828
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. **Dock Dimension:** The applicant shall submit a building permit demonstrating compliance with the proposed plans in Attachment B and subject to the following approved dock dimensions:

EII: 6 feet by 10 feet

Depth of EII: <9 feet

Authority: Land Use Code 20.25E

Reviewer: Heidi Bedwell, Land Use

2. **State and Federal Permits Required:** Prior to the issuance of the required

building permit, the applicant shall produce evidence of receipt of required state and federal permits for the replacement of the existing pier.

Authority: Land Use Code 20.30R.155
Reviewer: Heidi Bedwell, Land Use

3. **Construction Stormwater Pollution Prevention Plan:** To ensure federal and state water quality and effluent standards are met, and Shoreline Overlay District comply with the provision of Chapter 23.76 BCC, a Construction Stormwater Pollution Prevention Plan is required to be submitted for review and approval as part of the building permit.

Authority: Bellevue City Code 23.76
Reviewer: Janney Gwo, Clearing & Grading

4. **Lake Sammamish Allowed In-Water Work Windows:** To protect habitat associated with migrating anadromous fish within Lake Sammamish, the pier replacement approved by this permit shall only be allowed to occur between the following dates:

- July 1- August 15

Any deviation from this approved schedule must be approved in writing from the Washington Department of Fish and Wildlife.

Authority: Land Use Code 20.25H.160
Reviewer: Heidi Bedwell, Land Use

5. **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

6. **Construction Setback from Sewer:** Construction is not permitted within 5' of the sewer main on the site. All equipment, barges, and anchors must be kept away from the sewer main during construction.

Authority: Sanitary Sewer Engineering Standards
Reviewer: Lori Santo, Utilities Department

7. **Mitigation Plan:** As mitigation for the pier expansion, the applicant shall establish native vegetation in compliance with the planting plan in Attachment C and remove of 63 linear feet of creosote timber bulkhead, and approximately 1 cubic yard

of concrete scraps below the existing dock. In addition to the planting plan sub, the applicant shall plant 60 additional square feet of plants for a total area of 100 square feet of native vegetation. The final planting plan shall be submitted as part of the building permit application.

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

8. **Monitoring Plan:** As part of the building permit the application shall include a monitoring and reporting plan that describes the performance standards related to plant establishment as described in Attachment C.

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

9. **Land Use Inspection:** To ensure planting plan has been installed in accordance with approved plans (see Attachment C) the applicant must call for and obtain an inspection from a Land Use Planner from the City of Bellevue, following installation of vegetation. This inspection is listed as a #600 land use inspection on the approved building permit.

Authority: Land Use Code 20.25E.080.B
Reviewer: Heidi M. Bedwell, Land Use Division

Attachments:

- A. Environmental Checklist
- B. Proposed dock plans.
- C. Critical Areas Report

ENVIRONMENTAL CHECKLIST

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.

Background Information

Property Owner: **Scott Jackson**

Proponent: **Gregory W. Ashley - Ashley Shoreline Design & Permitting**

Contact Person: **Gregory W. Ashley - Ashley Shoreline Design & Permitting**
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: **16412 NE 10th Pl.**
Bellevue, WA 98008-3707

Phone: **(425) 957-9381**

Proposal Title: **Jackson pier repair and extension**

Proposed Location: **3226 W Lk. Samm. Pkwy. SE**
(Street address and nearest cross street or intersection) Provide a legal description if available.

Please attach an 8 1/2" x 11" vicinity map that accurately locates the proposed site.

Give an accurate, brief description of the proposal's scope and nature.

General description: **Add platform to existing pier. Remove every other set of 4x4 piles and caps. Sleeve remaining 4x4 piles with HDPE pipe and fill with concrete. Repair caps and stringers. Replace solid wood-plank decking with Titan grated decking.**

1. Acreage of site: **12,675 SF**
2. Number of dwelling units/buildings to be demolished: **None, does not apply**
3. Number of dwelling units/buildings to be constructed: **None, does not apply**
4. Square footage of buildings to be demolished: **None, does not apply**
5. Square footage of buildings to be constructed: **None, does not apply**
6. Quantity of earth movement (in cubic yards): **None, does not apply**
7. Proposed land use: **Private single-family residence**

Received
MAR 16 2015
Permit Processing

8. Design features, including building height, number of stories and proposed exterior materials: **Does not apply**

9. Other: **Does not apply**

Estimated date of completion of the proposed timing of phasing: **Construction to be carried out during the timing window of July 16 through Dec. 31**

Do you have any plans for future additions, expansions, or further activity related or connected with this proposal? If yes, explain. **No**

List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. **A shoreline-planting plan (SPP) prepared by Cedarock Consultants, Inc.**

Do you know whether applications are pending for government approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known? **No**

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

Critical Areas Land Use
Permit

A - ENVIRONMENTAL ELEMENTS

1. EARTH

a. General description of the site (circle one): **flat**; rolling; hilly; steep slopes; mountainous; other:

HMB 5/27/2015

- b. What is the steepest slope on the site (approximately percent slope)? < 1%
- 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 prime farmland.
Sand & gravel
- d. Are there surface indicators 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.
None, does not apply
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
No, does not apply
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
None, does not apply
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
None, does not apply

2. **AIR**

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.
None, does not apply
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
No, does not apply
- c. Proposed measures to reduce or control emissions or other impacts to air, if any:
None, does not apply

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.
Yes, Lake Sammamish
- 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, Add platform to existing pier (ass 2' galvanized steel piles). Remove every other set of 4x4 piles and caps (30 piles and 12 6x8 caps). Sleeve remaining 4x4 piles with HDPE pipe and fill with concrete. Repair caps and stringers. Replace solid wood-plank decking with Titan grated decking. Raise bottom of pier to 1.5' above OHWM.

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.

None, does not apply

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

No, does not apply

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

Yes

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, does not apply

b. Ground

1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

No, does not apply

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, agriculture; etc.).

None, does not apply

3) 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.

None, does not apply

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? Will this water flow into other waters? If so, describe.

None, does not apply

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

No, does not apply

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

None, does not apply

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

HMB 5/27/2015

Wet soil plants: Cattail, Buttercup, Bulrush, Skunk Cabbage, other

Water plants: Water Lily, Eelgrass, Milfoil, other

Other types of vegetation

b. What kind and amount of vegetation will be removed or altered?
None

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

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
Native vegetation to be planted along the shore. Scope of planting to be determined by Altmann Oliver Associates, LLC

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:

Fish: Bass, **Salmon**, Trout, Herring, Shellfish, other:

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

c. Is the site part of a migration route? If so, explain
Possibly a Salmon outmigration rout

**Puget Sound Chinook-threatened
Bull trout-threatened**

d. Proposed measures to preserve or enhance wildlife, if any:
Adhere to all regulations and guidelines

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, does not apply

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
No, does not apply

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, does not apply

7. ENVIRONMENTAL HEALTH

HMB 5/27/2015

- 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

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

None, does not apply

- 2) Proposed measures to reduce or control environmental health hazards, if any:

None, does not apply

b. Noise

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

None, does not apply

- 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.

Construction, Monday through Friday, 8:00 A.M. to 4:30 P.M.

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

Limit time of construction to M-F, 8:00 A.M to 4:30 P.M.

8. LAND USE AND SHORELINE USE

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

Private single-family residence

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

No

- c. Describe any structures on the site.

Private single-family residence

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

No

- e. What is the current zoning designation of the site?

R-5

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

**Single Family
High Density**

- g. If applicable, what is the current Shoreline Master Program designation of the site (check with City Planning staff)?

Residential

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

Yes, the shoreline

Floodplain

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

None, does not apply

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

None, does not apply

- k. Proposed measures to avoid or reduce displacement impacts, if any?
None, does not apply
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
Adhere to all regulations and guidelines

9. **HOUSING**

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
None, does not apply
- b. Approximately how many units, if any, would be eliminated? Indicate whether high-, middle-, or low-income housing.
None, does not apply
- c. Proposed measures to reduce or control housing impacts, if any:
None, does not apply

10. **AESTHETICS**

- a. What is the tallest height of any proposed structures(s), not including antenna; what is the principal exterior building material(s) proposed?
Approximately 36" above the OHWM, wood
- b. What views in the immediate vicinity would be altered or obstructed?
None
- c. Proposed measures to reduce or control aesthetic impacts, if any:
None

11. **LIGHT AND GLARE**

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
None, does not apply
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
No, does not apply
- c. What existing off-site sources of light or glare may affect your proposal?
None, does not apply
- d. Proposed measures to reduce or control light and glare impacts, if any:
None, does not apply

12. **RECREATION**

- a. What designated and informal recreational opportunities are in the immediate vicinity?
Water sports
- b. Would the proposed project displace any existing recreational uses? If so, describe.
No
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project of applicant, if any:

None

13. HISTORICAL 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

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

None known

- 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.

Does not apply

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

Does not apply

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

None, does not apply

- 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, does not apply

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

No, does not apply

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

None, does not apply

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

None, does not apply

15. PUBLIC SERVICES

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

No, does not apply

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

None, does not apply

16. UTILITIES

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

Does not apply

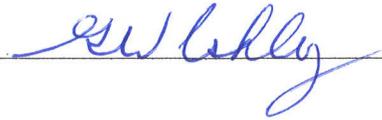
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity, which might be needed.

None, does not apply

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: _____



Date Submitted: 3/16/2015

HMB 5/27/2015

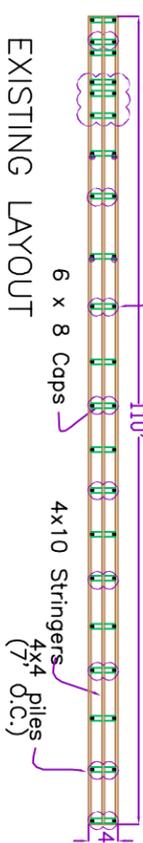
Ashley Shoreline Design & Permitting

16412 NE 10th Place
 Bellevue, Washington 98008-3707
 Phone: (425) 957-9381
 greg@shoreline-permitting.com

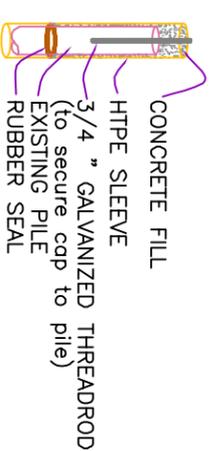
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(TYP. DETAIL)

48 piles Total
 pile & cap sets
 (to be removed)
 30 piles to be removed

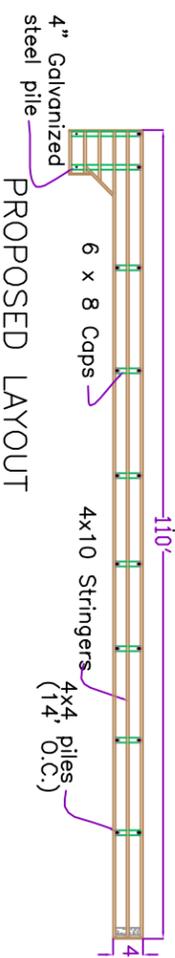


(TYP. ELEVATION)

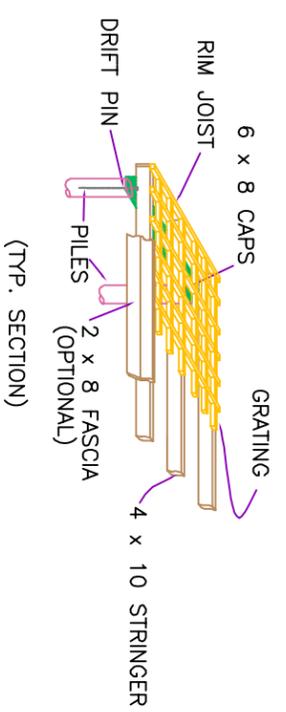


SLIDE HDPE SLEEVE OVER PILE TO LAKE BOTTOM
 HDPE PIPE TO HAVE ADEQUATE UV PROTECTION
 SEAL BOTTOM OF SLEEVE WITH RUBBER GASKET
 FILL SLEEVE WITH CONCRETE
 ADD 1 TO 1 1/2 LB. OF CONCRETE FIBER PER YD OF CONCRETE

OHWM 31.78'
 WATER DEPTH 7'
 (TYP. DETAIL)
 18 piles Total
 Sleeve 16 piles
 Add 2 piles



(TYP. ELEVATION)



(TYP. SECTION)

OHWM 31.78'
 WATER DEPTH 7'

1. ALL PILING ARE EXISTING.
2. PILING IN HEADWALK ARE 4X4'S
3. PILE BENTS TO BE 14 FEET MAXIMUM
4. CAPS ATTACHED TO PILING WITH 30" X 1/2" GALV. DRIFT PINS
5. STRINGERS TO BE MAXIMUM 2' O.C.
6. STRINGERS TO BE ATTACHED TO CAPS WITH 14" X 1/2" GALV. CARRIAGE BOLTS
7. DECKING ATTACHED TO STRINGERS WITH #10 3" SS SCREWS

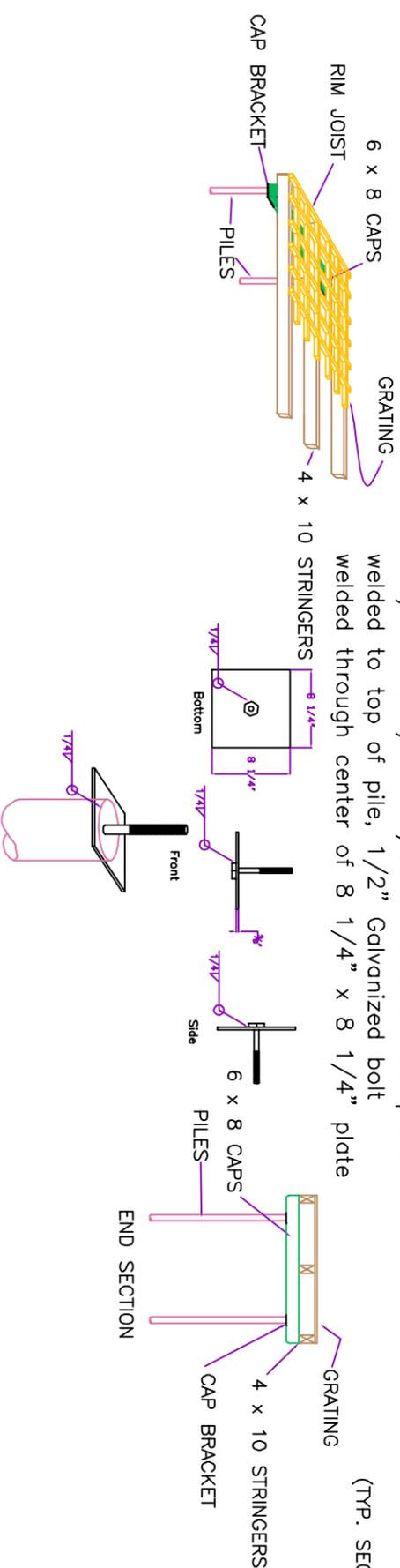
NOTES:

ALL EXISTING PILING ARE NON-TREATED DOUGLAS FIR
 NEW PILING ARE 4" DIAMETER GALVANIZED STANDARD WALL STEEL CASING
 NEW PILING TO BE DRIVEN TO REFUSAL
 CAP MATERIAL TO BE DOUGLAS FIR # 2 OR BETTER -- ACZA TREATED TO .60 OR REFUSAL
 STRINGER MATERIAL TO BE DOUGLAS FIR # 2 OR BETTER -- ACZA TREATED TO .40 OR REFUSAL
 DECKING TO BE TITAN GRATING

PILE CAP PLATE

8 1/4" x 8 1/4" x 3/8" Galvanized steel plate
 welded to top of pile, 1/2" Galvanized bolt
 welded through center of 8 1/4" x 8 1/4" plate

(TYP. SECTION)



SHORELINE PROJECT FOR : Scott Jackson

3226 W L. Samm. Pkwy. SE
 Bellevue, WA 98008

LOCATION: Lake Sammamish
 LAT: 47° 34' 51" North
 LONG: 122° 06' 43" West
 LENGTH FROM OHWM: 110'

DATE: NAVD 88

SQ. FT. : 480

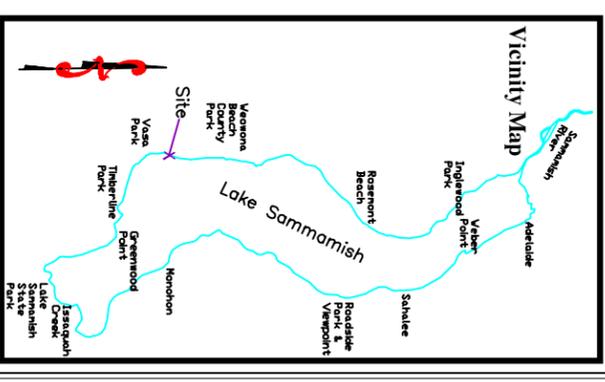
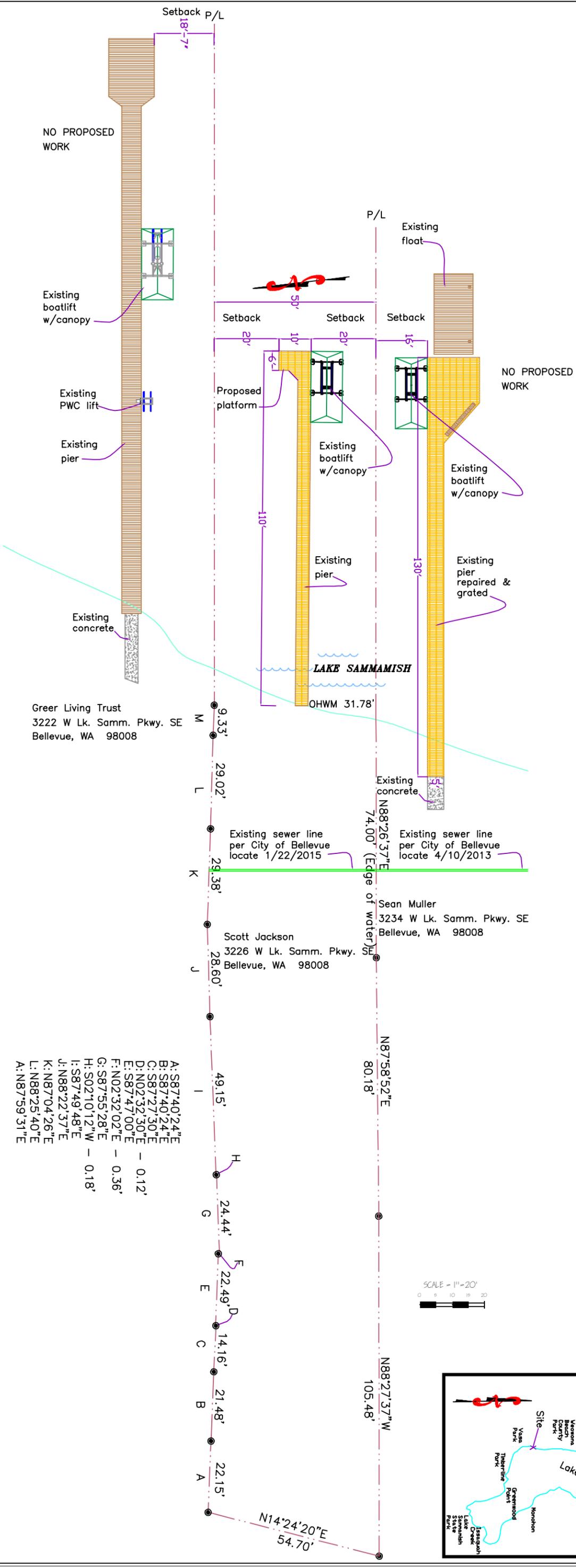
PROJECT DESCRIPTION: Add platform to existing pier.

DATE: 8/22/2014

Ashley Shoreline Design & Permitting

16412 NE 10th Place
 Bellevue, Washington 98008-3707
 Phone: (425) 957-9381
 greg@shoreline-permitting.com

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- A: S87°40'24"E
- B: S87°40'24"E
- C: S87°27'30"E
- D: N02°32'30"E - 0.12'
- E: S87°47'00"E
- F: N02°32'02"E - 0.36'
- G: S87°55'28"E
- H: S02°10'12"W - 0.18'
- I: S87°49'48"E
- J: N88°22'37"E
- K: N87°04'26"E
- L: N88°25'40"E
- A: N87°59'31"E

SHORELINE PROJECT FOR : Scott Jackson
 3226 W L. Samm. Pkwy. SE
 Bellevue, WA 98008

LOCATION: Lake Sammamish
LAT: 47° 34' 51" North
LONG: 122° 06' 43" West
LENGTH FROM OHWM: 110'

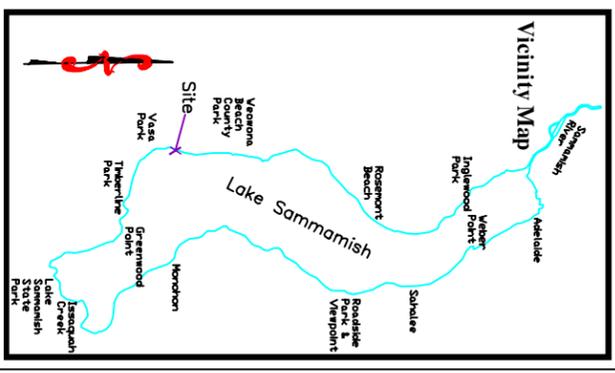
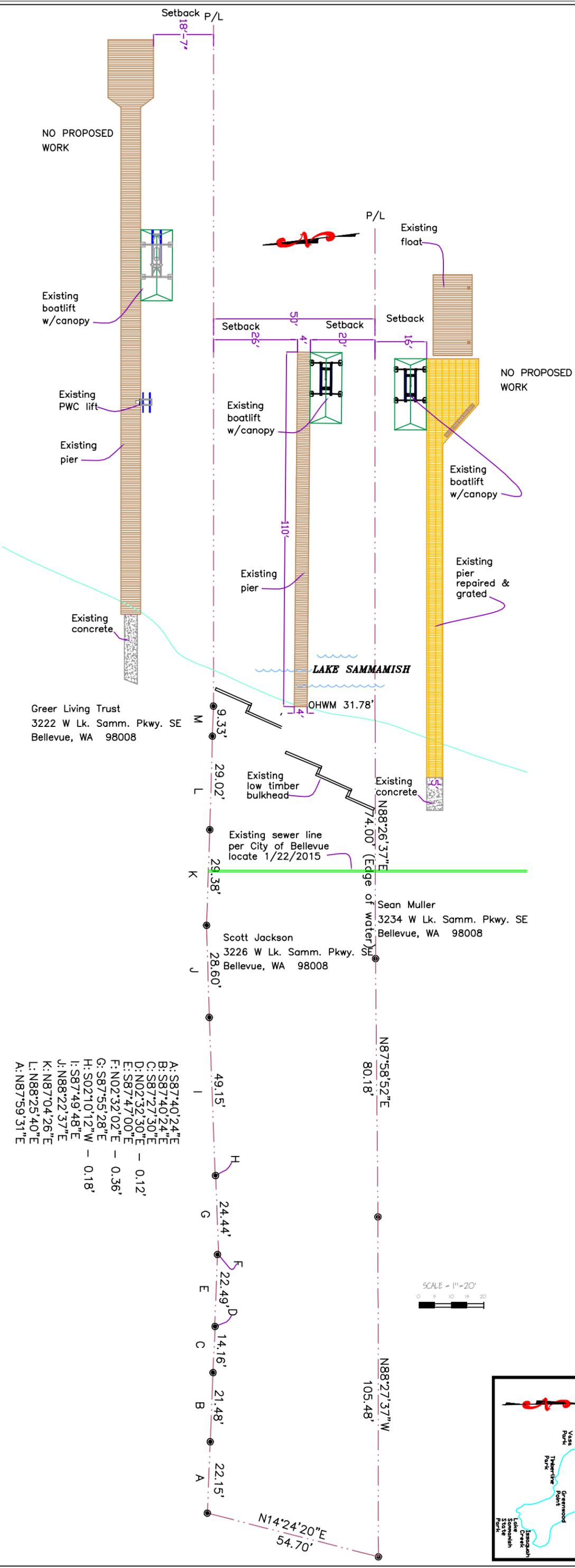
DATUM: NAVD 88
SQ. FT. : 480
PROJECT DESCRIPTION: Add platform to existing pier.
DATE: 8/22/2014

DATE: 8/22/2014

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- A: S87°40'24"E
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- D: N02°32'30"E
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- G: S87°55'28"E
- H: S02°10'12"W - 0.12'
- I: S87°49'48"E
- J: N88°22'37"E
- K: N87°04'26"E
- L: N88°25'40"E
- A: N87°59'31"E

SHORELINE PROJECT FOR: Scott Jackson
 3226 W L. Samm. Pkwy. SE
 Bellevue, WA 98008

LOCATION: Lake Sammamish
 LAT: 47° 34' 51" North
 LONG: 122° 06' 43" West
 LENGTH FROM OHWM: 110'

DATUM: NAVD 88

PROJECT DESCRIPTION: Add platform to existing pier.

DATE: 8/22/2014

PAGE: 1 of 3

SQ. FT.: 480

**CRITICAL AREAS REPORT
SHORELINE FUNCTIONS EVALUATION
MITIGATION AND MONITORING REPORT**

**JACKSON
PRIVATE DOCK MODIFICATIONS**

**3226 West Lake Sammamish Parkway SE
Bellevue Washington 98008**

Prepared by:

Cedarock Consultants, Inc.
19609 244th Avenue NE
Woodinville, Washington 98077

Prepared for:

Scott and Morgan Jackson
3226 West Lake Sammamish Parkway SE
Bellevue Washington 98008

May 7, 2015

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APPENDIX

Mitigation planting plan

1.0 INTRODUCTION

1.1 Project Description

The applicant is proposing to add a 40 sq.ft. platform to the end of an existing wooden dock on Lake Sammamish. Two new pile will be added. As mitigation, 30 of the existing 48 piles will be removed, all of the solid wood decking will be replaced with open grating, concrete block shoreline armoring will be removed, a creosote timber bulkhead will be removed, and 40 sq.ft. of new native plantings will be added along the shoreline.

Development standards for docks in Lake Sammamish are covered under LUC 20.25E.080.N.1.b. The proposed dock work meets all required standards except the following:

1. LUC 20.25E.080.N.1.b.iv.3.a. *Ells are allowed only over water with depths of nine feet or greater at the landward end of the ell.*

The natural slope of the lake bed in this location would require the dock be extended another approximately 80 feet out into the lake in order to meet the code requirement. The increase in overwater coverage and new pile that would be required to meet code would defeat any environmental benefits of moving the ell further offshore to get to deeper water. Effects of the proposed action as a result of not meeting this development standard are discussed in Section 4.1.

1.2 Purpose of this Report

This report was prepared for following purposes:

1. To evaluate environmental effects of the proposed dock modifications with mitigation on environmental functions within the Lake Sammamish Shoreline environment;
2. To evaluate environmental effects of the proposed modifications on Critical Areas, and;
3. To describe proposed mitigation and monitoring for the new work.

1.3 Report Author

This report was prepared by Carl Hadley, a professional fisheries biologist with over 25 years of experience in western Washington.

2.0 EXISTING CONDITIONS

This section provides a description of shoreline habitat and critical areas on and within 150-feet of the proposed dock area under existing conditions. Critical areas within 150-feet of the work area include Lake Sammamish, the lake's riparian buffer, and habitat associated with species of local, state, and federal importance (Figure 1). Adjoining properties include similar critical areas.

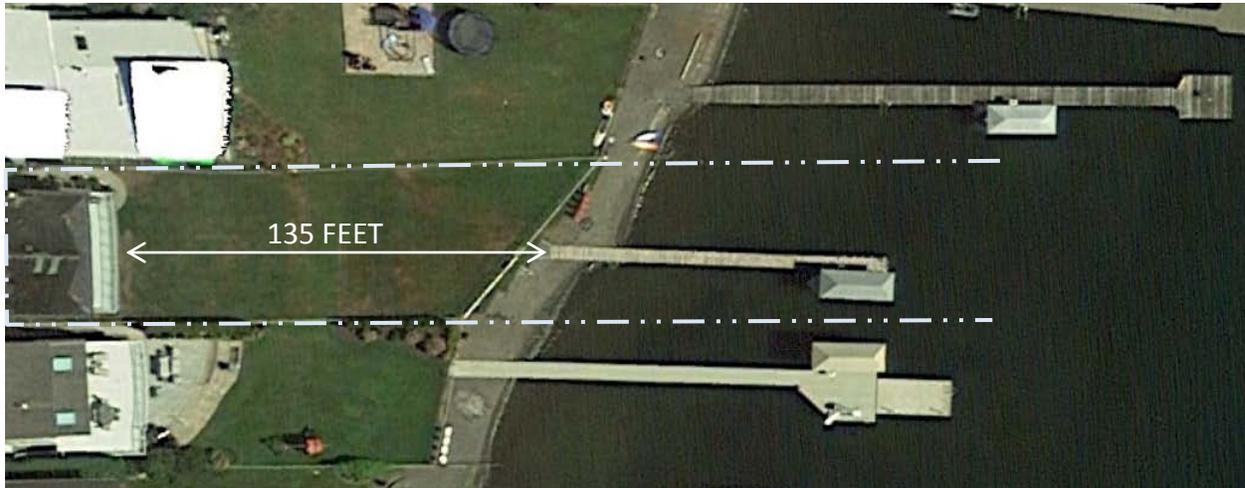


Figure 1. Jackson (center) and neighboring properties on Lake Sammamish.

2.1 Lake Sammamish

A survey of Lake Sammamish in the vicinity of the work area survey was conducted on the morning of December 6, 2014 by a professional biologist. The Jackson property and adjoining properties are highly modified including houses, docks, slope modifications and landscaping (Figure 1). The properties have no banks and very gradual slopes leading away from the water. Significant retaining walls and other bank protection measures are generally absent in this area although the subject property has treated timbers placed along the shore above OHW that provide some erosion protection. The shoreline is characterized by a gravel beach to above OHW (Figure 2). Lawns in the area come down to the beach where a short drop of less than a foot is typically present. Minor armoring is present at the edge of most of the lawns.



Figure 2. Shoreline and buffer conditions in December 2014 looking west (red lines show approximate property boundaries).

Lake Sammamish is a shoreline of the state (classified as a Type S water under the Bellevue land use code LUC 20.25H.075.B.1). The lake in this area consists of open water that continues

uninterrupted offshore for between one and two miles. The gravel dominated substrate drops off slowly to about 9 feet within 190 feet from shore. The east-facing property is not located in an area subject to high wave action during storm events. High water occasionally reaches up to the lawn during winter, and minor erosion has been reported as an ongoing concern.

There is no retaining wall on this property and bank protection measures are minor (Figure 2). The treated timbers and some chunks of concrete placed under the dock have generally been enough to protect the shoreline from significant erosion. Occasional gravel replenishment appears to have occurred based on the size of the gravel across the subject and neighboring lots. Some weedy grasses and small forbs are located below OHW. The remainder of the Lake Sammamish buffer upland of the beach consists of a lawn (Figure 2). The lawn extends from the beach up about 135-feet to the house.

Lake Sammamish has documented fall Chinook, coho, sockeye, and winter steelhead presence. Resident cutthroat trout and various warmwater fish species are also known to use Lake Sammamish year-round. Historic sockeye beach spawning has not been reported on this property. The nearest spawning was reported about 500 feet to the north. No other species have been reported to spawn within or near the project site. Adult salmon migrate through Lake Sammamish to spawning habitat in Issaquah Creek and other tributaries feeding the lake. Vasa Creek, located approximately 775 feet to the south, contains the nearest salmonid spawning habitat with documented kokanee and coho spawning. Steelhead may also use Vasa Creek. Juvenile salmon migrate past the site on their journey to Puget Sound. Chinook and steelhead are protected under the federal Endangered Species Act.

2.2 Streams

Vasa Creek, located approximately 775 feet to the south, is the nearest salmon-bearing stream. Vasa Creek contains documented resident trout, coho, and kokanee use. Steelhead may also use the creek on occasion.

2.3 Wetlands

A cursory examination of the property and a review of public records found no evidence of wetlands on the site. No seeps or wetland plants were noted.

2.4 Geologic Hazard Areas

The property within 150-feet of Lake Sammamish has a very low slope (Figure 2). No steep or unstable areas were noted near the proposed work area.

2.5 Species of Local Importance

The wildlife habitat review consisted of a site-specific survey and consultation with the Washington Department of Fish and Wildlife database¹. The site and surrounding lands have

¹ Washington Department of Fish and Wildlife. 2015. Priority habitat and species map.

been developed mostly as high-density single-unit residential housing. Minimal habitat suitable for terrestrial and avian species is found in the area; the landscape has been significantly modified by past clearing, fragmentation, and introduction of non-native landscaping species (e.g. lawn). There are no significant trees within 150-feet of the dock. The properties have all been fenced. Species that may be expected to be found intermittently on this site are deer, coyote, Douglas and eastern grey squirrels, other assorted rodent species, raptors, and song birds. No terrestrial wildlife species listed by the U.S. Fish and Wildlife Service, Washington Department of Fish and Wildlife, King County, or City of Bellevue as threatened, endangered, sensitive, critical, candidate or of local importance (LUC 20.25H.150.A) are expected to utilize habitats found within 150 feet of the dock.

Federally protected species including Chinook salmon and steelhead are found in Lake Sammamish. Additional description of aquatic species and habitat is provided in Section 2.1.

2.6 Flood Hazard Areas

Land subject to a one-hundred-year flood is present on the property below elevation 36.1 feet. This includes the entire area in which the dock is located.

3.0 EFFECTS OF THE PROPOSED ACTION ON SHORELINE FUNCTIONS

The effect of the proposed dock modifications on shoreline ecological functions is discussed in this section. Standard shoreline ecological functions include water quality improvements, bank protection, organic material source, and wildlife habitat. Each of these functions is reviewed below for both the pre- and post-redevelopment condition.

In shoreline areas the standard for protection is “no net loss”. No net loss means that, following an action, shoreline ecological functions necessary to sustain shoreline natural resources are equivalent to or greater than ecological functions immediately prior to the action. As noted in Ecology guidelines for the Shoreline Management Act, the “no net loss” standard focuses on shoreline ecological functions “as they currently exist”². In this case “as they currently exist” refers to the conditions with the existing beach, landscaped yard, patio, and lack of native vegetation anywhere within 150 feet of Lake Sammamish. No net loss does not compare to theoretical, perfect, or undisturbed conditions as may have occurred before the area was developed.

Shoreline habitat in its natural condition performs many functions essential to fish survival and productivity. Vegetation in riparian areas can provide shade and helps maintain cool water temperatures needed by most fish native to the Pacific Northwest. Plant roots stabilize banks, help control erosion and sedimentation, and can offer refuge habitat for juvenile fish. Vegetation creates overhanging cover for fish. Where present, trees and shrubs contribute

² See WAC 173-26-201(2)(c) (no net loss focuses on sustaining “existing shoreline natural resources” and protecting shoreline resources “as they currently exist”).

leaves, twigs, and insects to waterbodies, thereby providing basic food and nutrients that support fish and aquatic wildlife. Large trees that fall can create refuge habitat needed by small fish for cover and protection from predators. Riparian vegetation, litter layers, and soils filter incoming sediments and pollutants, thereby assisting in the maintenance of high water quality needed for healthy fish populations³.

Primary ecological functions provided within the Lake Sammamish shoreline on the project site are described below along with an evaluation of the project impact. Shoreline functions and values are based on WDFW guidelines⁴ and other best available science⁵. The discussion is summarized in Table 1.

Existing conditions on the subject property consist of a low-slope gravel-dominated beach (Figure 2), and a low-slope shoreline covered entirely with grass. There are no large trees on the site and no native trees or shrubs are present within 150 feet of the lake on the project site. Vegetation near the shoreline consists of exotic annual and perennial grasses and a few forbs, the extent of which varies from year to year. The nearshore area of Lake Sammamish in this area slopes very gradually offshore and doesn't reach 9-feet before 190 to 200-feet beyond OHW.

The proposed dock work will increase overwater cover over a 40-sq.ft. area of relatively shallow water (about 7-feet) located 100 to 110-feet offshore (Table 2). It will decrease overwater coverage over 440 sq.ft. of shallow water (0 to 7-feet) located between 0 and 110-feet offshore. There will be a new reduction of 28 pile between 0 and 110-feet offshore. No vegetation will be eliminated with dock construction. Proposed mitigation will add 40 sq.ft. of new native landscaping within the shoreline area near OHW.

³ Knutson, K. L. and V. L. Naef. 1997. Management recommendations for Washington's priority habitats: riparian. Washington Department of Fish and Wildlife, Olympia, WA. 181p.

⁴ Ibid.

⁵ For example, see Citations of Recommended Sources of Best Available Science for Designating and Protecting Critical Areas. 2002. Washington State Office of Community Development, Olympia, WA. and City of Bellevue's 2005 Best Available Science (BAS) Review (Herrera 2005).

Table 1. Standard Lake Shoreline Buffer Functions and Analysis of Change

Buffer Function	Description of Function	Current Buffer Function	Buffer Function After Re-Development
Shade	The ability to help maintain low water temperatures and create a cool and humid microclimate.	Non-existent for the project site due to a lack of vegetation (trees and shrubs) overhanging or adjacent to Lake Sammamish.	No change
Beneficial Nutrient Sources	The ability to provide food resources to the Lake in the form of leaf litter, vegetative matter, and terrestrial insects.	Non-existent for the project site due to a lack of native vegetation within more than 100-feet of Lake Sammamish.	Beneficial Effect - 40-square feet of new native vegetation adjacent to OHW will increase nutrients.
Woody Debris Recruitment	The ability to provide large woody debris to Lake Sammamish.	Non-existent for the project site due to a lack of potential recruitment trees.	No change
Sediment and Pollutant Control	The ability to physically filter sediments, chemicals, and nutrients.	Low due to a lack of native vegetation and little surface water running off of, or across the site.	Beneficial Effect with planting of new native vegetation between lake and lawn and removal of the treated wood bulkhead.
Bank Stability and Sediment Recruitment	The ability to maintain bank stability and prevent increased erosion along the shoreline of Lake Sammamish.	Low due to lack of vegetation along shoreline.	Beneficial Effect with planting of new native vegetation adjacent to OHW.
Human Access Control	The ability to reduce or eliminate human disturbance along a sensitive shoreline.	None. Access control is not an issue for this private property.	No change
Wildlife Habitat Suitability	The ability to provide habitat for upland mammals and avian species within the riparian corridor.	Low for the project site. Site consists primarily of lawn with no wildlife function.	Beneficial Effect - 40-square feet of new native vegetation adjacent to Lake Sammamish will increase wildlife forage habitat.

Shoreline Buffer Function: The physical, chemical, and biological processes or attributes of the buffer.

Table 2. Impact and Mitigation Areas

Impact	Mitigation	Description
24 sf		New overwater coverage created by addition of new platform to end of dock (40 sf of 40% open grating material).
	176 sf	Reduction in overwater coverage by replacement of existing solid decking with 40% open grating over 440 sf
2 pile		Two new pile required to support new platform
	30 pile	Number of existing piles on property to be removed
0 sf		Riparian plant disturbance
	40 sf	Addition of new native planting near OHW
Conclusion:		<ul style="list-style-type: none"> • Net reduction of 152 sf of overwater coverage • Net reduction of 28 pile • Net increase of 40 sf of native riparian buffer plantings • Removal of 63 LF of treated wood bulkhead • Removal of ~ 1 cu.yd. concrete scrap under dock

3.1 Water Quality

Vegetation adjacent to a waterbody can improve water quality by filtering pollutants, removing nutrients, and preventing sediment introduction. The water quality function of the existing shoreline area is generally absent. The beach consists primarily of gravel. While the beach area periodically contains non-native forbs, vegetation for the most part is absent or sparse. Soils absorb some rainfall and surface water runoff coming from nearby slopes but wave action and rapid infiltration means that most water landing on the beach ends up in Lake Sammamish relatively quickly. Any foreign material such as silts and landscaping chemicals receive minor filtering action by the soils before water reaches the lake.

The addition of 40-sf of native plantings will slightly improve the quality of runoff from the site assuming chemicals such as fertilizer or herbicides are used on the non-native grasses. It will also add some wildlife habitat and a source of allocthonous material. The removal of the creosote timbers used as a bulkhead along the shoreline will also improve water quality in the area.

3.2 Water Quantity

No increase of impervious surface and no change in upland land use are proposed. Runoff volume from the site will not change.

3.3 Beneficial Nutrients

Native riparian buffers can be important to aquatic habitat productivity being the primary source of leaf litter and insects delivered to fish habitat. When present, overhanging vegetation contributes leaves, vegetative litter, and small woody debris directly to the waterbody.

No trees or shrubs will be removed under the proposed action. The applicant has proposed a native species revegetation effort for the lakefront area as mitigation for effects of the new dock. Native plants will be placed in the beach area between the OHW and the lawn. A small increase in beneficial nutrient delivery will be provided in this area.

3.4 Temperature & Shade

No overhanging vegetation is currently present on the subject property. Construction and presence of the small platform will have no effect on water temperature in Lake Sammamish.

3.5 Human Access Control

One function of buffers in populated areas can be reducing the direct encroachment of humans on the watercourse. This project will be conducted on private property where access control is not an issue.

3.6 Woody Debris

Large and small woody debris consists of downed tree stems and branches and is a functionally important structural component of watercourses and lakes in the Pacific Northwest. There is no vegetation capable of supplying woody debris on the property. The project will have no effect on woody debris contribution.

3.7 Bank Stability

Roots from vegetation growing along waterbodies can help stabilize soils and reduce erosion.

The gravel found along the subject shoreline naturally aggrades and erodes with minimal influence of any native plants along the shoreline. The existing lawn currently located above OHW provides some stability along the upper shoreline area and helps prevent erosion. Planting above OHW will provide additional protection of the shoreline as wave attenuation is provided. Bank stability will be increased to a small degree by the proposed mitigation plantings.

3.8 Shoreline Function Conclusion

The site is currently developed with an existing residence and lawn. The proposed dock work will not disturb any native vegetation or result in any physical change to the upland shoreline area other than removal of treated bulkhead timbers and some concrete chunks. Due to the proposed increase in native vegetation, there will be a small beneficial effect on vegetative functions. No change in the quantity of water leaving the site is proposed and a minor benefit

to water quality is expected. Under the Shoreline Management Act, this level of protection will provide “no net loss” of shoreline ecological functions necessary to sustain shoreline natural resources.

4.0 PROJECT EFFECTS ON CRITICAL AREAS

Critical areas are defined in the City of Bellevue under BCC LUC 20.25H.025. They include streams, wetlands, shorelines, geologic hazards, habitat and species of local importance, flood hazard areas, and buffers. Existing conditions of each critical area on or near the site are described in Section 2.0 of this report. This section describes any actions that will be taken within or near the critical area and any proposed changes to the functions or values that will occur.

4.1 Streams and Lakes

Due to the long distance, the project will have no effect on the functions or values of Vasa Creek located 775-feet to the south, or the area of Lake Sammamish influenced by the watercourse.

The dock is located on Lake Sammamish. The dock will result in new permanent overwater coverage of 40 sq.ft. located 100 feet offshore but in relatively shallow water. To protect migrating juvenile salmonids, it is preferable to locate new overwater coverage away from the shallow nearshore areas where these smaller fish typically swim as a mechanism to avoid predation by larger fish. The agencies charged with protecting fisheries in Washington State (i.e. NOAA/NMFS and WDFW) recommend that dock platforms be a minimum of 30-feet offshore to protect the most critical migratory area⁶. The proposed action greatly exceeds this recommendation. The City of Bellevue additionally requires that piers be constructed over water with depths of nine feet or greater at the landward end of the pier. This is likely required in part to protect the salmonid migratory corridor but also to help prevent shading of the littoral zone and the resultant potential loss of vegetation that grows in this area and provides valuable fish habitat. The natural slope of the lake bed in this location would require the dock be extended another approximately 80 feet out into the lake in order to reach the depth required to meet the code. This would result in increased shading and vertical structure throughout the littoral zone. The increase in structure and shade would defeat any environmental benefits of moving the pier further offshore to get to deeper water. Rather than extending the dock, the applicant has proposed to mitigate impacts to the littoral zone by replacing the existing solid surface dock with open grating, and by removing 30 of the 48 existing piles (63 percent). The net effect will be a 35 percent reduction in overwater shading (from 440 to 280 sq.ft.). This will benefit the area where most young salmon are found by eliminating solid overhead cover and greatly reducing the type of vertical structure often used by salmonid predators.

⁶ Corps of Engineers, United States Department of the Interior, United States Department of Commerce. 2001. Endangered Species Act guidance for new and replacement piers and bulkheads in Lake Washington, Lake Sammamish, and the Ship Canal, including Lake Union.

Construction impacts will be minimized by minimizing inwater work, and working only during the recommended work window for the protection of Chinook salmon and other salmonid species. Only two new piles will require driving, and these will be simply vibrated into place to refusal. There is no need for proofing. No upland grading, welding, or clearing is necessary. The only construction impact will be a short term temporary increase in noise and visual disturbance as work on the dock is completed using primarily hand tools.

Overall, the dock will slightly improve aquatic habitat quality in the immediate area with the reduction in overwater coverage and vertical structure.

4.2 Wetlands

No wetlands, seeps or springs were noted on the site or reported in sensitive areas portfolios.

4.3 Shorelines

Lake Sammamish is a shoreline of the state. Changes to shoreline functions are described in Section 3.0 of this report.

4.4 Steep Slopes

No steep slopes are located in the work area or within more than 150-feet of the work area. The project will have no effect on steep slopes.

4.5 Species of Local Importance

No habitat that may have provided urban wildlife habitat for species of local importance will be affected by work on the dock. No native vegetation will be disturbed and no new human activities will be introduced to the area. The project will slightly increase native habitat with the planting of 00 sq.ft. of native shrubs and forbs along the shoreline. Overall there will be no significant adverse effects on upland wildlife habitat.

Sensitive fish species are found in Lake Sammamish and sockeye spawning has been reported nearby. However, no spawning or other habitat critical to protected salmon life histories is located on the site. The new dock will result in minor improvement of aquatic habitat quality in the immediate area as discussed in Section 4.1. Overall, no significant adverse effects to wildlife habitat are expected.

4.6 Flood Hazard Areas

A flood hazard area is located on the site. No grading or filling is proposed within the floodplain and no change in compensatory flood storage volume will occur.

4.7 Critical Areas Effects Summary

The proposed action will take place almost entirely below the OHW line of Lake Sammamish. There are no streams, wetlands, steep slopes, or areas of natural wildlife habitat in or within

150-feet of the proposed work area. No permanent adverse changes to upland habitat will occur. No significant adverse effects on critical areas are expected. Minor impacts are being mitigated with new native plantings in the buffer.

5.0 MITIGATION

The proposed dock will have a small but beneficial environmental effect on the ecological functions in the immediate area of Lake Sammamish due to the 35 percent reduction in overwater shading and 63 percent reduction in vertical structure. However, some small temporary adverse effects will occur during construction as noise and visual disturbances may preclude fish from using the immediate area of the lake. Mitigation for the project is being provided primarily by avoiding and/or minimizing impacts to sensitive areas. Some additional compensatory mitigation in the form of enhanced native plantings along the shoreline is proposed to help offset longer term impacts.

5.1 Impact Avoidance

The following actions are proposed to avoid impacts:

- No grading and only minor, temporary disturbance is proposed above the ordinary high water mark of Lake Sammamish.
- No work is proposed in wetlands, streams, or geologic hazard areas, or their buffers.
- No fill or grading is proposed within the floodplain.
- No native vegetation will be disturbed.

5.2 Impact Minimization

The following actions are proposed to minimize impacts:

- Work within the Lake Sammamish shoreline buffer and floodplain will be temporary, minimal, and limited only to areas of existing disturbance.
- BMPs recommended by the WDFW and federal fisheries agencies for the design of new docks have been utilized to reduce the effect on fish and aquatic habitat. These include shade and vertical structure minimization measures (see Section 4.1 for more detail).
- The final dock meets recommended size for single family uses.

5.3 Compensatory Mitigation

The following actions are proposed to mitigate for impacts:

- An area of 40 sq.ft. of new native plantings will be added to the Lake Sammamish buffer adjacent to the OHWM (see Planting Plan in Appendix).
- 63 linear feet of creosote timber bulkhead will be removed from along the shoreline.
- Approximately 1 cu.yd. of concrete scraps will be removed from below the existing dock.

6.0 MAINTENANCE

Controlling any non-native species and re-establishing native vegetation are the primary goals of this maintenance plan. Activities required to maintain new plantings include initial watering of the new plants, and periodic removal of non-native vegetation (weeding) within the buffer area.

- New plantings shall be watered from May through mid-October during the first season. A temporary irrigation system is allowed. A potable water source is available for this use.
- Due to the aggressively invasive habit of non-native species and the existence of nearby seed sources, control efforts shall be completed for five years following initial plant installation. Establishment of native plantings over the five year time period will create a well established native habitat lessening the chance for non-native vegetation invasion. The control of invasive weeds (competing grasses and herbs) shall be mechanically provided at the base of each plant at a minimum of twice per year, or more, should additional weeding be deemed necessary. The optimal season for weed control occurs in April thru September.
- The use of herbicides and pesticides after new planting operations is strictly prohibited unless given written permission by the City of Bellevue.
- All work shall be performed by hand with the lightest possible equipment.

7.0 MONITORING

Due to the small size and uncomplicated nature of the proposed planting area, and lack of wetland involvement, the planting area shall be self-maintained and self-monitored by the homeowner for five years. Vegetation monitoring shall consist of plant inspection to determine the health and vigor of each plant. All planted material in the buffer shall be inspected once a year for five years to determine the health of each specimen. Dead or dying material shall be replaced the following fall unless plant crowding is believed to be a problem. Plant species substitutions may be made if site conditions are believed responsible for plant mortality. Replacement species must be approved by the City.

Annual monitoring reports shall be submitted to the City of Bellevue, Attn: Environmental Planning Manager by October 31st in each of the five years. Photos of the mitigation plantings will be included in the monitoring reports to document conditions. The following schedule and performance standards apply and will be evaluated in the report for each year:

Year 1 (from date of plant installation)

- 100% survival of all installed plants and/or replanting in following dormant season to reestablish 100% of original plantings
- Less than 10% coverage of invasive plants in planting area.

Year 2 (from date of plant installation)

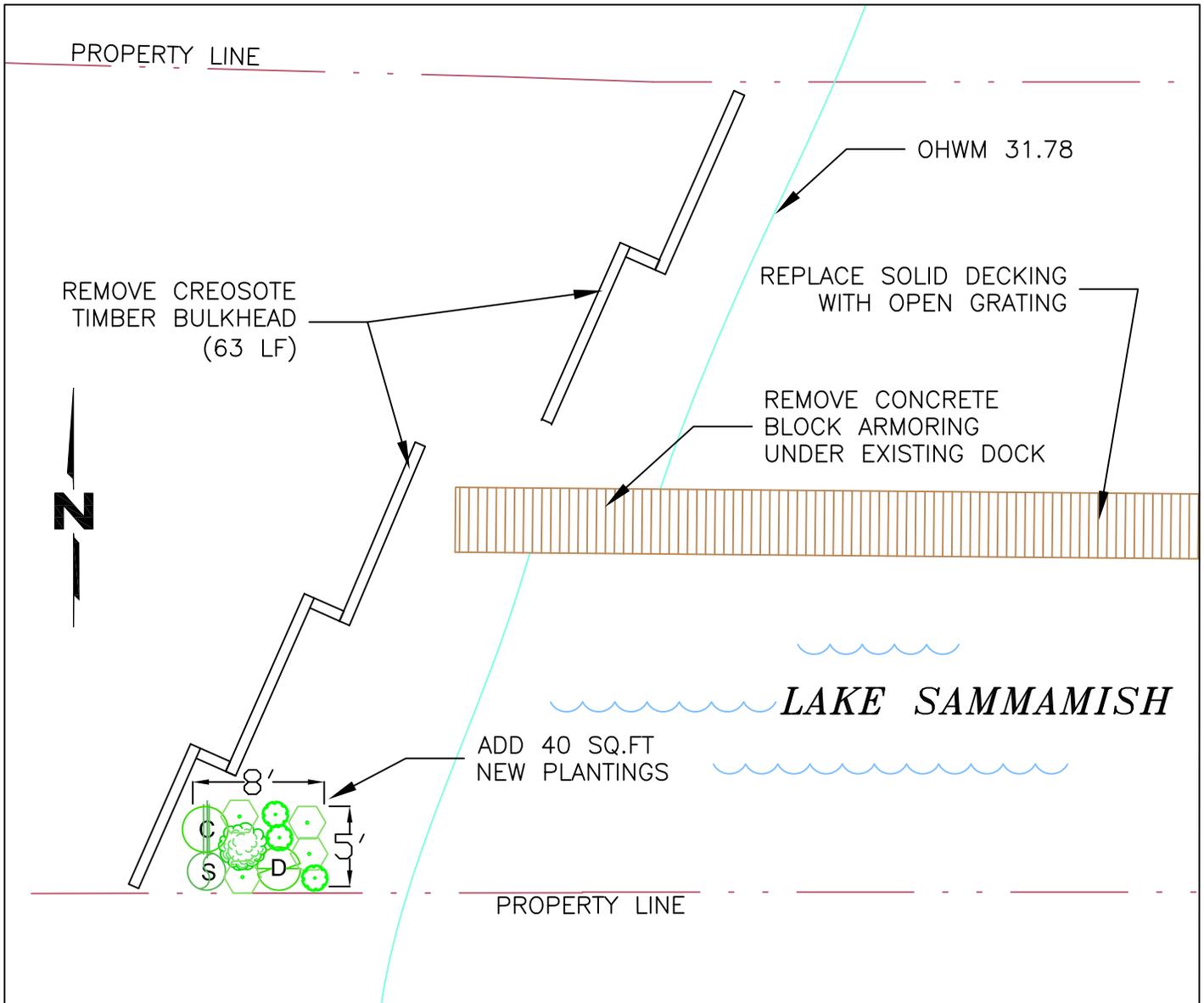
- At least 90% survival of all installed material
- Less than 10% coverage of planting area by invasive species or non-native/ornamental vegetation.

Year 3, 4, & 5 (from date of plant installation)

- At least 85% survival of all installed material
- At least 35% (Yr3), 50% (Yr4), 70% (Yr5) coverage of the planting area by native plants in each year respectively.
- Less than 10% coverage by invasive species or non-native/ornamental vegetation.

APPENDICES

Mitigation Planting Plan



PLANT NAME AND SPECIES	SIZE	#
SMALL FRUITED BULRUSH (<i>Scirpus microcarpus</i>)	1-GAL	3
SLOUGH SEDGE (<i>Carex obnupta</i>)	1-GAL	4
DOGWOOD (<i>Cornus sericea</i>)	2-GAL	1
FLOWERING CURRANT (<i>Ribes sanguineum</i>)	2-GAL	1
SNOWBERRY (<i>Symphoricarpos albus</i>)	2-GAL	1
SITKA WILLOW (<i>Salix sitchensis</i>)	2-GAL	1

A total of 40 square feet of area to be planted in one 5' x 8' area located just upland of the OHW. The planting area currently consists of lawn and gravel with no other vegetation.

A total of 10 shrubs/groundcovers (1 plant/4.0 square feet) and one (1) tree shall be planted. See Sheet 2 for planting details.

PLANT INSTALLATION

1. Plant materials shall be nursery grown in the Puget Sound area. Plants shall be normal in pattern of growth, healthy, well-branched, vigorous, with well-developed root systems, and free of pests and diseases. Damaged, diseased, pest-infested, scraped, bruised, dried out, burned, broken, or defective plants will be rejected.
2. If selected species are not available, then similar species may be substituted with approval from owner and City of Bellevue.
3. Planting shall occur during the cool season (September 15 through March 15).
4. Landscaper shall examine soils in the area to determine suitability for selected plants. New topsoil or compost amendment shall be added to a depth of 12" where necessary to support plants.
5. Plant all groundcover plants approximately 18-inches on center.
6. Immediately after planting, plants shall be watered to saturation.
7. Actual planting locations shall be field determined at time of planting by landscape architect or biologist.
8. Provide good quality landscape mulch around all shrubs. This can be omitted around grasses.

LANDSCAPING MAINTENANCE

- Controlling any non-native species and re-establishing native vegetation are the primary goals of this maintenance plan. Activities required to maintain new plantings include initial watering of the new plants, and periodic removal of non-native vegetation (weeding) within the planting area.
2. New plantings shall be watered from May through mid-October during the first season. A temporary irrigation system is allowed. A potable water source is available for this use.
 3. Due to the aggressively invasive habit of many non-native species around Lake Sammamish, and the existence of nearby seed sources, control efforts shall be completed for five years following initial plant installation. Establishment of native plantings over the five year time period will create a well established native habitat lessening the chance for non-native vegetation invasion.
 4. The control of invasive weeds (competing grasses and herbs) shall be mechanically provided throughout the planting area at a minimum of twice per year, or more should additional weeding be deemed necessary. The optimal season for weed control occurs in April thru September. The use of herbicides and pesticides after new planting operations is strictly prohibited unless given written permission by the City of Bellevue. All work shall be performed by hand with the lightest possible equipment.

MONITORING

1) Compliance monitoring consists of evaluating the plants and shoreline planting area immediately after plant installation. The objective is to verify that all design features, as agreed to in the plans, have been correctly and fully implemented, and that any changes made in the field are consistent with the intent of the design. Evaluation of the planting areas after restoration will be done by the homeowner. A brief compliance report will be prepared describing final plant counts and noting any substitutions or movement of plants when compared to the design. Rationale for changes shall be provided. Three photo points will be established giving complete coverage of the buffer area.

2) Long Term Monitoring – New plantings will be monitored in the summer once a year for a five year period. Monitoring will be conducted by the homeowner to quantify the survival, relative health and growth of plant material. An annual monitoring report submitted to the City following each years monitoring visit will describe and quantify the status of the mitigation and provide the three photos from the same locations as the compliance report.

Vegetation monitoring will consist of plant inspection to determine the health and vigor of the installation. All planted material in the buffer will be inspected during each monitoring visit to determine the level of survival of the installation. Each shrub and tree will be rated either as dead, dying, or healthy. Dead or dying material will be replaced the following fall unless plant crowding is believed to be a problem. Plant species substitutions may be made if site conditions are believed responsible for plant mortality. Replacement plants must be approved by the City. Volunteer native, non-invasive species will be included as acceptable components of the mitigation project. Ground covers will be rated as percent ground coverage for each of the major areas covered with these species.

At least three photo points will be established giving complete coverage of the buffer area. Photos will be taken at each point during every monitoring visit and submitted as part of the annual monitoring report.

PERFORMANCE STANDARDS

Year 1 (from date of plant installation)

- 100% survival of all installed plants and/or replanting in following dormant season to reestablish 100% of original plantings
- Less than 10% coverage of invasive plants in planting area.

Year 2 (from date of plant installation)

- At least 90% survival of all installed material
- Less than 10% coverage of planting area by invasive species or non-native/ornamental vegetation.

Year 3, 4, & 5 (from date of plant installation)

- At least 85% survival of all installed material
- At least 35% (Yr3), 50% (Yr4), 70% (Yr5) coverage of the planting area by native plants in each year respectively.
- Less than 10% coverage by invasive species or non-native/ornamental vegetation.

<p>JACKSON MITIGATION PLANTING PLAN</p>	<p>CEDAROCK CONSULTANTS, INC.</p>	<p>3226 West Lake Sammamish Pkwy SE Bellevue WA 98008</p>	
	<p>19609 244th Avenue NE Woodinville, WA 98077 (425) 788-0961</p>	<p><i>NTS</i></p>	<p><i>SHEET 2 OF 2</i></p>