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

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Tong Wang

LOCATION OF PROPOSAL: 799 96th Ave SE

DESCRIPTION OF PROPOSAL: Critical Areas Land Use permit for Disturbance of steep slope critical area, critical area buffers, and structure setbacks to construct a new single family residence and associated improvements.

FILE NUMBERS: 15-121137-LO **PLANNER:** Drew Folsom

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 **6/16/2016**

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

This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals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

Environmental Coordinator

6/1/2016
Date

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

City of Bellevue
Development Services Department
Land Use Staff Report

Proposal Name:	Zhao Residence Critical Area Modification
Proposal Address:	799 96th Ave SE
Proposal Description:	Critical Areas Land Use Permit for disturbance of steep slope critical area, critical area buffers, and structure setbacks to construct a new single-family residence and associated improvements.
File Number:	15-121137-LO
Applicant:	Tong Wang
Decisions Included	Critical Areas Land Use Permit (Process II. 20.30P)
Planner:	Drew Folsom, Land Use 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 A. Brennan, Director Development Services Department By: _____ Carol V. Helland, Land Use Director

Application Date:	August 19, 2015
Notice of Application Date:	October 29, 2015
Decision Publication Date:	June 2, 2016
Project/SEPA Appeal Deadline:	June 16, 2016

For information on how to appeal a proposal, visit Development Services Center at City Hall or call (425) 452-6800. Comments on State Environmental Policy Act (SEPA) Determinations can be made with or without appealing the proposal within the noted comment period for a SEPA Determination. Appeal of the Decision must be received in the City's Clerk's Office by 5 PM on the date noted for appeal of the decision.

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1. Mitigation Plan – Enclosed
2. Critical Areas Report by Pioneer Engineering, Inc. – In File
3. SEPA Checklist – In File

I. Proposal Description

The applicant proposes to build a single family residence on the site located at 799 96th Ave SE. The proposal includes a critical areas report with a request to disturb a steep slope critical area, steep slope critical area buffers, and structure setbacks. The critical areas report proposes to: remove a 1,089 steep slope, associated buffer, and structure setback from critical area status and; modify remaining steep slope buffers and structure setbacks to a minimum of 5 feet to construct a single family home and associated driveway. The development will take place in the northern portion of the lot where it is necessary to gain access. Approximately 14 trees will be removed to construct the residence and driveway. As part of the mitigation plan, 3,150 of the steep slope south of the residence will be replanted with native vegetation including over 30 native trees. The mitigation will also include the placement of downed trees.

A Critical Areas Land Use Permit (CALUP) is required to modify steep slopes, buffers, and structure setbacks. SEPA environmental review is a part of this CALUP as there is work proposed in a critical area.

Figure 1 (Site Plan)

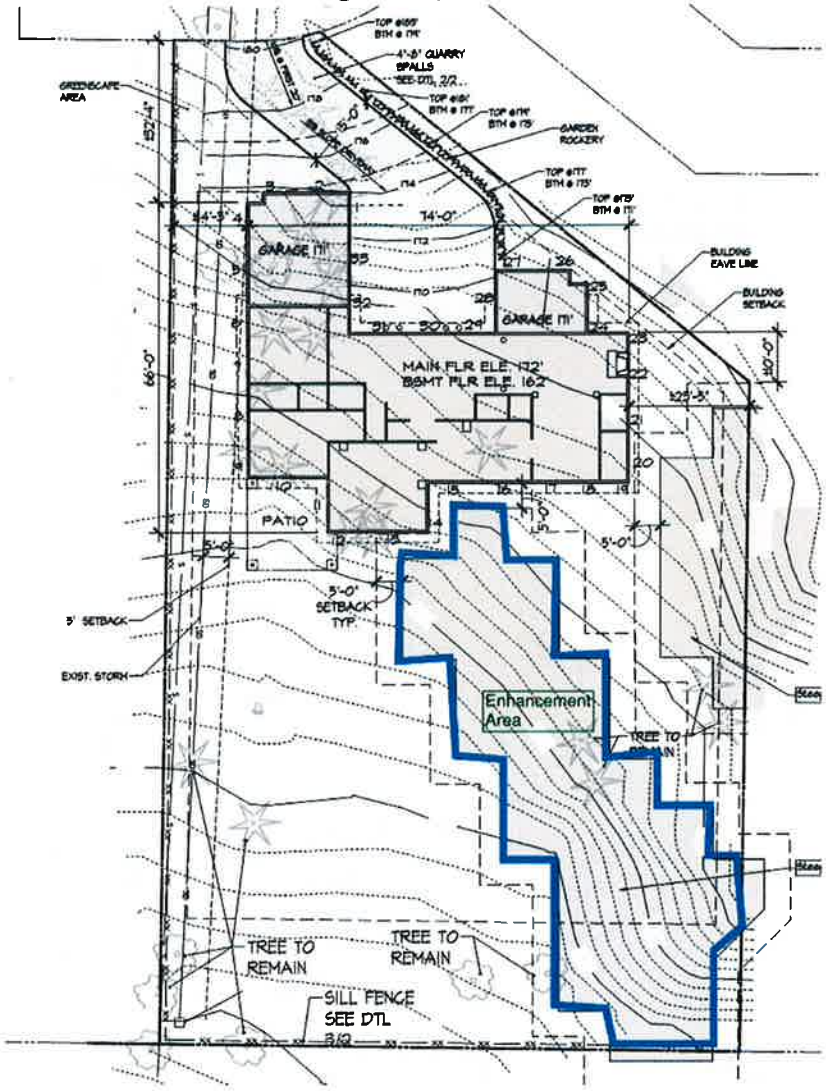
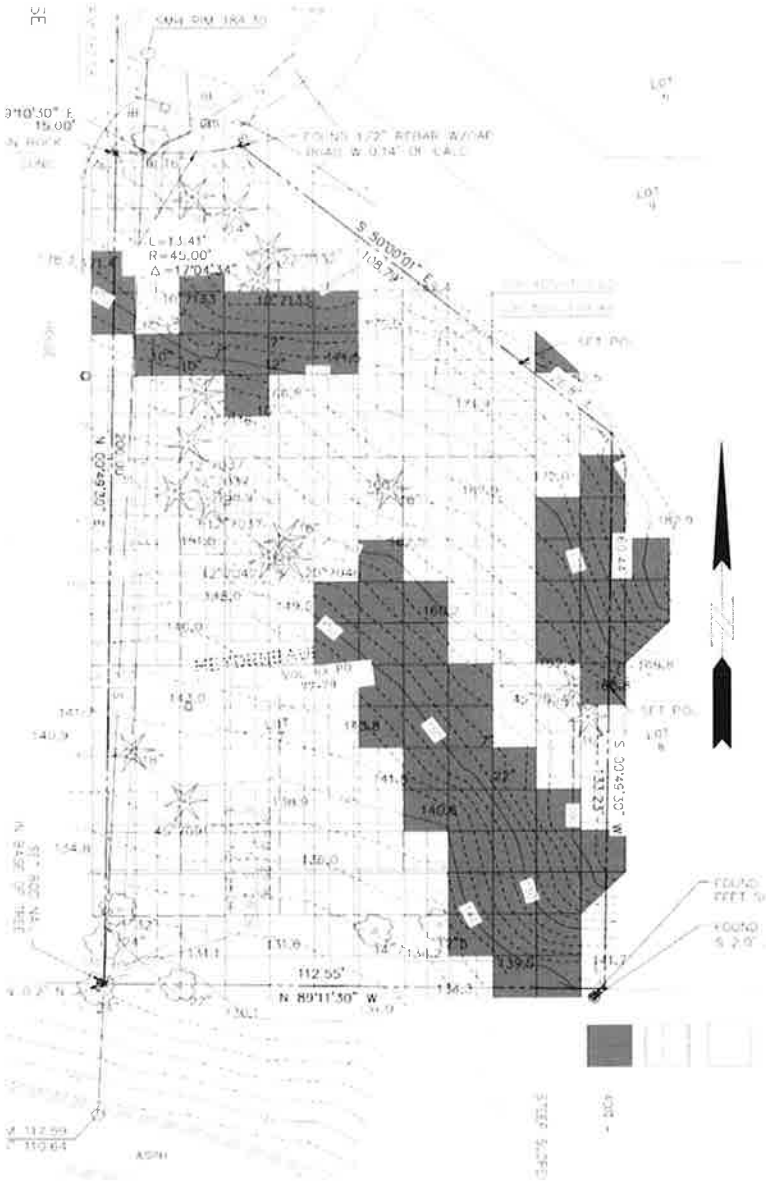


Figure 2 (Steep Slope Survey)



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

A. Site Description

The project site is located in a community of single family homes in the Southwest Bellevue Subarea of the City. The site is currently undeveloped. Access to the site is gained via 96th Ave SE. Chism Beach Park borders the property to the south. The site contains significant vegetative cover comprised mainly of upland species such as Big-Leaf maple, Douglas fir, red alder, sword fern, Oregon grape, and Himalyan blackberry. The topography of the sight slopes steeply from north to south. Approximately 5,000 square feet of the site meets the definition of steep slopes under LUC 20.25H. An aerial photograph of the site is included as figure 3.

Figure 3 (Aerial Photograph)

B. Zoning

The property and surrounding properties are zoned R-1.8, single-family residential. The proposed work is allowed in this zone.

C. Land Use Context

The property has a Comprehensive Plan Land Use Designation of SF-Low (Single-Family Low Density) and the subject site and surrounding properties are developed with single family homes. The site also abuts a Park use to the south.

D. Critical Areas On-Site and Regulations

i. Geologic Hazard Areas

Geologic hazards pose a threat to the health and safety of citizens when commercial, residential, or industrial development is inappropriately sited in areas of significant hazard. Some geologic hazards can be reduced or mitigated by engineering, design,

or modified construction practices. When technology cannot reduce risks to acceptable levels, building in geologically hazardous areas is best avoided (WAC 365-190).

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

ii. Habitat Associated with Species of Local Important LUC 20.25H.150.A

Urbanization, the increase in human settlement density and associated intensification of land use, 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 R-1.8 zoning dimensional requirements found in LUC 20.20.010 apply to the proposed home construction. Based on the plans and information submitted the structural lot coverage will be approximately 25 percent and the impervious surface coverage will be approximately 27 percent. The plans submitted generally demonstrate conformance with zoning dimensional standards, however conformance will be verified during building permit review. **See Conditions of Approval in Section X of this report.**

B. Critical Areas Requirements LUC 20.25H:

The City of Bellevue Land Use Code Critical Areas Overlay District (LUC 20.25H) establishes performance standards and procedures that apply to development on any site which contains in whole or in part any portion designated as critical area, critical area buffer, or structure setback from a critical area or buffer.

i. Consistency With LUC 20.25H.125

The steep slopes performance standards are incorporated into the project as found in the submitted critical areas report which is Attachment 2 of this staff report. The proposal is designed to minimize alterations to the steep slope critical areas and buffers and the structure is tiered to conform to the slope. The disturbance of the steep slope critical area and critical area buffers is limited to the residence, driveway, and associated rockeries. As demonstrated in the supporting geotechnical documentation, the stability of adjacent critical slope areas will not result in a greater risk or a need for increase buffers on neighboring properties as a result of the proposed development. Disturbed areas will be mitigated by a replanting plan and placement of downed trees. **See Conditions of Approval in Section X of this report.**

ii. Consistency with Critical Areas Report 20.25H.140 and 145 Critical areas report – Approval of modification.

The application includes a copy of the site plans for the proposal and a topographic survey. A geotechnical report was prepared by Pioneer Engineering, Inc. The report includes an analysis of the site's geological characteristics and the proposed project. The report notes that the project will grade a "marginal steep slope" containing spoils likely created by the development of 96th Ave SE. The report recommends a 5-foot minimum setback from the top and toe of the remaining steep slopes. The report states: "Significant improvements of slope stability can be achieved from the property development" and demonstrates the project will increase the "factor of safety" for static and seismic stability.

The proposal will remove approximately 14 significant trees and understory vegetation in the northern portion of the lot. These impacts are not environmentally significant and will be mitigated by the placement of downed trees and replanting steep slope with native vegetation. **See Conditions of Approval in Section X of this report.**

IV. Public Notice and Comment

Application Date:	August 19, 2015
Public Notice (500 feet):	October 29, 2015
Minimum Comment Period:	November 12, 2015

The Notice of Application for this project was published the City of Bellevue Weekly Permit Bulletin on October 29, 2015. It was mailed to property owners within 500 feet of the project site. No comments were received.

V. Summary of Technical Reviews

A. Clearing and Grading

The Clearing and Grading Division of the Development Services Department has reviewed the proposed site development for compliance with Clearing and Grading codes and standards. The Clearing and Grading staff found no issues with the proposed development and has approved the application. Associated single family building permit (16-127314-BS) must comply with Clearing and Grading best management practices and standards and codes.

B. Utilities

The Utilities Department has reviewed and approved the proposed site development for conceptual design. Associated single family building permit (16-127314-BS) must comply with the Utility Surface Water Engineering Standards and codes.

C. Transportation

The Transportation Department has reviewed and approved the proposed site development for conceptual design. Associated single family building permit (16-127314-BS) must comply with the Transportation Development Standards and codes.

See Conditions of Approval in Section X of this report.

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, Air, and Water

A temporary erosion and sedimentation control plan will be required as part of the approval of associated single family building permit (16-127314-BS), and shall address all requirements for restoring areas of temporary construction disturbance as well as erosion and sedimentation best management practices. Erosion and sediment control best management practices include the installation of silt fencing around the work area and covering exposed soils to prevent migration of soils. **See Conditions of Approval in Section X of this report.**

B. Animals

No species of local importance were observed on site as documented in the critical areas report by Pioneer Engineering, Inc. The proposed development of the single family residence will permanently disturb critical areas and buffers. Construction on the site would likely result in predictable reduction in numbers of animals and the loss of some species within selected habitats due to fragmentation, acceleration of edge and distance effects, and human disturbance. These impacts are not environmentally significant and will be mitigated by the placement of two sections of downed trees and replanting of 3,150 square feet of steep slope with native vegetation. **See Conditions of Approval in Section X of this report.**

C. Plants

The site contains significant vegetative cover comprised mainly of upland species such as Big-Leaf maple, Douglas fir, and red alder. Understory vegetation includes a mix of both native shrubs and non-native Himalayan blackberry. The proposed residence and associated improvement will be located in the northern area of the lot. Mitigation for temporary and permanent disturbance will be pursuant to the proposed restoration/mitigation and monitoring plan. **See Conditions of Approval in Section X of this report.**

D. Noise

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

VII. Changes to Proposal Due to Staff Review

Staff required the house location to be located further north on the site to minimize disturbance of the remaining steep slopes. Staff also required the proposal to limit grading to what is necessary to gain access to and construct a single family home.
See Conditions of Approval in Section X of this report.

VIII. Decision Criteria

A. 20.25H.255B. Decision Criteria – Proposals to Reduce Regulated Critical Area Buffer.

The Director may approve, or approve with modifications, a proposal to reduce the regulated critical area buffer on a site where the applicant demonstrates:

1. The proposal includes plans for restoration of degraded critical area or critical area buffer functions which demonstrate a net gain in overall critical area or critical area buffer functions;

Finding: As described within the Critical Areas Report prepared by Pioneer Engineering, Inc., the project proposes to develop a single family residence and access driveway. The development activity will take place on a small steep slope that was likely created during the construction of 96th Ave SE and mainly composed of fill. Development within this area and removal of the fill will increase stability on the site. As a result of the proposed mitigation plan the property will gain an increase in structural and biological diversity in the form of additional plantings which increase remaining habitat value and water quality functions. The project will result in an increase in ecological value to the property over what is existing. **See Conditions of Approval in Section X of this report.**

2. The proposal includes plans for restoration of degraded critical area or critical area buffer functions which demonstrate a net gain in the most important critical area or critical area buffer functions to the ecosystem in which they exist;

Finding: The proposal includes plans to restore 3,150 square feet of the remaining critical area steep slope by removing invasive species and replanting the area with native vegetation. Per the critical areas report prepared by Pioneer Engineering, Inc., the water quality and habitat functions on this site will be improved. **See Conditions of Approval in Section X of this report.**

3. The proposal includes a net gain in stormwater quality function by the critical area buffer or by elements of the development proposal outside of the reduced regulated critical area buffer;

Finding: Per the critical areas report prepared by Pioneer Engineering, Inc, as a result of the enhancement of the remaining steep slopes, the proposal will achieve a net gain in stormwater quality function. The project will be subject to the City's existing stormwater regulations.

4. **Adequate resources to ensure completion of any required restoration, mitigation and monitoring efforts;**

   Finding: Per LUC 20.40.490 a maintenance assurance device is required to ensure completion of the five-year monitoring period of the mitigation plan submitted in the critical areas report. **See Conditions of Approval in Section X of this report.**

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

   Finding: As detailed in the critical areas report prepared by Pioneer Engineering, Inc., with the implementation of the restoration plan there will be no overall detrimental effect to the functions and values of the critical area and critical area buffer. An increase in value of the water quality, habitat, and functions of the steep slope are expected as a result of the proposed planting.

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

   Finding: The proposal is requested in order to construct a single-family home which is a compatible use with the adjacent single-family residences.

B. 20.30P.140 Critical Areas Land Use Permit Decision Criteria – Decision Criteria
The Director may approve, or approve with modifications an application for a Critical Areas Land Use Permit if:

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

   Finding: Associated single family building permit (16-127314-BS) must be approved to construct the home. **See Conditions of Approval in Section X of this report.**

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

   Finding: The proposal is consistent with the required performance standards as discussed in Section III of this report. The proposed development activity has been limited to areas necessary to construct and gain access to a single family home. The resulting mitigation will remove existing invasive plants and replant the steep slope adjacent to the proposed home.

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

   Finding: As discussed in Section III of this report, the applicable performance standards are being met.

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

   Finding: The proposed development is adequately served by existing public facilities.

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

   Finding: A mitigation plan consistent with LUC 20.25H.210 has been submitted to plant 3,150 square feet of area of steep slope including two 10-foot sections of downed trees is Attachment 1 of this report. The project is required to be monitored for five years. The monitoring, maintenance, and reporting schedule will be as proposed in the mitigation plan. **See Conditions of Approval in Section X of this report.**

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

   Finding: The applicant submitted documentation consistent with the requirement to demonstrate compliance with the requirements of LUC 20.30P, and 20.25H. Staff has reviewed these documents and finds that the proposal complies with all other applicable requirements of the Land Use Code. **See Conditions of Approval in Section X of this report.**

IX. Conclusion and Decision

After conducting the various administrative reviews associated with this proposal, including Land Use Code consistency, SEPA, City Code and Standard compliance reviews, the Director of the Development Services Department does hereby approve with conditions the removal of a 1,089 steep slope, associated buffer, and structure setback from critical area status; and modification of steep slope buffers and structure setbacks to construct a single family home and associated driveway, with at least 3,150 square feet of mitigation planting.

Approval of this Critical Areas Land Use Permit does not constitute a permit for construction. A building permit, clear and grade permit, and/or utility permit is required and all plans are subject to review for compliance with applicable City of Bellevue codes and standards.

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

X. Conditions of Approval

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

Applicable Ordinances	Contact Person
Clearing and Grading Code- BCC 23.76	Savina Uzunow, 425-452-7860
Land Use Code- BCC Title 20	Drew Folsom, 425-452-4441
Noise Control- BCC 9.18	Drew Folsom, 425-452-4441

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

1. **Building Permit Required:** Approval of this Critical Areas Land Use Permit does not constitute an approval of a development permit. Building Permit (type BS) approval is required. Plans submitted as part of permit application shall be consistent with the plans, dated February 4, 2016, reviewed as part of this approval.

   Authority: Land Use Code 20.30P.140
   Reviewer: Drew Folsom, Development Services Department

2. **Temporary Erosion and Sedimentation Control Plan:** A temporary erosion and sedimentation control plan will be required as part of the building permit application, and shall address all requirements for restoring areas of temporary construction disturbance, as well as erosion and sedimentation best management practices.

   Authority: Bellevue City Code 23.76
   Reviewer: Savina Uzunow, Development Services Department

3. **Geotechnical Recommendations and Inspection:** The project shall be constructed and inspected by the Engineer of Record to verify implementation of the recommended procedures and practices in the geotechnical report dated April 10, 2015, and prepared by Pioneer Engineering, Inc. A report verifying implementation of inspection shall be submitted to Drew Folsom at dfolsom@bellevuewa.gov or to the address below:

   Drew Folsom, Associate Planner
   Development Services Department
   City of Bellevue
   PO Box 90012
   Bellevue, WA 98009-9012

   Authority: Land Use Code 20.30P.140
   Reviewer: Drew Folsom, Development Services Department

4. **Maintenance and Monitoring:** The proposed planting (Attachment 1) and the placement of two 10-foot sections of downed trees with a minimum width of 12 inches will need to be included in this plan. The maintenance and monitoring plan approved establishes a 5-year monitoring period with goals, objectives, and performance standards. An annual monitoring report is to be submitted by December 31 of each year with established photo points and transects. There should be 5 reports total; one after the first growing season. Reports shall comprise all of the elements stated on the monitoring plan found as Attachment 1. Reports are to be submitted to Drew Folsom at dfolsom@bellevuewa.gov or to the address below:

   Drew Folsom, Associate Planner
   Development Services Department
   City of Bellevue
   PO Box 90012
   Bellevue, WA 98009-9012

   Authority: SEPA, Land Use Code 20.30P.140; Land Use Code 20.25H.220.F
   Reviewer: Drew Folsom, Development Services Department

5. **Maintenance Device:** Prior to the final sign off of the building permit land use inspection the applicant shall submit a restoration/replanting maintenance plan cost estimate to be used in determining the amount of the assignment of the maintenance and monitoring financial security device that will be required prior to permit issuance. A complete assignment of savings financial security device in the amount determined by the project planner must be submitted prior to building permit or clearing and grading permit issuance. For the purpose of this permit, maintenance and monitoring shall be completed for a period of five growing seasons. Release of this assurance device is contingent upon receipt of documentation reporting successful establishment in compliance with the mitigation performance standards listed in the project mitigation plan

included as Attachment 1. Land Use inspection of the planting after 5-years is required to release the surety.

Authority: Land Use Code 20.25H.125.J; Land Use Code 20.25H.220
Reviewer: Drew Folsom, Development Services Department

6. **Hold Harmless Agreement**
The applicant shall submit a hold harmless agreement in a form approve by the City Attorney which releases the City from liability for any damage arising from the location of improvements within a critical area, buffer, or structure setback in accordance with LUC 20.30P.170. The hold harmless agreement is required to be recorded with King County prior to building permit issuance. Staff will provide the applicant with the hold harmless form.

Authority: Land Use Code 20.30P.170
Reviewer: Drew Folsom, Development Services Department

7. **Land Use Inspections:** Following installation of planting the applicant shall contact Land Use staff to inspect the planting area to begin the 5-year monitoring period. The maintenance surety is required prior to Land Use staff inspection. At the end of 5 years inspection by Land Use staff is required to release the maintenance surety. Staff will need to find that the plants are in a healthy and growing condition and the mitigation plan is successful per the established goals, objectives and performance standards in the monitoring plan. To schedule an inspection please call Drew Folsom at 425-452-4441.

Authority: Land Use Code 20.30P.140
Reviewer: Drew Folsom, Development Services Department

8. **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.

Authority: Bellevue City Code 9.18
Reviewer: Drew Folsom, Development Services Department

Attachment 1

TREE AND SHRUB PLANTING SEQUENCE

1) Evaluate the soil conditions. If the soil is too compacted to easily dig, consider options for decompacting and amending the soil with **compost**. Amend the entire restoration area where possible.
2) Lay out plants to see flags to mark the location of each plant.
3) Dig a pit for each plant that is twice the size of the mortisol or plant container.
4) Remove large rocks and other debris from the pit.
5) Soak the pit with water by filling it at least half way. Allow the water to drain before installing plant. Note that some pits may not fill if the soil is very sandy.
6) "Bough up" the roots of the plants, pruning or disappearing circling roots. Roots that circle the bottom and sides of the mortisol can have girdle the tree as the trunk attempts to grow outward.
7) Install the plant in the pit, backfilling as necessary such that soil surface matches the surrounding ground and finish the same as the plant is at the same ground level that it was in the nursery pot.
8) Form a basin to hold water around the plant using remaining soil.
9) **Mulch** each plant with 4 inches of coarse wood chip mulch (preferred) or wood beans. Do not bury the stem in mulch - mulch should be kept a few inches away from the stem.
10) Water the plant again, filling up the small basin formed in step 8.

EMERGENTS

1) Keep plugs in their packaging until just before planting.
2) Using a narrow-bladed shovel make a slit in the soil, levering back and forth to open the slit to fit the plug. Alternatively, make a pilot hole with a rock bar or a piece of re-bar that is larger than the diameter of the plug.
3) Once properly inserted into the soil, tamp the soil around the cutting to eliminate large gaps. Do not over-compact the soil.

GENERAL NOTES FOR RESTORATION

Maintenance and Monitoring: The planting area shall be maintained and monitored for 3 years. Annual monitoring reports are to be submitted to Land Use each of the three years. Photos from selected photo points will be included in the monitoring reports to document the planting. The following schedule and performance standards apply and are evaluated in the report for each year:

Goal:
Establish vegetation in the steep slope 3.

Objectives:
Plant 2 species of trees, 3 species of shrub, and 3 species of groundcover in the slope.

Monitoring 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%;
0% coverage of invasive plants in planting area.

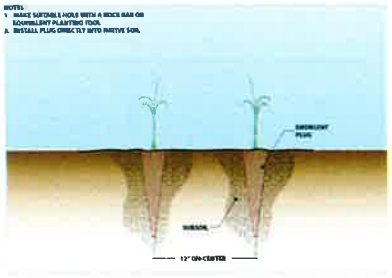
Year 2 (from date of plant installation)
At least 90% survival of all installed material;
Less than 10% coverage of planting area by invasive species or nonnative/ ornamental vegetation.

Year 3 (from date of plant installation)
At least 85% survival of all installed material;
At least 35%(Year 3) coverage of the planting area by native plants;
Less than 10% coverage by invasive species or non-native/ornamental Vegetation.

Annual monitoring reports shall be submitted to Land Use each of the three years. The reports, along with a copy of the planting plan, can be sent to Drew Folsom at DFolsom@bellevuewa.gov or to the address below:

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

NOTES:
1. MAKE SUITABLE HOLE WITH A ROCK BAR OR EQUIVALENT PLANTING TOOL
2. INSTALL PLUG DIRECTLY INTO NATIVE SOIL



2 Emergent Planting Detail
SCALE: NTS

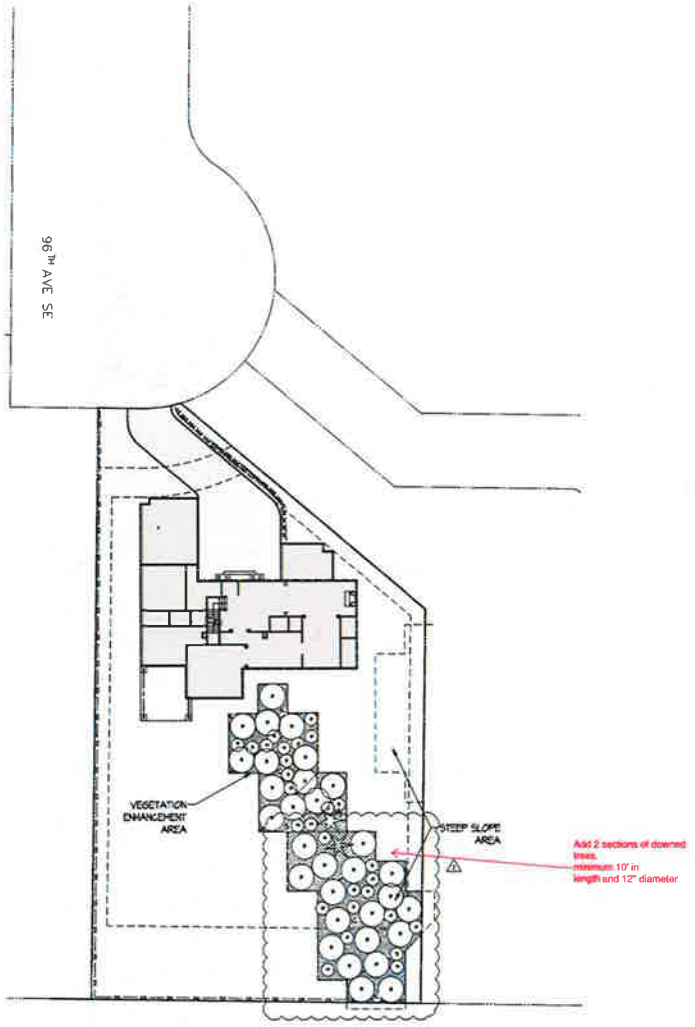
NOTES:
1. PLANTING PIT TO BE AT LEAST TWICE THE WIDTH OF ROOTBALL
2. LOOSEN ROOTS OF ROOT BOUND PLANTS BEFORE PLANTING
3. SOAK PLANTING PIT BEFORE AND AFTER PLANTING
4. LARGE TREES AND SHRUBS MAY NEED TO BE STAKED

3 Tree and Shrub Planting Detail
SCALE: NTS

VEGETATION SCHEDULE

Symbol	Common Name	Scientific Name	Spacing on Center	Stratum
B	Big-leaf maple	Acer macrophyllum	9'	Tree
D	Douglas-fir	Pseudotsuga menziesii	9'	Tree
O	Oceanspray	Holodiscus discolor	4.5'	Shrub
M	Mock orange	Philadelphus lewisii	4.5'	Shrub
S	Snowberry	Symphoricarpos albus	4.5'	Shrub
	Kinnikinnick	Arctostaphylos uva-ursi	2'	Groundcover
	Coastal strawberry	Fragaria chiloensis	2'	Groundcover
	Sword fern	polystichum munitum	2'	Groundcover

4 Vegetation Schedule
SCALE:



1 VEGETATION ENHANCEMENT PLAN
SCALE: 1" = 20'

date
02/04/2015 TONS MAINS
06/17/15 Tang
2/4/2016 TH
5/22/2016 TH

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PLAN NUMBER
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sheet
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