



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE., P.O. BOX 90012
BELLEVUE, WA 98009-9012

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No. 09-104805-LO
Project Name/Address: King County Vegetation Management
12114 SE 47th Street
Planner: Kevin LeClair
Phone Number: 425-452-2928

Minimum Comment Period: March 26, 2009

Materials included in this Notice:

- Blue Bulletin
- Checklist
- Vicinity Map
- Plans
- Other:

REVIEWED

By Kevin LeClair at 8:18 am, Mar 09, 2009

City of Bellevue Submittal Requirements

27a

ENVIRONMENTAL CHECKLIST

4/18/02

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: *King County, Real Estate Services Division*

Proponent: *Richard Duelliet*

SEPA Review associated with Permit 09-104805-LO

Contact Person: *Richard Duelliet*
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: *ADM-ES-0500*
500 - 4TH AVE, Suite 500, Seattle, WA 98104-2337
Phone: *206-205-3335*

Proposal Title: *Vegetation Management Plan*

Proposal Location: *12114 SE 47th ST, Bellevue*
(Street address and nearest cross street or intersection) Provide a legal description if available.
Parcel # 6072760860
Please attach an 8 1/2" x 11" vicinity map that accurately locates the proposal site.

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

1. General description: *Mitigate for 9 significant cottonwood trees*
2. Acreage of site: *removed, through on-site replacement*
3. Number of dwelling units/buildings to be demolished: *Does not Apply*
4. Number of dwelling units/buildings to be constructed:
5. Square footage of buildings to be demolished:
6. Square footage of buildings to be constructed:
7. Quantity of earth movement (in cubic yards):
8. Proposed land use:
9. Design features, including building height, number of stories and proposed exterior materials:
10. Other

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Estimated date of completion of the proposal or timing of phasing: *March 2009*

Monitor annually for 3 years

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

Does not apply

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

Arborist Tree Report - prepared by Int'l Forestry Consultants, Inc.

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

No

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

Do not know

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):

N/A

- 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
09-104805-LO, associated with
Enforcement Actions 08-135157 and
08-135944

A. ENVIRONMENTAL ELEMENTS

1. Earth

Slopes leading down to Type N Stream.
Slopes range from flat to nearly 40%.

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

b. What is the steepest slope on the site (approximate percent slope)? *~ 05%*

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

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By Kevin LeClair at 8:21 am, Mar 09, 2009

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

No

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

Does not apply

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

Does not apply

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

Does not apply

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

Does not apply

Mulch should be used around mitigation plantings to prevent localized erosion.

2. AIR

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

Does not apply

Short term impacts from the operation of chainsaws to complete the tree removals. The trees are already cut and debris is on the ground.

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

Does not apply

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

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

Type N stream 3

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By Kevin LeClair at 8:24 am, Mar 09, 2009

appropriate, state what stream or river it flows into.

Stream is un-named.

- (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, tree planting

- (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.

Does not apply

- (4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. *No*

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

No

- (6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. *No*

b. Ground

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

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...; agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Does not apply

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c. Water Runoff (Including storm water)

- (1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Does not apply.

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

Does not apply

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

Does not apply

4. Plants

- a. Check or circle types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other *black cottonwood*
- evergreen tree: fir, cedar, pine, other
- shrubs *black berry*
- grass
- pasture
- crop or grain
- wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other *none identified*
- water plants: water lily, eelgrass, milfoil, other *none identified*
- other types of vegetation

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

black berry

Cottonwood trees were topped to 40-50 feet in height. Topping has already occurred.

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

Do not know

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

native conifer plantings (34 trees) 6' x 8' spacing

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:

Do not know

- 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. *Do not know*

c. Is the site part of a migration route? If so, explain. *Do not know*

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

6. Energy and Natural Resources

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

Does not apply

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

Does not apply

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

Does not apply

7. Environmental Health

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

Does not apply

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

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

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b. Noise

Does not apply

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

The removal of the trees created some short-term noise from the operation of hand tools. The planting of the mitigation plants should not create any noise.

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

None proposed.

8. Land and Shoreline Use

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

the property is open space/natural area. The neighboring properties are residential.

Residential

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

No

- c. Describe any structures on the site.

None - green belt

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

No

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

City of Bellevue zoning is R-5

Residential

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

NGPA

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

N/A

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

critical area

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

N/A

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

N/A

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

N/A

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By Kevin LeClair at 8:33 am, Mar 09, 2009

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

N/A

9. Housing

Does not apply

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
- c. Proposed measures to reduce or control housing impacts, if any:

10. Aesthetics

Does not apply

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?
- b. What views in the immediate vicinity would be altered or obstructed?
- c. Proposed measures to reduce or control aesthetic impacts, if any:

11. Light and Glare

Does not apply

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
- b. Could light or glare from the finished project be a safety hazard or interfere with views?

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- c. What existing off-site sources of light or glare may affect your proposal?
- d. Proposed measures to reduce or control light or glare impacts, if any:

12. Recreation

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

Coal Creek Natural Area has a trail immediately downstream from the project site. The trail crosses the stream with a wooden footbridge.

None
- 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 or applicant, if any:
N/A

13. Historic and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.
Does not apply
- b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.
- c. Proposed measures to reduce or control impacts, if any:

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?
- c. How many parking spaces would be completed project have? How many would the project eliminate?
- 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).
- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.
- g. Proposed measures to reduce or control transportation impacts, if any:

15. Public Services

Does not apply

- a. Would the project result in an increased need for the public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.
- b. Proposed measures to reduce or control direct impacts on public services, if any.

16. Utilities

Does not apply

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

Signature

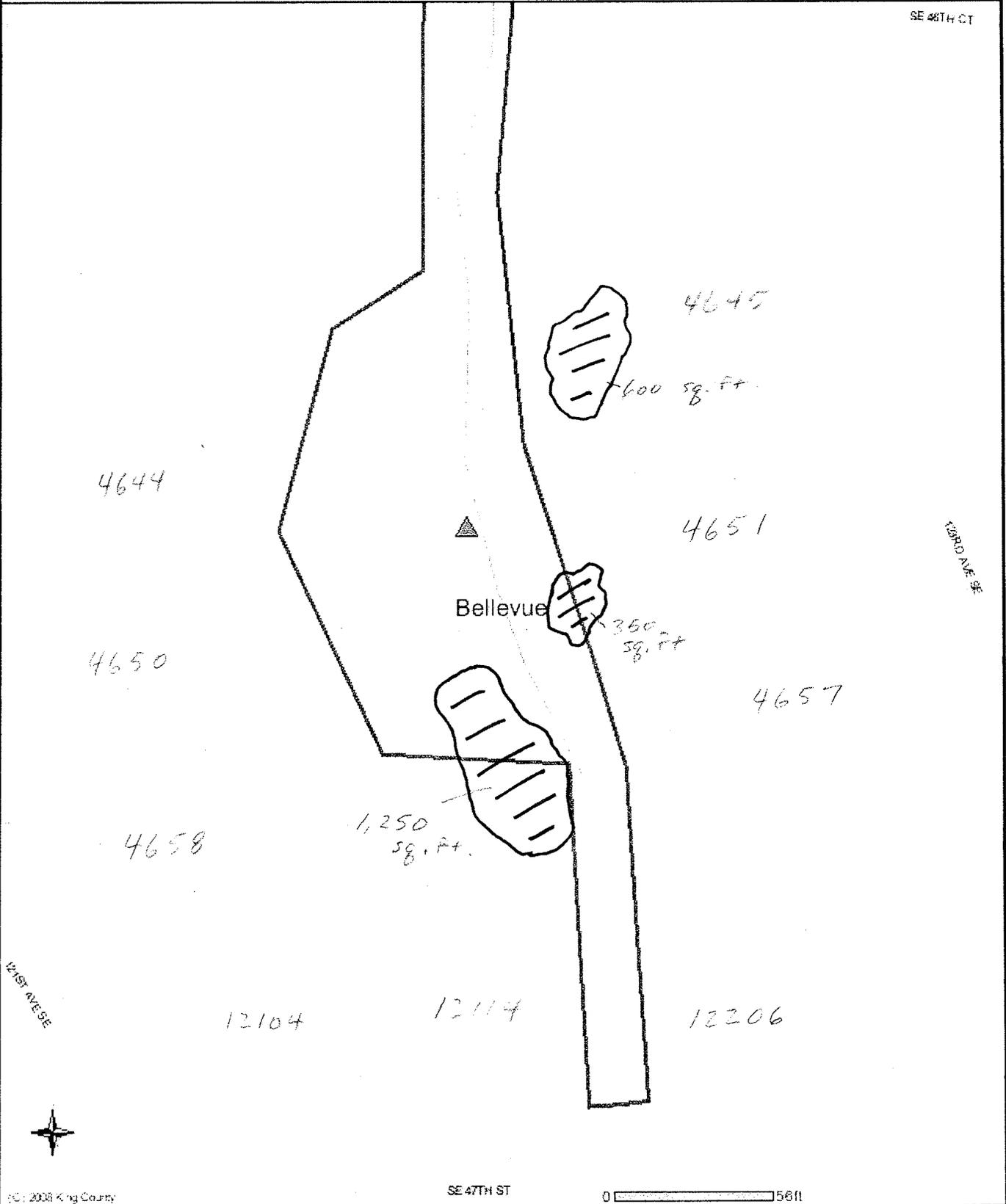
The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature *Bob Layton - Bob Layton, Int'l Forestry Consultants, Inc.*
 Date Submitted.....

REVIEWED *[Signature]*
 By Kevin LeClair at 8:35 am, Mar 09, 2009

Newport Park Vegetation Management Plan

SE 46TH CT



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SE 47TH ST

0 56 ft

COMMENTS: Affected Area = 2,200 sq.ft.

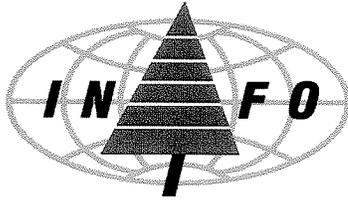
— APPROXIMATE LIMITS OF AREA

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Date: 1/2/2009

Source: King County IMAP - Property Information (<http://www.metrokc.gov/GIS/IMAP>)



International Forestry CONSULTANTS, INC.

11415 NE 128th Street, Suite 110, Kirkland, WA 98034

December 16, 2008

Mr. Richard Ouellet
King County Real Estate Services Division
ADM-ES-0500
500 Fourth Avenue, Suite 500
Seattle, WA 98104-2337

Dear Mr. Ouellet:

Yesterday at your request, I performed an inspection of the black cottonwood trees that were topped in the greenbelt behind 4645 – 123rd Ave. SE, in Bellevue. My assignment is to report on the trees that were topped/removed.

Description

9 black cottonwood trees were topped at heights between 10' and 30' above ground. 3 of the subject trees were topped on November 6th, 2008, behind 4645 – 123rd Ave. SE. 6 others were topped several months ago behind 12114 – SE 47th Street. Please see attached map of area.

The majority of the trees were on private property, however they were all within the 50' buffer of a type N stream, and critical area. Their removal was in violation of City of Bellevue Clearing and Grading Code 23.76.025.A.5.

Tree Hazard Evaluation Forms have been completed for all of the subject trees. These were compiled based on my experience with the species and their growing characteristics.

All of the subject trees were identified in the field with a numbered aluminum tag. They are described as follows:

#101	black cottonwood	21.5" DBH	topped at 25'
#102	black cottonwood	26.5" DBH	topped at 25'
#103	black cottonwood	11.0" DBH	3' stump
#104	black cottonwood	18.4" DBH	topped at 20'
#105	black cottonwood	15.0" DBH	topped at 30'
#106	black cottonwood	26.5" DBH	topped at 20'
#107	black cottonwood	12.0" DBH	topped at 10'
#108	black cottonwood	31.0" DBH	topped at 15'
#109	black cottonwood	27.0" DBH	topped at 12'

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For a Forester Every Day is Earth Day

December 16, 2008

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DBH=diameter at breast height, 4 ½ feet above ground

Findings

The subject trees are considered semi-mature, estimated to be around 30 to 35 years of age. Black cottonwood is a pioneer species with very fast growth rates.

The larger subject trees have sound lower trunks. The smaller, intermediate trees have decay columns within the lower trunk, which is quite common. Based on neighboring cottonwoods trees remaining at the site, I believe the subject trees were in good health and normal condition. No evidence of root rotting pathogens was identified at the site.

Discussion

The subject trees were moderate to high-risk trees prior to the topplings. Based on my analysis, prior conditions would have warranted 5 of the 9 subject trees to be deemed high-risk trees, with a high potential to cause sufficient damage from large scaffold limb failures. This is due to their proximity to improvements and associated leans. The other 4 most likely would have been safe to retain at this time, due to their size and locations.

It is true black cottonwood is not an appropriate tree species to retain within reach of improvements, because of the high potential for large limb and trunk failures. This species should only be retained when the target distance is at a minimum, 1 ½ times the height of the tree. Black cottonwood is a pioneer species with fast and vigorous growth rates. The general age of maturity is 60 to 80 years with decline following soon after¹. Cottonwood decays quite rapidly. Crown failure and the loss of large lateral limbs are typical, especially where the tree is dominant and subject to strong winds. The wood is brittle and breaks easily.

Recommendations

To mitigate for the loss of tree cover and disturbance to the critical area, a vegetation management plan should be prepared for the site to be implemented in the spring. The plan should include:

1. A prescription to reforest the site with native conifers
2. Control of competing non-native vegetation
3. Removal and clean-up of the remaining cottonwood sections from the subject trees
4. Periodic evaluations/risk assessments of the remaining cottonwood trees at the site

There is no warranty suggested for any of the trees subject to this report. Weather, latent tree conditions, and future man-caused activities could cause physiologic changes and

¹ Dunster, J, A. 2003. *Preliminary Species Profiles for Tree Failure Assessment*. Bowen Island: Dunster and Associates Environmental Consultants Ltd.

December 16, 2008

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deteriorating tree condition. Over time, deteriorating tree conditions may appear and there may be conditions, which are not now visible which, could cause tree failure. This report or the verbal comments made at the site in no way warrant the structural stability or long term condition of any tree, but represent my opinion based on the observations made.

The client is encouraged to contact his/her local government jurisdiction to get information regarding permits required before removing or trimming trees and shrubs.

Nearly all trees in any condition standing within reach of improvements or human use areas represent hazards that could lead to damage or injury.

Please call if I can be of further assistance.

Sincerely,



Bob Layton
ISA Certified Arborist #PN-2714A
Certified tree Risk Assessor #233

Trees #101 and #102



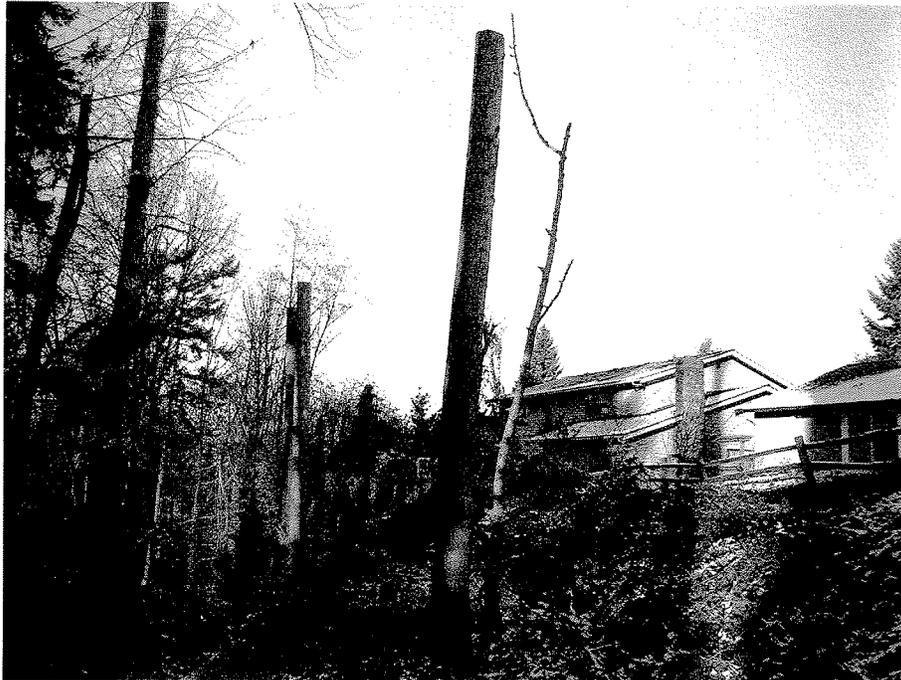
December 16, 2008

Page 4

Trees #105, 106, 107, 108 and 109



Overview



December 16, 2008

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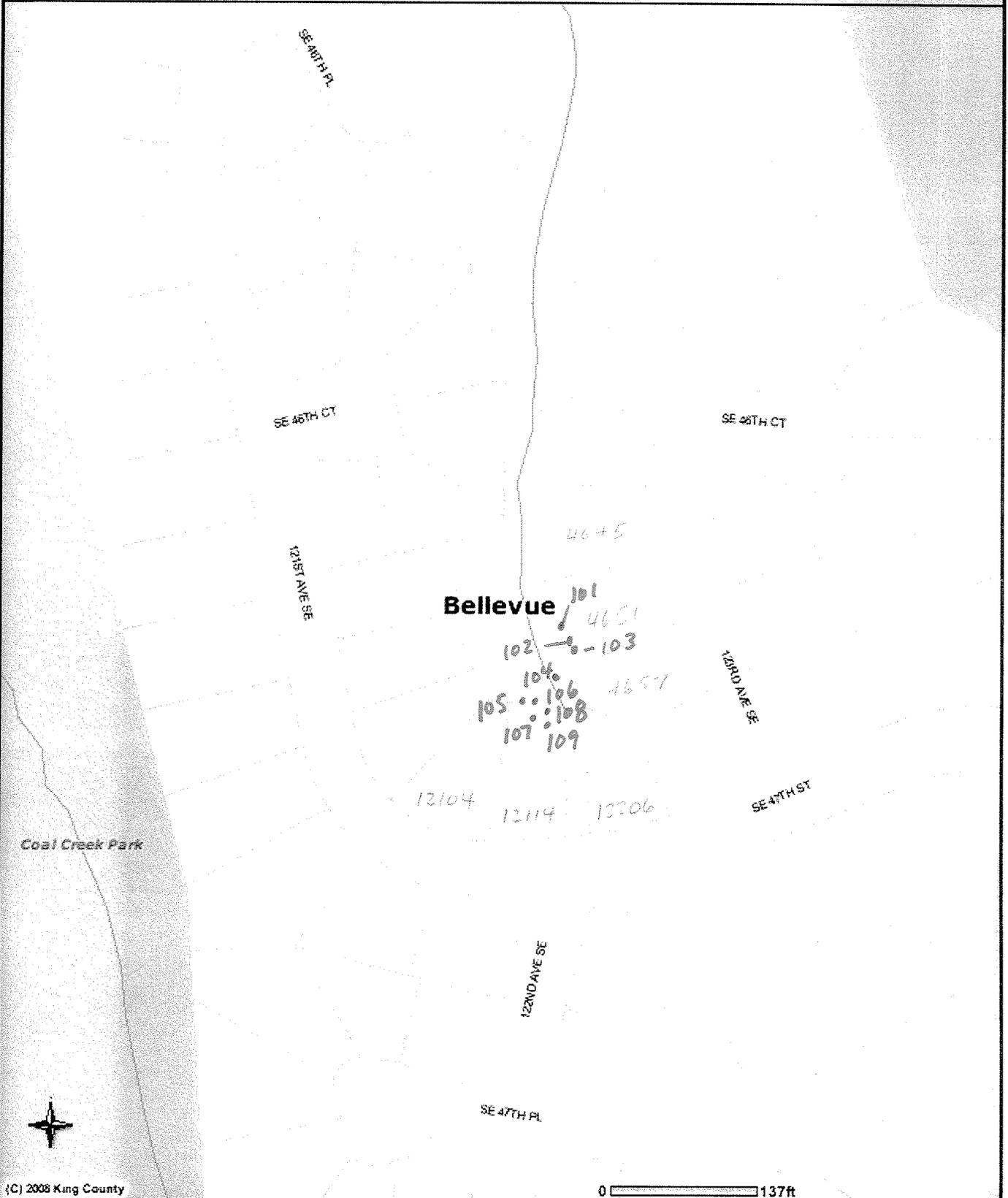
Trees #101 > #103 Taken prior to topping



Trees #101 > #103 Taken prior to topping



NEWPORT PARK



(C) 2008 King County

0 137ft

COMMENTS: Black cottonwood trees removed without permit

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Date: 12/15/2008 Source: King County iMAP - Property Information (<http://www.metrokc.gov/GIS/iMAP>)

NEWPORT PARK



COMMENTS: Black cottonwood trees removed without permit

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Date: 12/15/2008 Source: King County iMAP - Property Information (<http://www.metrokc.gov/GIS/iMAP>)



9/13/07



Tree Hazard Declaration

Department of Planning & Community Development

This form is required for the removal of hazardous trees within:

- Critical or Protected Areas as defined by Bellevue Land Use Code (LUC 20.25H), i.e. stream corridors, wetlands, steep slopes and floodplains.
- A Native Growth Protection Area (NGPA) or Native Growth Protection Easement (NGPE)
- A Retained Vegetation Area (RVA) (Including Significant Trees required to be retained on non-residential sites).

All the statements below must be checked and attested to by an International Society of Arboriculture CERTIFIED ARBORIST prior to the removal of any tree(s) in the areas listed above.

- The tree(s) proposed for removal have been certified as hazardous.
- The potential target(s) cannot be moved.
- Pruning, partial removal of parts of the tree(s) or other risk mitigation measures will not alleviate the hazard or are not feasible. (Explain what measures were considered and why they were not feasible.)
- A COPY OF A COMPLETED INTERNATIONAL SOCIETY OF ARBORICULTURE "TREE HAZARD EVALUATION FORM" OR AN EQUIVALENT TREE RISK ASSESSMENT MUST BE INCLUDED WITH THIS FORM. ONE TREE HAZARD EVALUATION OR ASSESSMENT MUST BE COMPLETED PER TREE.

Comments:

Subject trees were all topped prior to evaluating hazard/risk.

Arborist Contact Information:

Name(Print): Bob Layton Arborist Certification #: PN-2714A
 Company: INT'L FORESTRY CONSULTANTS, INC.
 Phone #: 425-820-3420

Signature of Arborist:

Date:

Bob Layton

12/16/08

PLEASE NOTE: If the City of Bellevue does not agree with the Tree Hazard Evaluation provided by your Certified Arborist, the City of Bellevue may contract with a third-party, consulting arborist to evaluate the relative risk of the tree(s), prior to taking action on the permit. The applicant may be responsible for the cost of the third-party evaluation.



RECEIVED
08 DEC 09 AM 11:16
REAL ESTATE SERVICES
SECTION

REQUEST FOR VOLUNTARY COMPLIANCE

(Bellevue City Code 1.18.030)

DATE: December 5, 2008	CASE NUMBER: 08-135157 and 08-135944
NAME: King County Property Services Division Attention: Richard Ouellet	TENANT:
ADDRESS: 500 4 th Ave #500	ADDRESS:
CITY, STATE & ZIP CODE: Seattle, WA 98104	CITY, STATE & ZIP CODE:

LOCATION OF VIOLATION: NEWPORT PARK
12124 SE 47th St
Bellevue, WA

REPEAT VIOLATION: Yes NO Previous Case Number: _____

- | | |
|--|--|
| <input type="checkbox"/> ANTI-LITTER (BCC 9.11) | <input type="checkbox"/> MECHANICAL WITHOUT A PERMIT (BCC 23.05) |
| <input type="checkbox"/> BUILDING WITHOUT A PERMIT (BCC 23.05) | <input type="checkbox"/> NOISE (BCC 9.18) |
| <input checked="" type="checkbox"/> CLEAR & GRADE WITHOUT A PERMIT (BCC 23.76) | <input type="checkbox"/> NUISANCE (BCC 9.10) |
| <input type="checkbox"/> DANGEROUS BUILDING (BCC 23.10) | <input type="checkbox"/> PLUMBING WITHOUT A PERMIT (BCC 23.05) |
| <input type="checkbox"/> ELECTRICAL WITHOUT A PERMIT (BCC 23.05) | <input type="checkbox"/> REMODEL WITHOUT A PERMIT (BCC 23.05) |
| <input type="checkbox"/> HOME OCCUPATION (LUC 20.30N) | <input type="checkbox"/> TENANT IMPROVEMENT WITHOUT A PERMIT (BCC 23.05) |
| <input type="checkbox"/> HOUSING CODE (BCC 23.10) | <input type="checkbox"/> RV-NON COMMUNITY COUNCIL (BCC 20.20.720) |
| <input type="checkbox"/> INOPERABLE VEHICLE (LUC 20.20.470) | <input type="checkbox"/> RV-COMMUNITY COUNCIL (BCC 20.20.890) |
| <input checked="" type="checkbox"/> LAND USE (LUC 20.10-20.50) | |

CODE PROVISIONS VIOLATED

23.76.025 Permit requirements.

A. A clearing and grading permit is required for a project involving any of the following, except as provided for in subsection B of this section. In applying this section, the total proposal must be considered.

1. Any clearing, filling, or excavation in a protected area.
2. Fill and/or excavation totaling over 50 cubic yards. Quantities of fill and excavation are separately calculated and then added together, even if excavated material is used as fill on the same site.
3. Over 1,000 square feet of clearing, as measured at the ground level. Clearing includes disturbance of over 1,000 square feet at grade due to felling or topping of trees.
4. Rockeries and modular block walls over four feet in height as measured from the bottom of the base rock or block.
5. The cutting down or topping by more than one quarter of any significant trees that are required to be preserved by a city code, plat condition, or other requirement.

Part 20.25H Critical Areas Overlay District

No person shall disturb or modify a critical area without prior land use approval. Disturbance or modification can include, but is not limited to clearing, grading or additions of over 50 cubic yards of material.

DESCRIPTION OF VIOLATION: On November 6, 2008 and December 3, 2008 an inspection of the property revealed the topping and trimming of several trees in Newport Park which has been designated

as a Critical Area as defined in City of Bellevue Land Use Code 20.25H Critical Areas Overlay District. The topping and trimming was done without a required permit issued by the City of Bellevue and in violation of City of Bellevue Clearing and Grading Code 23.76.025.A.5 and 20.25H Critical Areas Overlay District

PERSON RESPONSIBLE FOR VIOLATION:

Property Owner – King County Property Services Division

CORRECTIVE ACTION and COMPLIANCE DATE:

Apply for and obtain all required permits including but not limited to a Landscape Vegetation (GH) permit and a Protected Area Development Exception (LO) permit, please note a SEPA review and a Vegetation Management Plan may also be required for the work performed at the property including but not limited to the topping and trimming of trees on the property in violation of City of Bellevue Code 23.76.025 Clearing and Part 20.25H Critical Areas Overlay District. Upon issuance of all required permit call (425)452-6875 to schedule an inspection of the work performed, inspection to take place within three days of permit issuance.

As discussed at our meeting on December 4, 2008 please note the following dates for compliance.

December 20, 2008 - SEPA checklist and Arborist Hazard Tree Reports completed.
January 15, 2008 - Restoration Plan completed and contractor chosen.
February 15, 2008 - Applications for ALL required permits will be submitted once contractor is chosen.

Please call me at (425)452-4219 to discuss this matter.

FAILURE TO COMPLY WITH THIS REQUEST FOR VOLUNTARY COMPLIANCE MAY RESULT IN THE ISSUANCE OF A CIVIL VIOLATION NOTICE PURSUANT TO BCC 1.18.040, WHICH BY ISSUANCE SETS A DATE FOR YOU TO APPEAR BEFORE THE CITY'S HEARING EXAMINER AND CARRIES POSSIBLE MONETARY PENALTIES OF UP TO \$500.00 FOR EACH DAY THE VIOLATION(S) CONTINUE TO EXIST. See BCC 1.18.040(E).

ISSUED BY: Elizabeth Krzyminski 
Code Compliance Officer

PHONE: (425)452-4219

EMAIL: ekrzyminski@bellevuewa.gov

Note: Permit applications are available at Bellevue City Hall in the permit center located at 450 110th AV NE., Bellevue (425) 452-6800. Information regarding building permits and inspections available at www.MyBuildingPermit.com.

CC: Bob Chang, 4645 123rd Av SE, Bellevue, WA
Rob Carr, 12124 SE 47th St., Bellevue, WA