



DEVELOPMENT SERVICES DEPARTMENT
 ENVIRONMENTAL COORDINATOR
 11511 MAIN ST., P.O. BOX 90012
 BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Yajie Li

LOCATION OF PROPOSAL: 530 131st Ave. NE

NAME & DESCRIPTION OF PROPOSAL: Li Kelsey Creek Restoration

Replanting of Kelsey Creek buffer to address tree removal associated with code enforcement 08-115239-EA. Proposed work spans the property and consists of planting native species and removal of invasive plants.

FILE NUMBER: 09-129504-LO

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the 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 3/25/10.
- This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on _____. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5 p.m. on _____.

This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information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

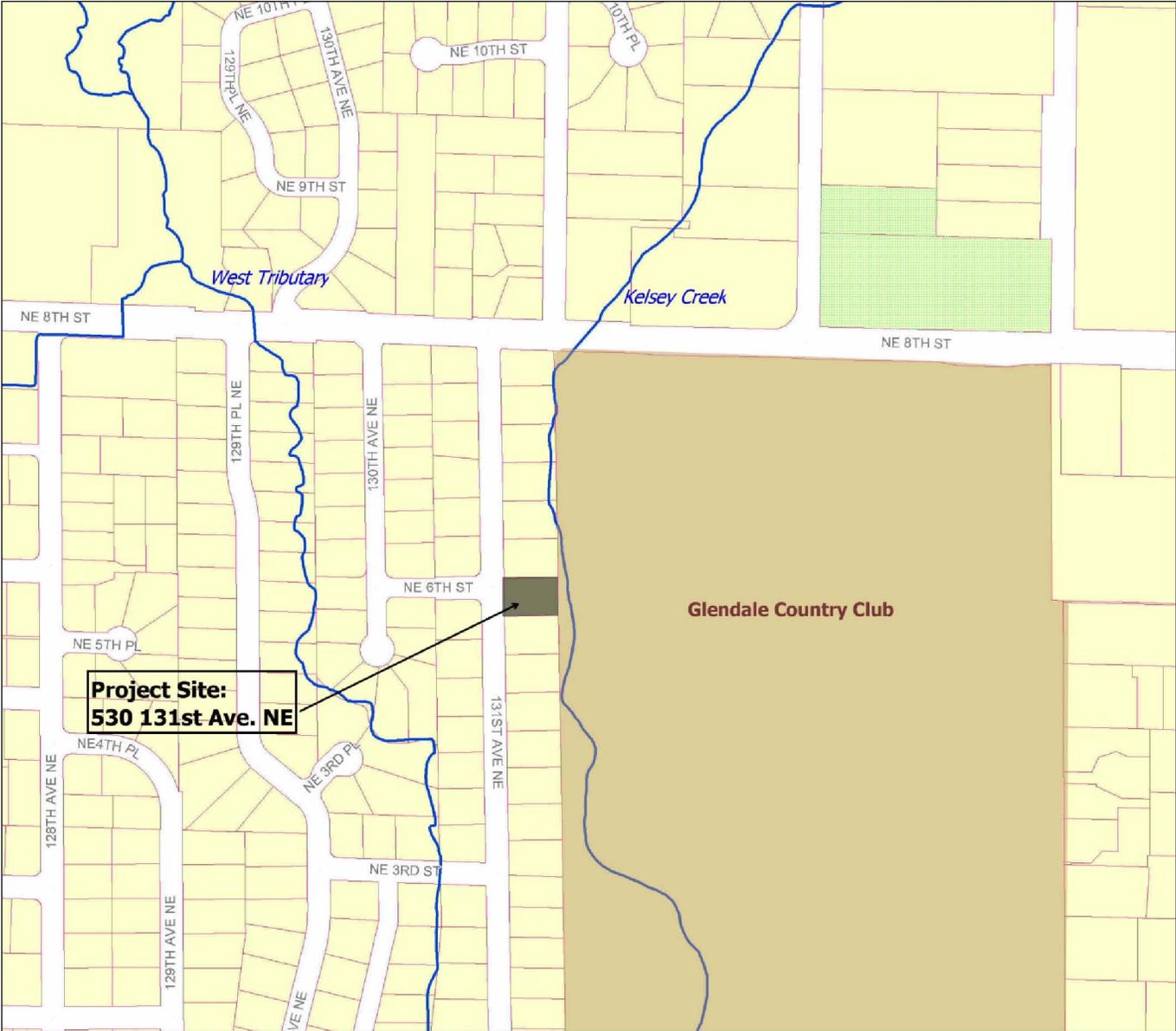
[Signature]
 Environmental Coordinator

03/11/2010
 Date

OTHERS TO RECEIVE THIS DOCUMENT:

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

Li Kelsey Creek Restoration Vicinity Map





**City of Bellevue
Development Services Department
Land Use Staff Report**

Proposal Name: Li Kelsey Creek Restoration

Proposal Address: 530 131st Ave. NE

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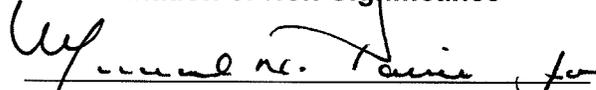
Applicant: Yajie Li, Responsible Party to Enforcement Action

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

Planner: Reilly Pittman, Land Use Planner

**State Environmental Policy Act
Threshold Determination:**

Determination of Non-Significance

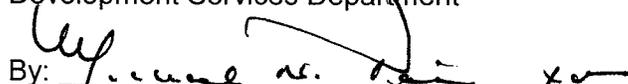


Carol V. Helland, Environmental Coordinator
Development Services Department

Director's Decision:

Approval with Conditions

Michael A. Brennan, Director
Development Services Department

By: 

Carol V. Helland, Land Use Director

Application Date: October 30, 2009
Notice of Application Publication: November 12, 2009
Decision Publication Date: March 11, 2010
Project/SEPA Appeal Deadline: March 25, 2010

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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I. Proposal Description

The applicant proposes to replant a portion of the Kelsey Creek stream bank within the riparian buffer. The proposed replanting is to address unpermitted tree cutting on the stream bank and above the ordinary high water mark. This restoration planting is associated with code enforcement case (08-115239-EA).

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

A. Site Description

The applicant lives at 530 131st Ave. NE in the Wilburton area of Bellevue, NE quadrant of Section 33, Township 25 North, Range 5 East. The applicant removed trees which were both on their property and that of the adjacent Glendale Golf Course. The actual work area of the stream bank is actually on two different properties: 530 131st Ave. NE and the Glendale Golf Course to the east, separated by Kelsey Creek. The property at 530 131st Ave. NE obtains vehicle access from 131st Ave. NE to the west and is surrounded by other residential property to the north and south. A majority of the restoration planting is occurring on property belonging to the golf course with its approval. See figure 1 for proposed work area.



Figure 1

B. Zoning

The subject site and surrounding properties are zoned R-3.5, Single-Family Residential. The proposed activities of restoration planting are allowed in this zone.

C. Land Use Context

The property has a Comprehensive Plan Land Use designation of SF-M, Single-Family Medium Density.

D. Critical Areas Function and Value, Regulations

i. Streams and Riparian Areas

Most of the elements necessary for a healthy aquatic environment rely on processes sustained by dynamic interaction between the stream and the adjacent riparian area (Naiman et al., 1992). Riparian vegetation in floodplains and along stream banks provides a buffer to help mitigate the impacts of urbanization (Finkenbine et al., 2000 in Bolton and Shellberg, 2001). Riparian areas support healthy stream conditions.

Riparian vegetation, particularly forested riparian areas, affect water temperature by providing shade to reduce solar exposure and regulate high ambient air temperatures, slowing or preventing increases in water temperature (Brazier and Brown, 1973; Corbett and Lynch, 1985).

Upland and wetland riparian areas retain sediments, nutrients, pesticides, pathogens, and other pollutants that may be present in runoff, protecting water quality in streams (Ecology, 2001; City of Portland 2001). The roots of riparian plants also hold soil and prevent erosion and sedimentation that may affect spawning success or other behaviors, such as feeding.

Both upland and wetland riparian areas reduce the effects of flood flows. Riparian areas and wetlands reduce and desynchronize peak crests and flow rates of floods (Novitzki, 1979; Verry and Boelter, 1979 in Mitsch and Gosselink, 1993). Upland and wetland areas can infiltrate floodflows, which in turn, are released to the stream as baseflow

Stream riparian areas, or buffers, can be a significant factor in determining the quality of wildlife habitat. For example, buffers comprised of native vegetation with multi- canopy structure, snags, and down logs provide habitat for the greatest range of wildlife species (McMillan, 2000). Vegetated riparian areas also provide a source of large woody debris that helps create and maintain diverse in-stream habitat, as well as create woody debris jams that store sediments and moderate flood velocities.

Sparsely vegetated or vegetated buffers with non-native species may not perform the

needed functions of stream buffers. In cases where the buffer is not well vegetated, it is necessary to either increase the buffer width or require that the standard buffer width be restored or revegetated (May 2003). Until the newly planted buffer is established the near term goals for buffer functions may not be attained.

Riparian areas often have shallow groundwater tables, as well as areas where groundwater and surface waters interact. Groundwater flows out of riparian wetlands, seeps, and springs to support stream baseflows. Surface water that flows in to riparian areas during floods or as direct precipitation infiltrates into groundwater in riparian areas and is stored for later discharge to the stream (Ecology, 2001; City of Portland, 2001).

III. Consistency with Land Use Code Requirements:

A. Zoning District Dimensional Requirements:

The R-3.5 zoning dimensional requirements found in LUC 20.20.010 do not apply to this project as no work is proposed which is subject to the dimensional requirements.

B. Critical Areas Requirements LUC 20.25H:

The City of Bellevue Land Use Code Critical Areas Overlay District (LUC 20.25H) establishes standards and procedures that apply to any work which causes disturbance within a critical area, critical area buffer, or structure setback.

The proposed restoration planting work is located above and below the designated top-of-bank as defined in LUC 20.50.048. The result is that planting is proposed within the actual riparian corridor and in the stream buffer. No work is proposed below the ordinary high water mark with the exception of some willow stake planting. The performance standards identified in the table below apply:

Critical Area	Performance Standards
Streams	20.25H.080

i. Consistency With LUC 20.25H.080

Development on sites with a type S or F stream or associated critical area buffer shall incorporate the following performance standards in design of the development, as applicable:

1. Lights shall be directed away from the stream.

No exterior light is proposed on the plans. Any new exterior light will be directed away from the stream.

- 2. Activity that generates noise such as parking lots, generators, and residential uses shall be located away from the stream or any noise shall be minimized through use of design and insulation techniques.**

No noise impacts are expected from the proposed restoration planting above the noise levels currently generated by the existing single-family residence.

- 3. Toxic runoff from new impervious area shall be routed away from the stream.**

No new impervious surface or drainage changes are proposed. There is existing roof drainage directed to the stream which must first cross the lawn and planting area before entering the stream.

- 4. Treated water may be allowed to enter the stream critical area buffer.**

No new direct discharge to the stream is depicted on the plans from the roof of the residence to the stream. Water from existing drainage must first cross the lawn and planting area before entering the stream.

- 5. The outer edge of the stream critical area buffer shall be planted with dense vegetation to limit pet or human use.**

The stream bank is proposed to be planted with dense vegetation and is actually on adjacent private property belonging to the golf course which will limit use by residential occupants. See Figure 2 below and Attachment 1 for proposed restoration planting plan.

- 6. Use of pesticides, insecticides and fertilizers within 150 feet of the edge of the stream critical area buffer shall be in accordance with the City of Bellevue's "Environmental Best Management Practices," now or as hereafter amended.**

As a condition of approval the site will be required to abide by the Environmental Best Management Practices concerning the use of pesticides, insecticides, and fertilizers. See Conditions of Approval in Section X of this report.

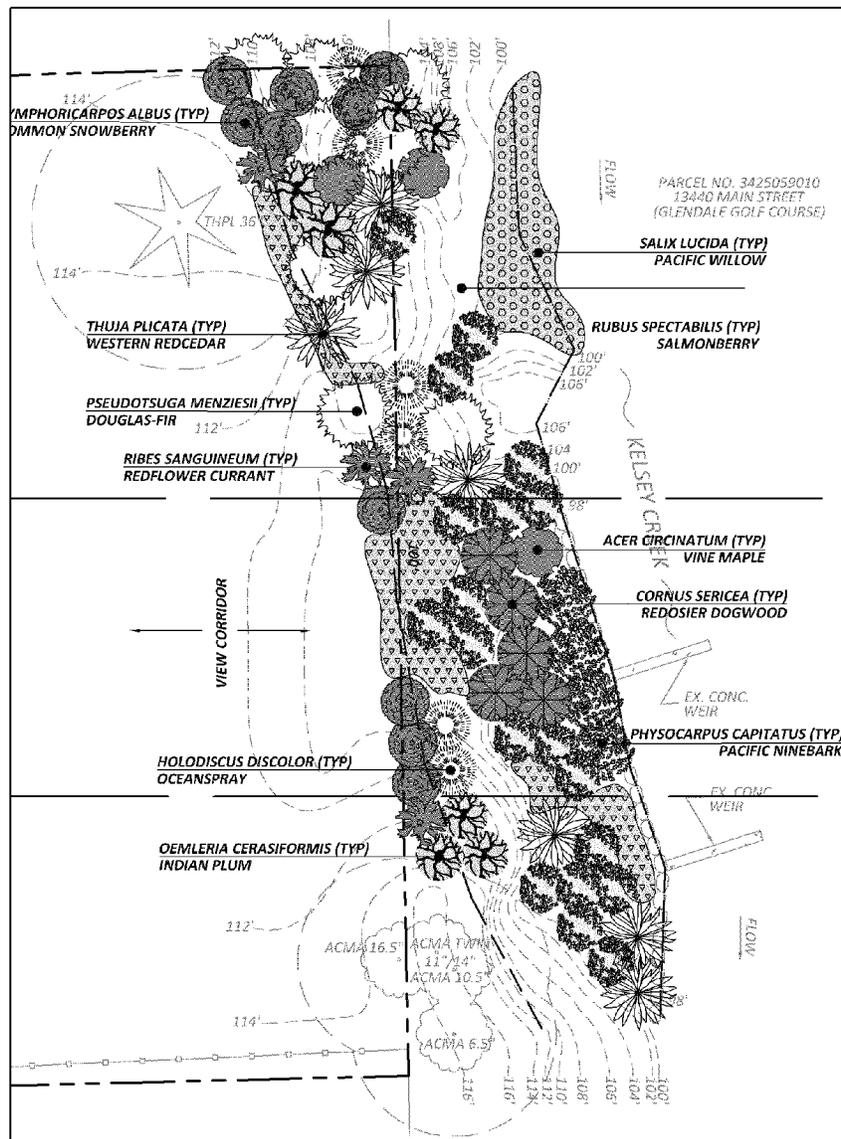


Figure 2

IV. Public Notice and Comment

Application Date:	October 30, 2009
Public Notice (500 feet):	November 12, 2009
Minimum Comment Period:	November 30, 2009

The Notice of Application for this project was published in the City of Bellevue weekly permit bulletin on November 12. Notice was also mailed to property owners within 500 feet of the project site. Requests for project information and comments were submitted by the Muckleshoot Indian Tribe Fisheries. Comments concerned: the extent of unpermitted tree

removal, length of time for monitoring of plants, stream coverage of vegetation, and recruitment of large woody debris in the stream. Staff provided responses to address the comments 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 approved this Critical Areas Land Use Permit and will review the subsequent clearing and grading permit.

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

No large-scale earthmoving activity is proposed. Exposed soils will be covered with mulch or erosion control blankets, coir matting, etc. to prevent erosion. Erosion and sedimentation control requirements and BMPs will be reviewed by the Clearing and Grading Department. See Section X for related conditions of approval.

B. Plants and Animals

The proposed planting will improve the riparian vegetation along this stream which contains salmon. The temporal impacts from the un-permitted tree cutting are difficult to quickly mitigate. Once established, the new planting will provide superior stream coverage and opportunity for input of large woody debris than what previously existed. Planting shall be as proposed in the submitted restoration planting plan.

D. Noise

The site is adjacent to residential and recreational uses. The only noise anticipated as a result of this work will be from plant installation which should only require hand labor. Any noise is regulated by Chapter 9.18 BCC. See Section X for a related condition of approval.

VII. Changes to Proposal Due to Staff Review

The applicant was instructed to provide erosion control on-site which was installed. In addition, staff requested the applicant to obtain and provide the right to access the planting area from the actual property owner the Glendale Golf Course.

VIII. Decision Criteria

A. 20.25H.255.B Critical Areas Report Decision Criteria

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;**
- 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;**
- 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;**
- 4. Adequate resources to ensure completion of any required restoration, mitigation and monitoring efforts;**
- 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**
- 6. The resulting development is compatible with other uses and development in the same land use district.**

No reduction of the required stream buffer is proposed as the work is only for restoration planting. The proposed plan will restore this degraded buffer along the stream bank of Kelsey Creek and provide a net gain in buffer functions and values at this location. The pre-existing condition of the buffer consisted primarily of invasive plant coverage and ornamental landscape, similar to adjacent properties. The proposed restoration will restore this buffer with native planting to mitigate for the trees which were removed and improve the stream buffer in general.

The following conditions of approval (See Section X) apply to the proposed restoration plan which will need to be revised and submitted as part of the clearing and grading permit:

- The planting will be monitored for a period of 3-years with the provision for extension to 5-years if the restoration is not succeeding or is insufficient with regard to the goals and objectives of the plan.
- A performance surety in the form of a bond or assignment of savings is required based on 100 percent of the value of installation and materials in the submitted cost estimate.
- In order to immediately re-establish some shade cover of the stream the western red cedars proposed shall be 5-gallon plants rather than 2-gallon.
- The planting plan has left steep slope areas unplanted shown in Figure 3 below as red. The revised plan shall provide planting for these areas. Plants can either be from the existing plan (ground cover, willow stake, etc.) or can be other native plants which can establish on a steep slope.

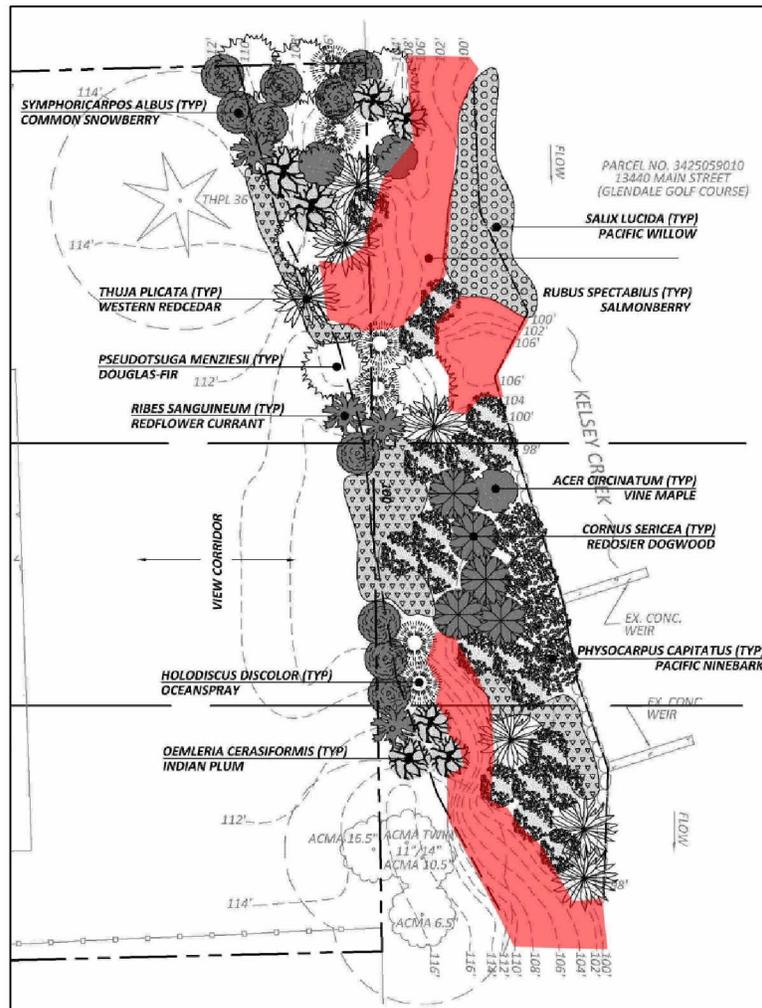


Figure 3

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 a clearing and grading permit before beginning any work. 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;

The proposed restoration planting will enhance the stream buffer beyond the existing condition over time by removing invasive and noxious species and restoring the area with native species. No development is proposed.

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

As discussed in Section III of this report, the performance standards of LUC Section 20.25H.055.C.3.i are being met.

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

The proposed activity will not affect public services or facilities.

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

The proposed 3-year monitoring is consistent with code requirements.

- For the 3-year duration an annual compliance monitoring report is proposed to be submitted to the City no later than November 30th of the respective year.
- A performance surety is required based on 100 percent of the installation and materials value in the submitted cost estimate.
- At the end of three years Land Use staff inspection is required to release the performance surety.
- If planting is not successful or monitoring is not done per plan the monitoring period may be extended an additional 2 years to be a total of 5 years.

- See Attachment 2 for Maintenance and Monitoring Plan and Conditions of Approval in Section X 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.

IX. Conclusion and Decision

After conducting the various administrative reviews associated with this proposal, including Land Use Code consistency, City Code and Standard compliance reviews, the Director of Development Services Department does hereby **approve with conditions** this Critical Areas Land Use Permit for restoration planting within the stream buffer of Kelsey Creek on the site located at 530 131st Avenue NE. **Approval of this Critical Areas Land Use Permit does not constitute a permit for construction. A Clearing and Grading 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 Clearing and Grading Permit or other necessary development permits within one year of the effective date of the approval.

X. Conditions of Approval

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

<u>Applicable Ordinances</u>	<u>Contact Person</u>
Clearing and Grading Code- BCC 23.76	Savina Uzunow, 425-452-7860
Land Use Code- BCC Title 20	Reilly Pittman, 425-452-4350
Noise Control- BCC 9.18	Reilly Pittman, 425-452-2973

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

- 1. Clearing/Grading Permit Required:** Approval of this Critical Areas Land Use Permit does not constitute an approval of a clearing and grading permit. Application for a clearing and grading permit must be submitted and approved prior to work commencing. Plans submitted as part of the clearing and grading permit application must be consistent with the activity allowed under this approval.

Authority: Land Use Code 20.30P.140
Reviewer: Reilly Pittman, Development Services Department

- 2. State and Federal Permits:** The applicant is responsible for obtaining any required state or federal permits for the proposed restoration planting.

Authority: Land Use Code 20.30P.140
Reviewer: Reilly Pittman, Development Services Department

- 3. Final Restoration Plan:** The proposed restoration plan (Attachment 1) submitted with the clearing and grading permit application shall be revised to include the following:

- The planting will be monitored for a period of 3-years with the provision for extension to 5-years if the restoration is not succeeding or is insufficient with regard to the goals and objectives of the plan.
- A performance surety in the form of a bond or assignment of savings is required based on 100 percent of the value of installation and materials in the submitted cost estimate.
- In order to immediately re-establish some shade cover of the stream the western red cedars proposed shall be 5-gallon plants rather than 2-gallon.
- The planting plan has left steep slope areas unplanted shown in Figure 3 below as red. The revised plan shall provide planting for these areas. Plants can either be from the existing plan (ground cover, willow stake, etc.) or can be other native plants which can establish on a steep slope.

Authority: Land Use Code 20.30P.140
Reviewer: Reilly Pittman, Development Services Department

- 4. As-Built Restoration Plan and Land Use Inspection:** Per the maintenance and monitoring section of the project restoration plan (see Attachment 2) an as-built shall be provide following installation of plants. Following installation of planting the applicant shall contact Land Use staff to inspect the planting area.

Authority: Land Use Code 20.30P.140
Reviewer: Reilly Pittman, Development Services Department

- 5. Maintenance and Monitoring:** Monitoring and Maintenance is required for 3 years with provision to extend to 5 years if monitoring and maintenance is insufficient or not per plan. Monitoring reports are required to be submitted per the requirements in the project restoration plan (see Attachment 2). Reports shall be provided no later than November 30th each year. Successful monitoring and maintenance will release the

required performance surety.

Authority: Land Use Code 20.30P.140

Reviewer: Reilly Pittman, Development Services Department

- 6. Performance Surety:** As part of the clearing and grading permit application submittal a 3-year performance surety is required at 100 percent of the installation and materials value in the submitted cost estimate. At the end of 3 years an inspection by Land Use staff is required to release the surety.

Authority: Land Use Code 20.30P.140

Reviewer: Reilly Pittman, Development Services Department

- 7. Pesticides, Insecticides, and Fertilizers:** The use of pesticides, insecticides, and fertilizers is limited per the City of Bellevue's Environmental Best Management Practices.

Authority: Land Use Code 20.25H.220

Reviewer: Reilly Pittman, 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. 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

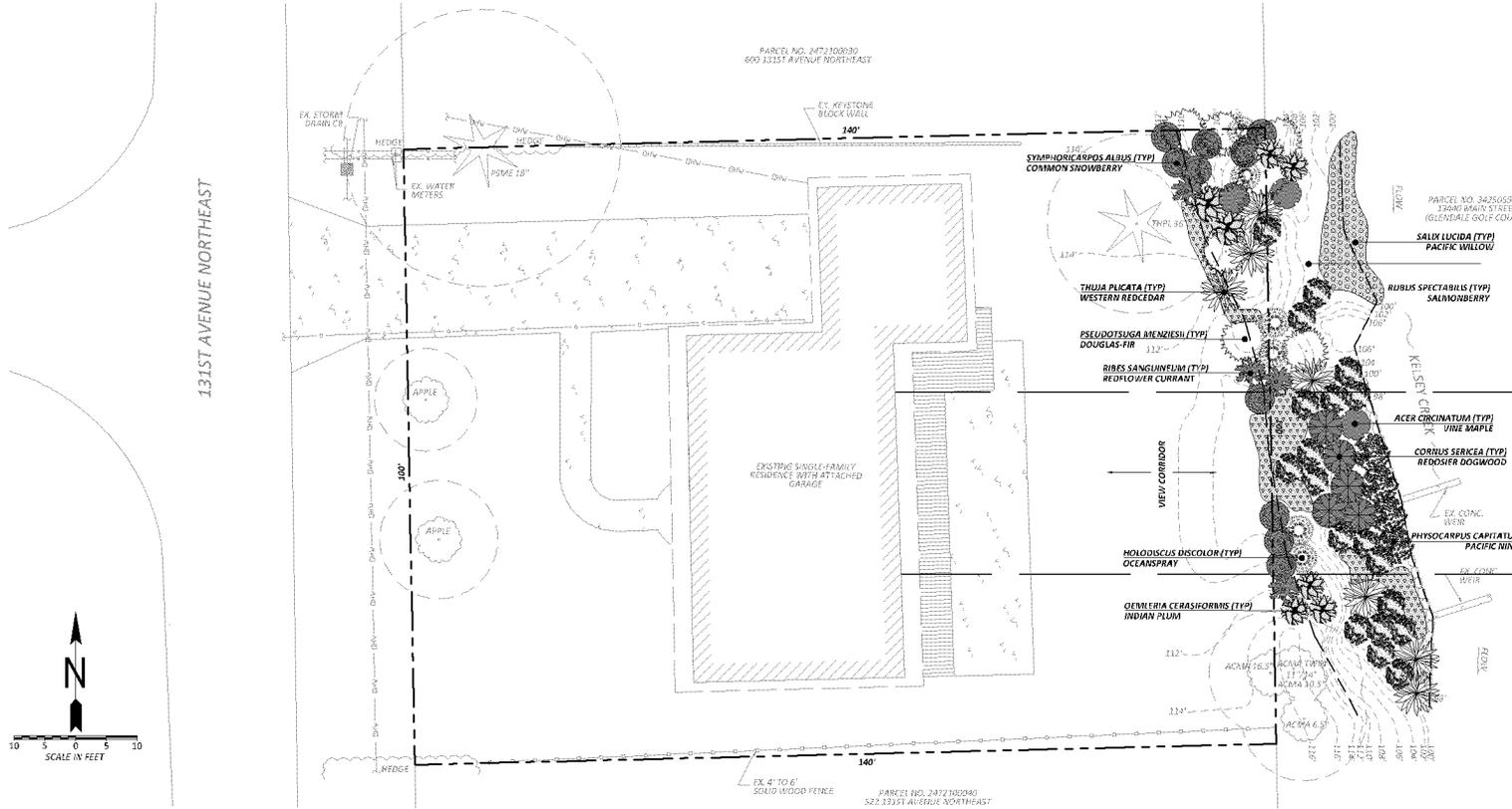
Reviewer: Reilly Pittman, Development Services Department

XI. Attachments

1. Restoration Planting Plan – Attachment 1
2. Maintenance and Monitoring – Attachment 2
3. Ch. 2 of Environmental BMPs – In File
4. Permit application, Critical Areas Study, and other project info – In File

Attachment 1

A PORTION OF THE NORTHEAST QUARTER SECTION OF SECTION 33, TOWNSHIP 25 N, RANGE 5 E, W.M.



VICINITY MAP

DIRECTIONS TO PROJECT SITE

FROM BELLEVUE CITY HALL (450 110TH AVENUE NORTHEAST); PROCEED NORTH ON 110TH AVENUE NORTHEAST. TURN RIGHT ON NORTHEAST 8TH STREET. PROCEED EAST APPROXIMATELY 1.25 MILES. TURN RIGHT ON 131ST AVENUE NORTHEAST. PROCEED SOUTH 0.25 MILES. PROJECT SITE IS ON LEFT AT 530 131ST AVENUE NORTHEAST.

SITE INFORMATION

LOT AREA:
14,000 SF (0.32 ACRES)

COMPREHENSIVE PLAN DESIGNATION(S):
SF-1 (SINGLE-FAMILY - LOW DENSITY)
MF-M (MULTI-FAMILY-MEDIUM DENSITY)

ZONING DESIGNATION:
R-3.5 (RESIDENTIAL; 3.5 DU/ACRE)

CRITICAL AREAS MAPPED OR KNOWN TO EXIST:
KELSEY CREEK; FLOOD HAZARD

IMPROVEMENTS PRESENT:
± 3,900 SF SINGLE FAMILY RESIDENCE

PROJECT INFORMATION

SITE ADDRESS:
530 131ST AVENUE NORTHEAST
BELLEVUE, WASHINGTON 98005

PARCEL(S):
2472100035

LEGAL DESCRIPTION (ABBREVIATED):
LOT 7 OF FAIRWAYS TO BELLEVUE ADDITION

DRAWING PREPARED FOR:
YALIE LI
530 131ST AVENUE NE
BELLEVUE, WASHINGTON 98005

ENGINEER/SURVEYOR:
NONE

CRITICAL AREA DELINEATOR:
EVERGREEN AQUATIC RESOURCE CONSULTANTS, LLC
PO BOX 1721
ISSAQUAH, WASHINGTON 98027
425-677-7166

DRAWING NOTES

- THE INFORMATION SHOWN ON THIS DRAWING REPRESENTS THE RESULTS OF WORK COMPLETED ON SEPTEMBER 10, 2009 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL EXISTING CONDITIONS AT THAT TIME.
- CAUTION: UTILITY LOCATIONS AND CHARACTERISTICS SHOWN HEREON ARE BASED ON THE FIELD LOCATION OF THE APPARENT SURFACE EVIDENCE OF EXISTING STRUCTURES. THE MARKING OF UTILITY LOCATIONS BY APPLICABLE UTILITIES WAS INCOMPLETE AT THE TIME OF FIELD DATA COLLECTION. THE UNDERGROUND ROUTING AND CONDITION OF BURIED UTILITIES HAS NOT BEEN VERIFIED OR CONFIRMED. ADDITIONAL UTILITY LOCATION AND MAPPING MAY BE REQUIRED. FIELD LOCATE, VERIFY DEPTHS, AND ADEQUATELY PROTECT ALL UTILITIES PRIOR TO THE START OF ANY WORK.
- PRIOR TO PLANT INSTALLATION, CONTROL NOXIOUS WEEDS AND AMEND SOILS AS SHOWN ON SHEET 2 AND DETAILED IN SPECIFICATIONS (SHEET 5).
- PLANT LOCATIONS SHOWN ARE APPROXIMATE. ADJUST PLANT LOCATIONS TO ACCOMMODATE SITE CONDITIONS AND EXISTING NATIVE VEGETATION.
- PROTECT EXISTING NATIVE TREES AND SHRUBS AND ACCOMMODATE INTO PLANT LAYOUT.
- PLANT MATERIAL QUALITY AND LOCATIONS SHALL BE INSPECTED BY A PROFESSIONAL WETLAND SCIENTIST OR SIMILARLY QUALIFIED INDIVIDUAL PRIOR TO PLANT INSTALLATION.
- REFER TO SHEET 4 FOR PLANT INSTALLATION DETAILS.

COMMON NAME	SCIENTIFIC NAME	SIZE/FORM	QUANTITY	SPACING
DOUGLAS-FIR	<i>PSEUDOTSUGA MENZIESII</i>	2 GALLON CONTAINERIZED	8	AS SHOWN
WESTERN REDCEDAR	<i>THUJA PLICATA</i>	2 GALLON CONTAINERIZED	7	AS SHOWN
VINE MAPLE	<i>ACER CIRCINATUM</i>	2 GALLON CONTAINERIZED	3	AS SHOWN
REDOSBIR DOGWOOD	<i>CORNUS SERICEA</i>	2 GALLON CONTAINERIZED	5	AS SHOWN
OCEANSPRAY	<i>HOLODISCUS DISCOLOR</i>	2 GALLON CONTAINERIZED	6	AS SHOWN
INDIAN PLUM	<i>OEMLERIA CERASIFORMIS</i>	2 GALLON CONTAINERIZED	7	AS SHOWN
PACIFIC WINEBARK	<i>PHYSCARPUS CAPITATUS</i>	2 GALLON CONTAINERIZED	4	AS SHOWN
REDFLOWER CURRANT	<i>RIBES SANGUINEUM</i>	2 GALLON CONTAINERIZED	4	AS SHOWN
SALMONBERRY	<i>RUBUS SPECTABILIS</i>	2 GALLON CONTAINERIZED	19	AS SHOWN
PACIFIC WILLOW	<i>SALIX LUCIDA</i>	4" LIVE STAKE	30	3' O.C.
COMMON SNOWBERRY	<i>SYMPHORICARPOS ALBUS</i>	2 GALLON CONTAINERIZED	10	AS SHOWN
GROUND COVER (2 SPECIES MINIMUM; IN GROUPS OF 4 TO 6)			30	
SALAL	<i>GAULTHERIA SHALLOON</i>	2 GALLON CONTAINERIZED	2	2' O.C.
DULL OREGON GRAPE	<i>MAHONIA NERVOSA</i>	2 GALLON CONTAINERIZED	2	2' O.C.
WESTERN SWOONWORT	<i>POLYSTICHUM MUNITUM</i>	2 GALLON CONTAINERIZED	2	2' O.C.

PLANT SCHEDULE
NO SCALE

DRAWING LEGEND

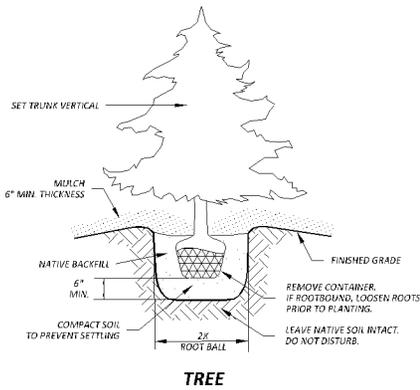


NO.	DATE	DESCRIPTION
1	10/20/09	ISSUED FOR PERMITS

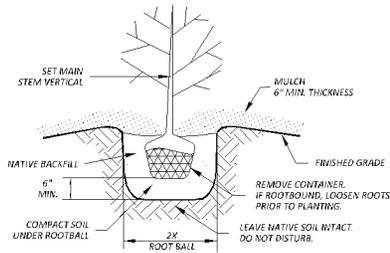
PLANTING PLAN
CRITICAL AREA RESTORATION PLAN
530 131ST AVENUE NORTHEAST - BELLEVUE, WASHINGTON

Evergreen Aquatic Resource Consultants, LLC
PO Box 1721
Issaquah, Washington 98027
(425) 677-7166
www.evergreenarc.com

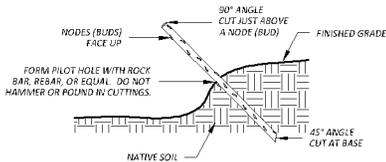
Job No: 09027
Date: 10/20/2009
SHEET 3 OF 5



TREE



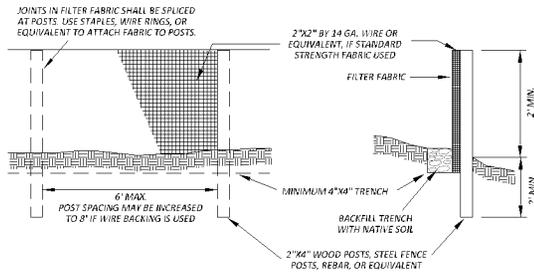
SHRUB



NOTES:

1. INSTALL LIVE STAKE AT A 45° ANGLE.
2. INSTALL LIVE STAKE SUCH THAT 2/3 OF STAKE LENGTH IS BURIED AND TWO BUDS (NODES) MINIMUM ARE ABOVE GROUND.

LIVE STAKE (CUTTING)



NOTE: FILTER FABRIC FENCES SHALL BE INSTALLED ALONG CONTOUR WHENEVER POSSIBLE

SILT FENCE INSTALLATION DETAIL

NO SCALE

PLANT INSTALLATION DETAILS

NO SCALE

PROJECT INFORMATION	
SITE ADDRESS:	530 1315T AVENUE NORTHEAST BELLEVUE, WASHINGTON 98005
PARCEL(S):	2472100035
LEGAL DESCRIPTION (ABBREVIATED):	LOT 7 OF FAIRWAYS TO BELLEVUE ADDITION
DRAWING PREPARED FOR:	YALIE E1 530 1315T AVENUE NE BELLEVUE, WASHINGTON 98005
ENGINEER/SURVEYOR:	NONE
CRITICAL AREA DELINEATOR:	EVERGREEN AQUATIC RESOURCE CONSULTANTS, LLC PO BOX 1721 ISSAQUAH, WASHINGTON 98027 425-677-7166

NO.	DATE	DESCRIPTION
1	10/20/09	ISSUED FOR PERMITS

DETAILS

CRITICAL AREA RESTORATION PLAN
530 1315T AVENUE NORTHEAST - BELLEVUE, WASHINGTON

Evergreen Aquatic Resource Consultants, LLC

PO Box 1721
Issaquah, Washington 98027
(425) 677-7166
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JOB NO: 09027

DATE:
10/20/2009

SHEET
4 OF 5

Attachment 2

4.1 Plan Phases

Because of the narrow scope of the proposed restoration work, the proposed restoration will be completed as a single phase project.

4.2 Restoration Plan Goals

The goals of the proposed restoration plan are:

- **To restore a native riparian and stream buffer plant community within the areas located closest to Kelsey Creek.**

This goal will restore general habitat suitability functions such as shade and nutrient support, which were adversely impacted by the recent tree removal. As the plant community matures, the native plants will retain soil, intercept precipitation, filter sediments and pollutants, and supply large woody debris to Kelsey Creek.

- **To improve soil nutrient, water-holding capacity, and overall fertility within the restoration area.**

This goal will encourage the recruitment and grow of native plant species within the local area, which improves general habitat suitability by creating valuable habitat niches and reduces runoff potentials within the local area.

- **To minimize the general presence of noxious weed species within the restoration area.**

This goal will also encourage recruitment and grow of native plant species within the local area, which improves general habitat suitability by creating valuable habitat niches, and also reducing the extent of a viable seed source in the local area from which dispersal vectors can expand the presence of noxious weed species within and beyond the project site.

4.3 Restoration Plan Objectives

The objectives of the proposed restoration plan are:

- **To install and successfully establish 133 native plantings within the restoration area.**

This objective will immediately increase the presence and distribution of native plant species within the local area and will advance site conditions towards a mid-successional conifer forest community that would be typical of undisturbed habitat for the project site. Species composition will include a mix of native conifer trees, which are currently not present within the project site, as well as a diverse composition of native shrubs, which will provide a significant food source for wildlife in the local area and will shade out noxious weeds in the interim while the proposed trees mature.

- **Amend soils within the restoration area using a commercial grade organic compost**

This objective will provide topsoil conditions similar to natural conditions under which native plants would be expected to grow. Compost will include a well-decomposed, humus-like material derived from the decomposition of grass clippings, leaves, branches, wood, and other organic materials.

- **To limit noxious weed species presence within the restoration area to a maximum of ten (10) percent coverage per species.**

Noxious weed species targeted for control will include those identified as Class A, B, and C noxious weeds on the latest King County noxious weed list, plus the following additional species: bamboo, English ivy, English holly (*Ilex aquifolium*), Japanese knotweed, Himalayan blackberry, and cutleaf (evergreen) blackberry. This objective recognizes that noxious weed species dominate within the project site and are likely to persist within the restoration area in the short term until the installed native plants can successfully compete with noxious weeds and/or the seed source and root reserves of existing noxious weeds are exhausted.

4.4 Measurable Restoration Plan Success Standards

The success standards established for the proposed restoration plan are:

- 100 percent survival of installed plant stock after the first growing season.
- 80 percent survival of installed plant stock after the third growing season.
- The successful establishment of two plant species for each of the following strata: tree, shrub, and groundcover.
- 60 percent average coverage by native woody plant species after the third growing season. Up to 30 percent of the native woody plant species may be comprised of desirable native colonizing species.
- Less than 10 percent coverage by all Class “A”, “B”, and “C” noxious weeds identified on the latest King County noxious weed list as well as the following additional species: bamboo, English ivy, English holly, Japanese knotweed, Himalayan blackberry, and cutleaf (evergreen) blackberry.

4.5 Timing of Work

Soil amendment and the initial noxious weed control work will be completed as soon as possible after permission to proceed with the work is granted by the City of Bellevue. To allow native plants sufficient time to adjust to site conditions and allow plant roots to start growing while precipitation is highest, native plant installation will occur during the period November 15 through February 15. Plant installation will occur only when ambient air temperatures are above freezing.

4.6 Compliance Monitoring Program

The compliance monitoring program for the proposed restoration is presented below:

4.6.1 As-Built

Following completion of the proposed restoration work, a professional wetland scientist or similarly qualified professional will prepare an as-built of the completed restoration work.

The as-built will summarize the completed restoration work as well as any deviations from the final approved restoration plan. In addition, a minimum of two (2) permanent photo points will be established to photographically document representative conditions within the restoration area. Two permanent compliance monitoring plots will also be established within the restoration area. Compliance monitoring plots will comprise circular plots scaled appropriately to accurately sample the following: native woody plant species (trees, shrubs, and groundcover); noxious weed species, and herbaceous plant species (grasses, sedges, rushes, and forbs).

The as-built will be submitted to the City of Bellevue within 30 days from the date that the work shown on the approved critical area restoration plan has been completed.

4.6.2 Annual Compliance Monitoring

Following acceptance of the as-built by the City of Bellevue, annual compliance monitoring will be completed for a period of three (3) years. Annual compliance monitoring will be completed by a professional wetland scientist or similarly qualified professional and will include a site inspection in August or September of each monitoring year.

Annual compliance monitoring will comprise a quantitative assessment of conditions within the restoration area for purposes of evaluating the current year's success standards. At the time of each monitoring, the following information will be collected and assessed relative to the success standards established for the project:

- The conditions of installed plant stock including survivorship, health, and vigor. The rationale for poor conditions, if present, will be determined.
- The species composition of and areal coverage provided by native plant species (trees, shrubs, and groundcover).
- The species composition of and areal coverage provided by noxious weed species.
- The species composition of and areal coverage provided by herbaceous species (grasses, sedges, rushes, and forbs)

The condition of installed plant stock will be assessed by completing a direct count inventory and assessment of installed plant stock. Species composition and areal coverage shall be assessed using the permanent sample plots established during the as-built.

In addition to field data collection, photographs of the restoration plan will be taken from the permanent photo points established during the as-built.

The results of each annual monitoring will be summarized in a written technical report and shall be submitted to the City of Bellevue no later than November 30 of the respective monitoring year.

4.7 Contingency Plan

Should any monitoring reveal that the success criteria for the respective year is not satisfied and such failure would result in significant impact to the critical area and/or buffer, Mr. Yajie Li will work with the City of Bellevue to develop a specific contingency plan to address the deficiency(ies). Although a potential course of action or corrective measure will depend on the specific problem encountered, contingencies are provided in Table 2 for general problems typically encountered on restoration work similar to that proposed.

Table 2 – Contingency Plan

Problem	Contingency Action
Low plant survival	Where necessary, <ul style="list-style-type: none"> • replace dead plants; • substitute type, size, quantity, and location of installed plants; • install herbivore damage protection measures; and/or • provide temporary irrigation.
Low percent coverage by native species	Where necessary, <ul style="list-style-type: none"> • install additional plants; • substitute type, size, quantity, and location of installed plants; • install herbivore damage protection measures; and/or • provide temporary irrigation.
High percent coverage by noxious weed species	Control weed species and develop a maintenance plan to maintain and/or reduce weed species coverage.
Erosion	Identify reason for erosion. Control source and repair damage as necessary.
Human disturbance	Limit human access and repair damage.

Contingency plans will be submitted to the City of Bellevue by January 31 of any year when the deficiencies are discovered. Unless otherwise approved by the City of Bellevue, actions specified on an approved contingency plan must be completed within 60 days. If the failure is substantial, the City of Bellevue may extend the compliance monitoring period for the restoration work.

4.8 Assurance Devices

The approved restoration plan is subject to an assurance device (bond) in conformance with LUC 20.40.490. A bonding cost estimate for the work detailed on the proposed critical area restoration plan is included in Appendix D and is based on project valuation using widely accepted standard unit pricing for materials, labor, equipment, mobilization, and contingencies. The actual construction cost for the work proposed may vary widely from the amount stated.