



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

**DETERMINATION OF NON-SIGNIFICANCE**

**PROPONENT:** Shih-Jong Lee

**LOCATION OF PROPOSAL:** 15418 SE 53<sup>rd</sup> Place

**NAME & DESCRIPTION OF PROPOSAL:** Lee Vegetation Management

This is a proposal to establish a Vegetation Management Plan and restore an area for unpermitted tree cutting in a steep slope critical area and Native Growth Protection Easement.

**FILE NUMBER:** 10-121280-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 11/11/10.
- 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 \_\_\_\_\_.

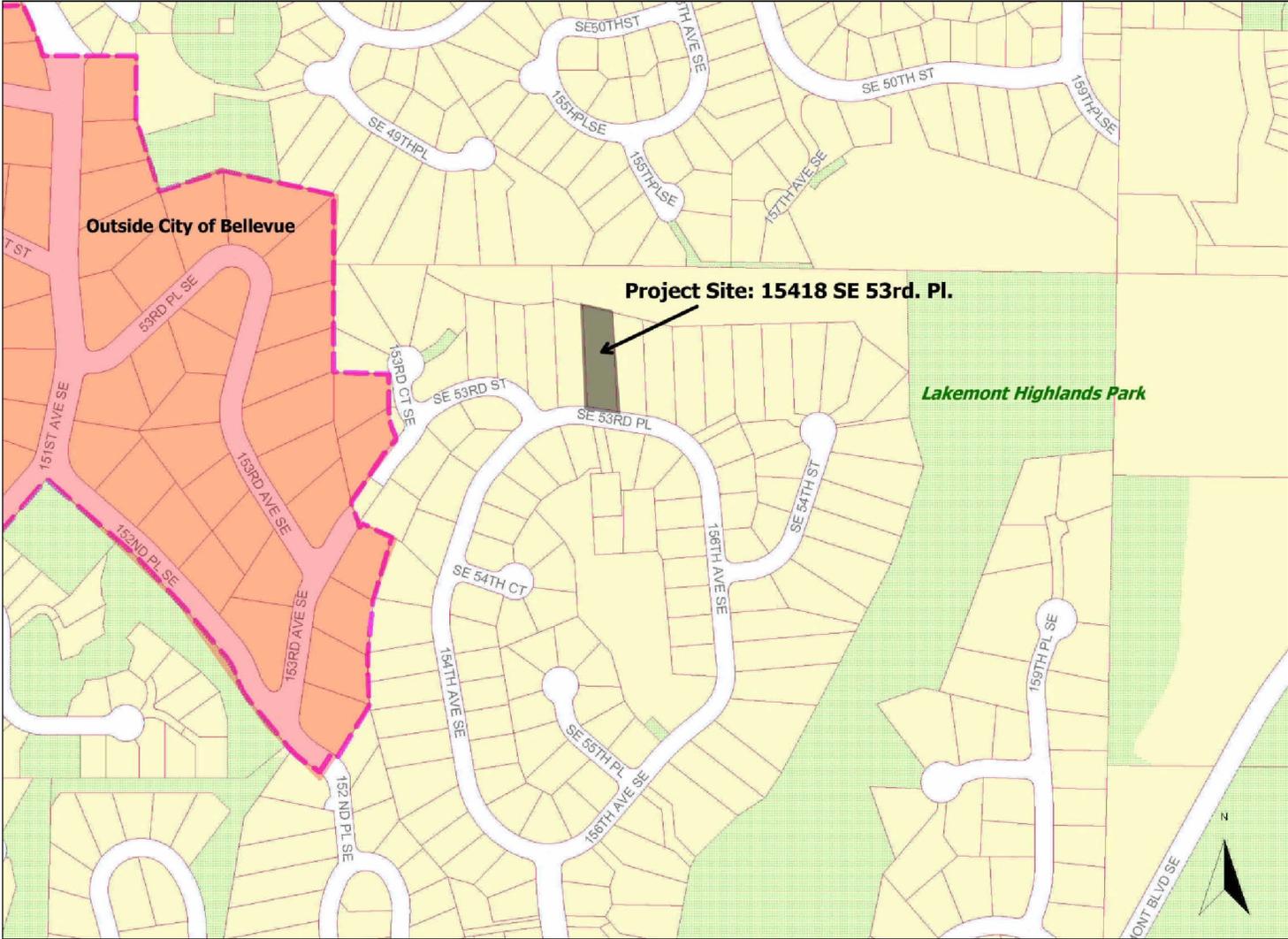
This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information indicating, or on, a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued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

*[Signature]*  
 Environmental Coordinator

10/28/10  
 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

**Lee Vegetation Management Plan**  
**File Number: 10-121280-LO**





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

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**Proposal Name:** Lee Vegetation Management

**Proposal Address:** 15418 SE 53<sup>rd</sup> Pl.

**Proposal Description:** Land Use review of a Critical Areas Land Use Permit for a Vegetation Management Plan for unpermitted tree removal in a steep slope critical area and Native Growth Protection Easement.

**File Number:** 10-121280-LO

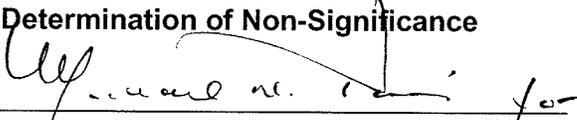
**Applicant:** Shih-Jong Lee, Property Owner

**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**

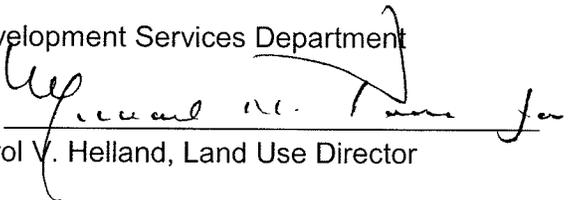
  
\_\_\_\_\_  
Carol V. Helland, Environmental Coordinator  
Development Services Department

**Director's Decision:**

**Approval with Conditions**

**Michael A. Brennan, Director**

Development Services Department

By:   
\_\_\_\_\_  
Carol V. Helland, Land Use Director

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**Application Date:** August 30, 2010  
**Notice of Application Publication:** September 9, 2010  
**Decision Publication Date:** October 28, 2010  
**Project/SEPA Appeal Deadline:** November 11, 2010

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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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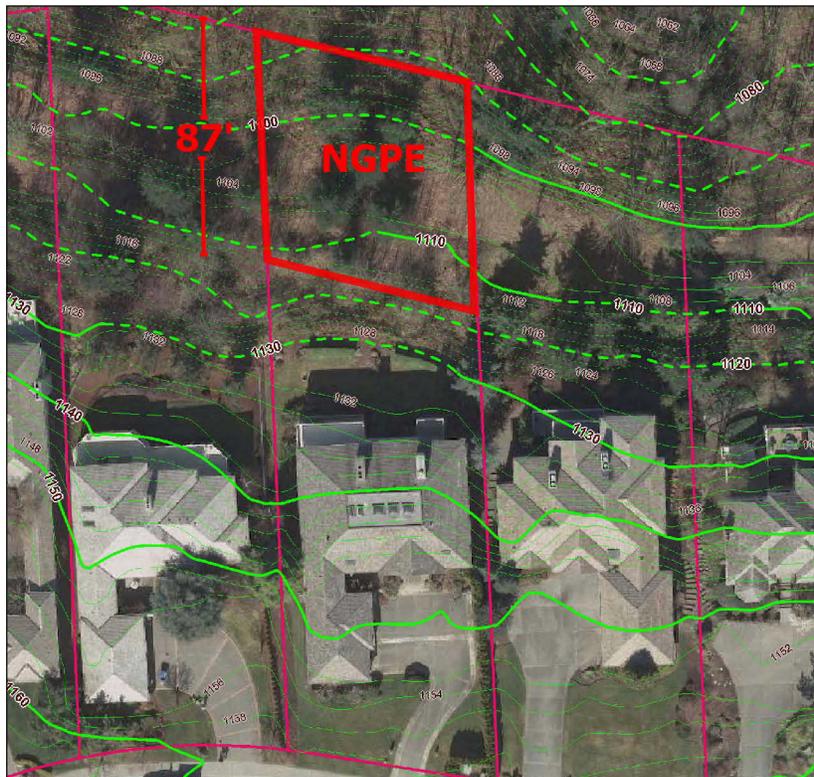
**I. PROPOSAL DESCRIPTION**

The applicant trimmed or removed 9 maple trees and cut down 2 fir trees on the site without a permit affecting an area of steep slope critical area within a Native Growth Protection Easement. This action is the subject of enforcement action 10-111668-EA. This Critical Areas Land Use Permit will create a vegetation management plan to restore and maintain trees and vegetation to the area where trees were removed to fulfill permit requirements and remove the code enforcement action. This approval does not allow maintenance, cutting, or any other work outside of the slope and easement area impacted by the unpermitted cutting.

**II. SITE DESCRIPTION, ZONING, LAND USE AND CRITICAL AREAS**

**A. SITE DESCRIPTION**

The project site is located at 15418 SE 53<sup>rd</sup> Pl. in the Newcastle Subarea of the City. The site is located in the NW quadrant of Section 23, Township 24 North, Range 5 East. The site has street frontage on SE 53<sup>rd</sup> Pl., along the south property line. The property is adjacent to other residential property to the west and east and a large open space tract to the north. The site has an existing single-family residence and uses typically associated with a residence. The areas of steep slope on-site are located north of the house, and extend into the open space tract north of the property. The northern portion of the property is protected within a Native Growth Protection Easement and has trail easements crossing through it which serve the neighborhood. See figure 1 for existing site condition.



**Figure 1**

## **B. ZONING**

The subject site and surrounding properties are zoned R-3.5, Single-Family Residential. The proposed activities of replanting and maintenance 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. 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 Importance**

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. Critical Areas Overlay District/Critical Area Land Use Permit**

A Critical Area Land Use Permit (CALUP) is required for approval of a vegetation management plan.

**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 structure is proposed to be constructed.

**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 development on any site which contains in whole or in part any portion designated as critical area or critical area buffer.

The proposed vegetation management is located within a steep slope critical area and buffer. The performance standards identified in the table below apply:

<b>Critical Area</b>	<b>Performance Standards</b>
Geological Hazard – Steep Slopes	20.25H.055.C.3.i 20.25H.125

**i. Consistency With Land Use Code Vegetation Management Performance Standards LUC 20.25H.055.C.3.i:**

Vegetation management is an allowed use in a critical area or critical area buffer provided a Critical Areas Land Use Permit is approved. The project proposal in question is to restore vegetation in the vicinity of the cutting and manage the restored vegetation until established. The submitted vegetation management plan can be found as Attachment 1 to this report. Vegetation management plans may be approved subject to the following:

- 1. A description of existing site conditions, including existing critical area**

**functions and values;**

See above site description in section II of this report. The site is currently developed with a single-family residence and associated uses. An area of north-facing steep slope exists to the north of the house; part of the slope is within a Native Growth Protection Easement. The slope is vegetated with a mix of deciduous and coniferous trees and an understory consistent with a developed urban environment, having invasive species coverage in large areas with some native plants.

**2. A site history;**

9 maple trees were trimmed and/or fully cut and 2 Douglas fir trees were cut, requiring this Land Use review. See figure 2 from the submitted Vegetation Management Plan which shows tree cutting locations (red circles).



Figure 2

**3. A discussion of the plan objectives;**

The objective of the vegetation management on this site is to replant the

impacted area as mitigation for the unpermitted tree pruning and cutting. In addition, this plan establishes maintenance and monitoring of the proposed planting area over a three-year period, guaranteed by performance and maintenance sureties. Figure 3 below shows photos of the tree cutting areas.



Figure 3

**4. A description of all sensitive features;**

The only sensitive feature on this site is the steep slope, part of which is within a Native Growth Protection Easement. The vegetation on the slopes has opportunity to provide habitat to avian species and other wildlife.

**5. Identification of soils, existing vegetation, and habitat associated with species of local importance present on the site;**

The area of steep slope is covered by existing vegetation consisting of mostly deciduous vegetation with some coniferous trees present. The larger trees on-site may be large enough for nesting and perching of important species and the vegetation is part of a connected corridor which extends to Cougar Mountain Regional Park.

**6. Allowed work windows;**

Rainy season restrictions would apply to any clearing and grading activity however only minimal earth disturbance should be caused by plant installation.

**7. A clear delineation of the area within which clearing and other vegetation management practices are allowed under the plan; and**

This plan only allows for replanting of vegetation and the maintenance of the vegetated area. This review does not allow for site-wide vegetation management. See figure 4 below showing the planting area.

**8. Short- and long-term management prescriptions, including characterization of trees and vegetation to be removed, and restoration and revegetation plans with native species, including native species with a lower growth habit. Such restoration and revegetation plans shall demonstrate that the proposed Vegetation Management Plan will not significantly diminish the functions and values of the critical area or alter the forest and habitat characteristics of the site over time.**

Existing vegetation is intended to remain including the cut vegetation, some of which is re-growing as seen in figure 4 below.



Figure 4

Native plants from the City's planting templates are proposed to be installed in the vicinity of the cutting. The plants proposed on the submitted plan consist of shrubs (beaked hazelnut and osoberry). However, more than one tree was fully cut and will not grow back. In addition to the proposed restoration planting, the planting plan must include at least 2 Douglas fir trees on the slope. The fir tree planting can be planned to consider preservation of views which will not be affected for some time, given the trees installed can be 1-2 gallon in size which take several years to reach a mature size. The trees removed took several years to reach their size and therefore the restoration needs to include trees in order to more quickly replace those which are now lost. 2 trees are required in order to attempt a quicker replacement and improve the vegetation cover on the slope. A revised plan will be required as part of the clearing and grading permit which will need to show 2 Douglas fir trees planted in addition to the already proposed planting. Figure 5 below shows the current planting plan which will need to be revised to include fir trees. See Conditions of Approval in Section X of this report and Attachment 1 for the proposed planting plan.



Figure 5

ii. Consistency With LUC 20.25H.125

The performance standards found in LUC 20.25H.125 are met as no structure, modification, or impervious surface is proposed in the steep slope. The disturbed area of slope is being restored as required by these performance standards.

IV. PUBLIC NOTICE AND COMMENT

Application Date:	August 30, 2010
Public Notice (500 feet):	September 9, 2010
Minimum Comment Period:	September 23, 2010

The Notice of Application for this project was published in the City of Bellevue weekly permit bulletin on September 9, 2010. Notice was also 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.

**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. Erosion and sedimentation control requirements and BMPs will be reviewed by the Clearing and Grading Department as part of a clearing and grading permit.

**B. PLANTS AND ANIMALS**

No additional significant trees beyond those that have already been trimmed or cut will be removed with this proposal. No permanent impacts to plants and animals are anticipated as some maple trees were not fully removed and restoration planting is required which will replace the lost trees over time. See Section X for related conditions of approval and Attachment 1 for the proposed planting plan.

**C. NOISE**

Any noise generated is regulated by Chapter 9.18 BCC. See Section X for a related condition of approval.

**VII. CHANGES TO PROPOSAL DUE TO STAFF REVIEW**

In addition to the proposed shrubs staff are requiring 2 Douglas fir trees be planted to replace the trees which were cut and lost. See Section X for related conditions of approval.

**VIII. DECISION CRITERIA**

**A. 20.30P.140 CRITICAL AREA LAND USE PERMIT DECISION CRITERIA**

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

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

Finding: The applicant must obtain a clearing and grading permit before beginning any work. Future modifications beyond the approved activity covered in this report may require a new Critical Areas Land Use Permit. See Conditions of Approval in Section X of this report.

**ii. 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 proposed restoration planting and vegetation management will provide vegetation cover on a steep slope, preventing erosion and maintaining slope stability where vegetation was cut.

**iii. 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 of LUC 20.25H.055.C.3.i and LUC 20.25H.125 are being met.

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

Finding: The proposed activity will not affect public services or facilities.

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

Finding: The proposed restoration plan is consistent with requirements. This vegetation management plan will restore vegetation to a steep slope. A performance and maintenance surety will be required based on the cost estimate submitted and will include the cost of the 2 Douglas fir trees required by condition of approval. The future clearing and grading permit will need to provide a revised cost estimate for plants and materials. The performance and maintenance surety will be held for a period of 3 years from the date of inspection to ensure plant survival. See Conditions of Approval in Section X of this report.

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

Finding: 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, SEPA, City Code and Standard compliance reviews, the Director of Development Services Department does hereby **approve with conditions** the restoration and vegetation management proposed within the steep slope on the site located at 15418 SE 53<sup>rd</sup> Pl. **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	Janney Gwo, 425-452-6190
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 plan as Attachment 1 to this report.

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

- 2. Code Enforcement Resolution:** The replanting and successful establishment of the mitigation plantings in the steep slope resolves code enforcement 08-122809-EA.

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

- 3. Land Use Inspection:** Following installation of planting the applicant shall contact Land Use staff to inspect the planting area as part of the clearing and grading permit process.

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

- 4. Revised Planting Plan:** Two Douglas fir trees are required in addition to the proposed planting and need to be added to the existing planting plan. A revised planting plan is required as part of the clearing and grading permit application submittal.

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

- 5. Cost Estimate and Performance Surety:** As part of the clearing and grading permit application submittal a revised cost estimate based on the installed cost of labor and materials needed for the restoration proposed, including the 2 fir trees required. This cost estimate will be the basis for determining the value needed for a performance and maintenance surety that will be held for 3 years. At the end of 3 years an inspection by Land Use staff is needed to release the surety. Staff will need to find that the plants are in a healthy and growing condition for the surety to be released.

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

- 6. Approved Activity:** The vegetation management plan established under this approval allows the installation and maintenance of 9 Beaked Hazelnuts, 10 Osoberrries, and 2 Douglas Fir trees within the steep slope critical areas on the property. Any work shall be consistent with this staff report, the plan as Attachment 1, and the Land Use Code. Future development of structures or impervious surfaces, tree cutting/removal, clearing and/or grading, or other actions that will cause disturbance within the steep slope, buffers, or setback will require additional City permits as they are not considered in this approval.

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

- 7. 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. Vegetation Management Plan and Restoration Plan – Attachment 1
2. Permit application, Narrative, other information – In File

**Vegetation Management Plan  
for the  
15418 SE 53rd Place Replanting Project to Remove  
Code Enforcement Action**

*Prepared by:*

**Shih-Jong Lee**

August 28, 2010

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## ***1. INTRODUCTION AND APPROACH***

We will define the objectives and approach of the project in this section.

### 1.1 Objectives and Goals

The project objective is to perform replanting to remediate the tree cutting violation to remove the code enforcement action (10-111668-EA). The goal is to restore or replace the affected area to equal or better environmental function than what was lost.

### 1.2 Approach

I appreciate the useful guidance from planner Pittman and information received from Code Compliance officer Miyazaki. Following the guidelines of the City of Bellevue's Critical Areas Handbook, we step through the Handbook for the processes involved to design, implement, and maintain our site.

## ***2. EXISTING CONDITIONS***

### 2.1. Define the critical area

The project site is a single family, medium density site. The property has Parcel Number 808101-0310, with legal description of SUMMIT DIV NO 02 SEC. 23, T. 24N., R. 5E., W.M. Lot 31. Figure 1 shows its plat map, size and easement indication that was downloaded from King County Record's office (please see lot 31)

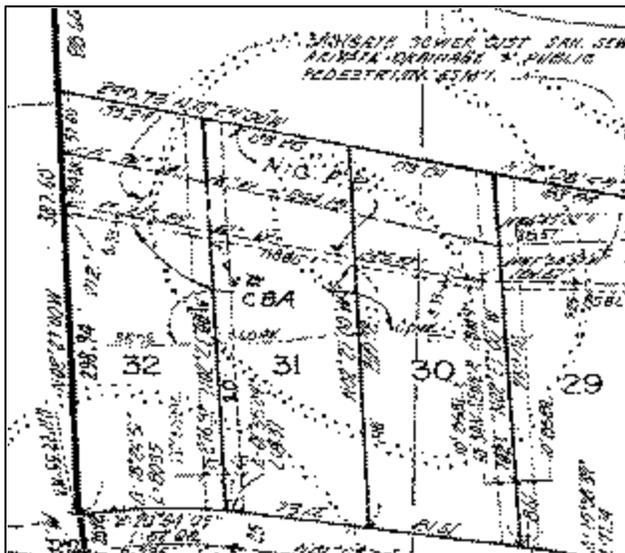


Figure 1

The site is in steep slope critical area buffers. It is protected under the City's critical areas ordinances and has also been placed into a Native Growth Protection Easement (NGPE)

A steep slope is regulated as a critical area if its gradient is 40% or more, has a rise of at least 10 feet and exceeds 1,000 square feet in area. Steep slopes have a buffer of 50 feet measured from the top-of-slope. Figure 2 shows the elevation map with 5 ft dark contour downloaded from King county iMap Property Information. The lot 31 (purple framed) has the elevation between 1,090 ft and 1,160 ft.

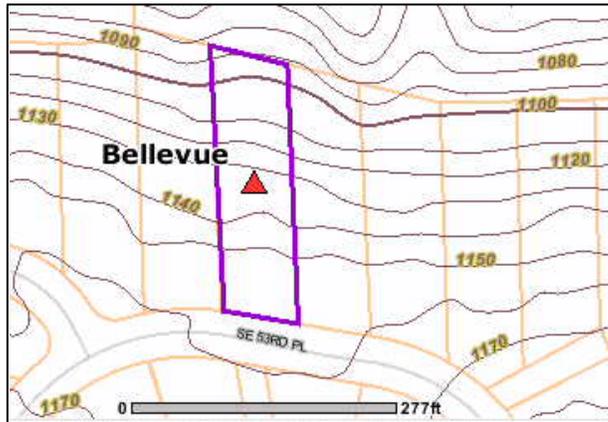


Figure 2

### 2.1.1 Existing critical areas

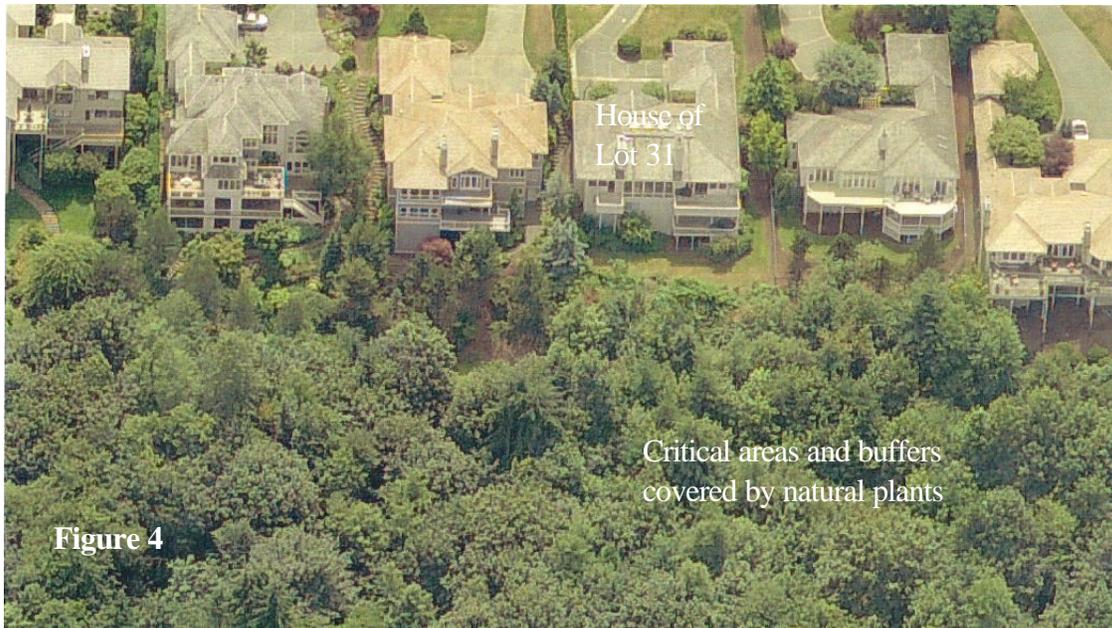
The critical area map provided by the Code Compliance officer Miyazaki clearly shows the existing critical area and the buffer around the site that are shaded in red (Figure 3).



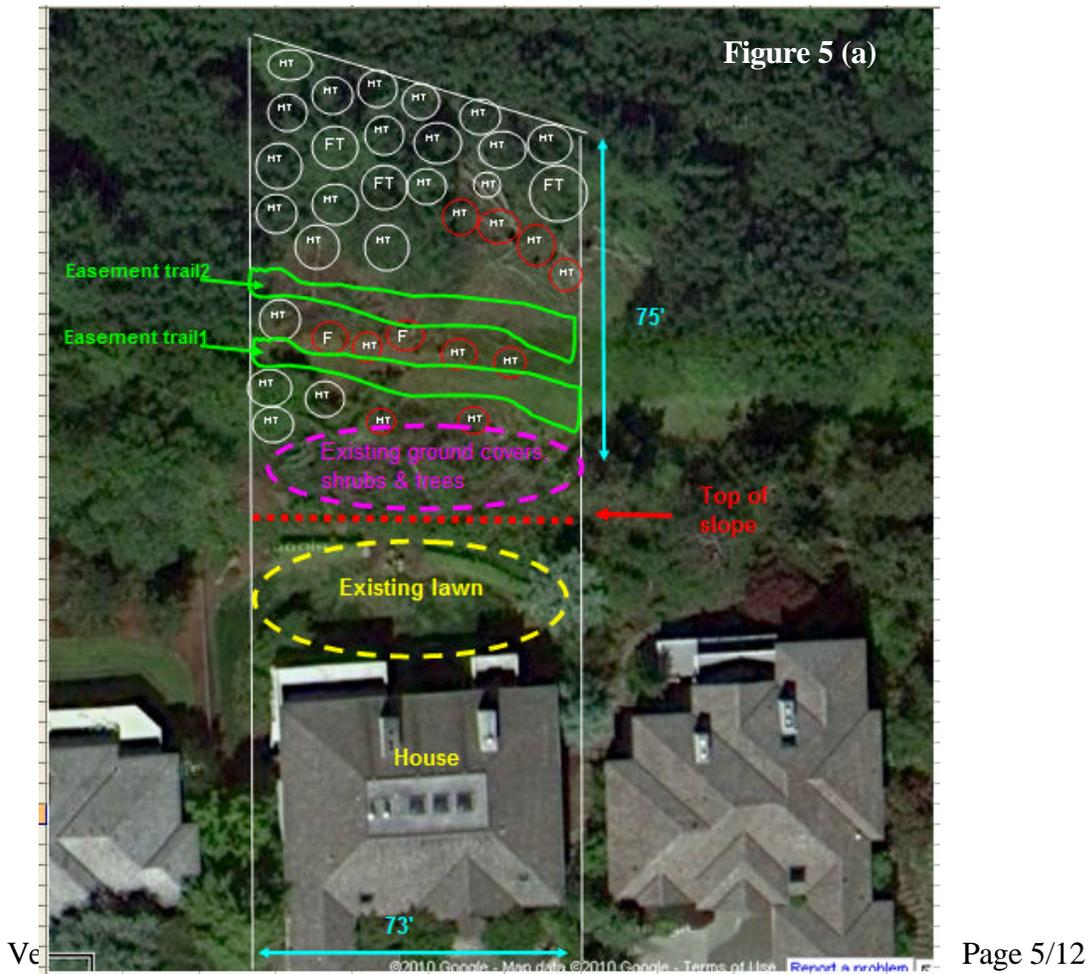
Figure 3

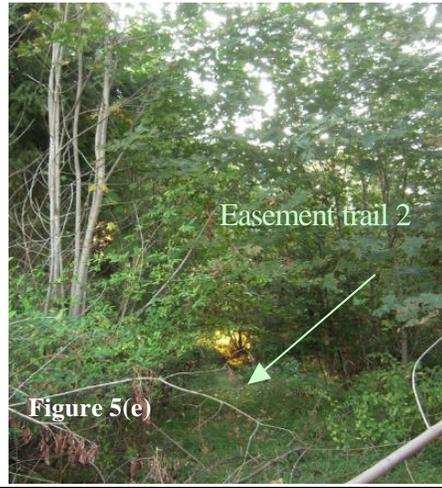
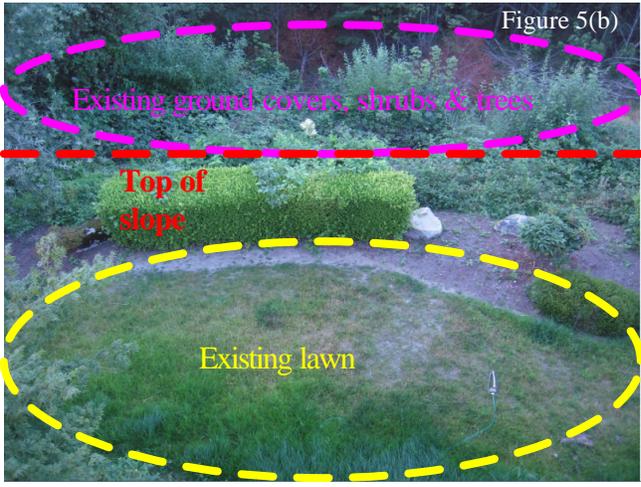
### 2.1.2 Critical area functions and values

The critical areas and buffers are covered by nature plants see Figure 4. The wild life habitats that can be regularly seen are different breeds of birds and wild rabbits.



The existing site plan is shown in Figure 5. Figure 5(a) shows the overall layout including existing house, existing lawn and existing ground covers, shrubs & trees (see Figure 5(b)), easement trail 1 (See Figure 5 (c) and Figure 5(d)) and easement trail 2 (see Figure 5(e)). The top of slope is between the existing lawn and the existing ground covers, shrubs & trees as indicated in Figure 5(a).





2.2 Existing site conditions

We performed site evaluation following the steps defined in the City of Bellevue’s Critical Areas Handbook. This results in the following table

SITE ASSESSMENT TABLE	
Hydrology	Dry
Light	Part Shade/Part Sun, obstructed by tall trees
Topography	Steep Slope
Aspect	North-facing slope
Existing Vegetation	Existing native plants

The slope is stable. No known erosion history or erosion expected. There are no signs of landslide such as slumped, cracked or cleaved soil. No signs of trees with bent trunks (i.e. “pistol-butted.”) There is existing native vegetation and the growing conditions are very favorable, the density of plants could be reduced.

The maple trees that were cut have been re-growing well, as our cutting left a long tree trunk for re-growing. Figure 6 shows the healthy re-growing of four trees.



### 2.2.1 Existing vegetation

The existing vegetation is laid out in Figure 5(a). There are existing ground covers, shrubs & trees along the steep slope. In the slope buffer area, there are big-leaf maples and douglas-firs along the easement trails and near the north boundary of the site.

### 2.3 Quantifying the tree cut

As shown in red circles in Figure 5(a), 9 maple trees and 2 douglas-fir trees were cut.

### 2.4 Area impact by the removal

We believe the impact is minimal as the maple trees are growing back. The two fir trees that will not grow back are in flat area right adjacent to an easement trail so there should be no impact to slope stability. There may be some impacts to the bird habitats. But there are many other existing fir trees nearby that should minimize the impact.

## 3. **REPLANTING PLAN**

The replanting plan is shown in Figure 7. Area within which clearing and other vegetation management practices are planned under the plan will be the slope buffer area right by the easement trails as shown below.

The new plants are shown in blue circles. There will be 9 Beaked hazelnuts (labeled “BH”) and 10 Osoberrys (labeled “o”) with a total of 19 new plants. These will complement the 9 re-growing maple trees (yellow circles). Restoration and revegetation plants are native species selected from the geological hazards (steep Slope) planning

template of the City of Bellevue's Critical Areas Handbook (A1-shade). We will plant the new plants along the two easement trails.

To allow the healthy re-growing of the cut trees. The new plants will be shrubs. This also allows better preservation of the view for the house. Also, inter-planting to diversify existing native plants could maximize the improvement of wildlife habitat and other functions. No trees and vegetation will be removed. Woody debris such as downed logs or brush piles would provide specialized habitat for wildlife such as birds, amphibians and reptiles.

Beaked hazelnut will have edible acorn providing wildlife food. Osoberry will have berries attracting birds. So we expect an improvement of the site to attract the wildlife habitat. Therefore the proposed vegetation management plan will provide equal or better function and values of the critical area and could improve the forest habitat characteristics of the site over time.



## **4. MANAGEMENT PRESCRIPTIONS**

To take care and keep track of the restoration area, we will follow the section 5 ‘Maintenance & Monitoring’ of the City of Bellevue’s Critical Areas Handbook.

### 4.1 Maintenance

#### **4.1.1 Watering**

To successfully establish plants, summer irrigation is essential in nearly every case. Drought stress is usually the number one cause of plant mortality in restoration projects. We will provide adequate water to newly installed plants as they establish their root systems until the plants become established.

The irrigation will follow the schedule below:

Time of Year	June 1 <sup>st</sup> to July 15 <sup>th</sup>	July 15 <sup>th</sup> - October 1 <sup>st</sup>	October - May
Irrigation Amount	1 inch per week	2 inches per week	None needed

#### **4.1.2 Weeding**

Root competition from other plants and weeds is the second leading cause of plant mortality in habitat restoration areas. Each installed plant will be kept free of weeds and grasses in a 24-inch-diameter circle around the stem. Weeds will be pulled by hand because a line trimmer or “weed wacker” can easily damage or kill a native plant. Pesticide will not be used.

#### **4.1.3 Basic Maintenance Steps**

##### **A. In the spring:**

1. Evaluate the need for maintenance. Look for any of the following:
  - encroaching Himalayan blackberry vines, grub out blackberry roots
  - morning glory from the stem’s point of origin
  - sprouting Scotch broom
  - reed canarygrass sprouts
2. Remove invasive weeds and weed roots from the planted area to the maximum extent practical. In some instances, complete weed removal is not possible.
3. Check the mulch ring to make sure it is still adequate; add more mulch if needed.
4. Check the plants for signs of specific stress: drought, disease, pests, etc.

##### **B. Twice each spring and once in the summer:**

Remove all weeds from a 24-inch-diameter circle around each plant OR from the entire project area if possible

## 4.2 Monitoring

We will monitor for three years to verify that installed plants survive and that the goals of the project are achieved. If the goals are not being achieved, monitoring is a good tool to guide maintenance or repair of the area such that the goals are achieved.

One way to assess whether an implemented restoration plan is functioning is to assess survival of the installed vegetation. We expect an 80 percent survival throughout the life of the monitoring period (3 years)

## **5. PLANTING PLAN**

### 5.1 Site preparation

Before installing plantings, we will remove invasive Himalayan blackberry in the planting areas manually without the use of pesticide. The invasive weeds will be disposed of immediately after removal.

### 5.2 Timing

We expect to plant in the fall, from October to March 15th. This will give the plants enough time to adjust to their new location and allows roots to start growing before the rain stops in June. We will install plants when temperatures are well above freezing. This insures that plants do not freeze in their pots while waiting for installation and enables the installer to dig in unfrozen soil. Additionally, backfilling a planting pit with frozen soil can leave air pockets in the pit that can dry out plant roots during warmer weather.

### 5.3 Soil amendments & mulches

Soil amendments and mulches will be used appropriately for planting. Both treatments can improve soil nutrients, texture, water-holding capacity, and overall fertility. We will not use fertilizer at the time of installation. Healthy soils grow healthy plants. We will build healthy soil with compost and mulch instead of fertilizer.

### 5.4 Watering

Each plant will be watered immediately after planting to remove air pockets and moisten all of the soil around the root ball. We will provide adequate water to newly installed plants as they establish their root systems until the plants become established.

The irrigation will follow the schedule below:

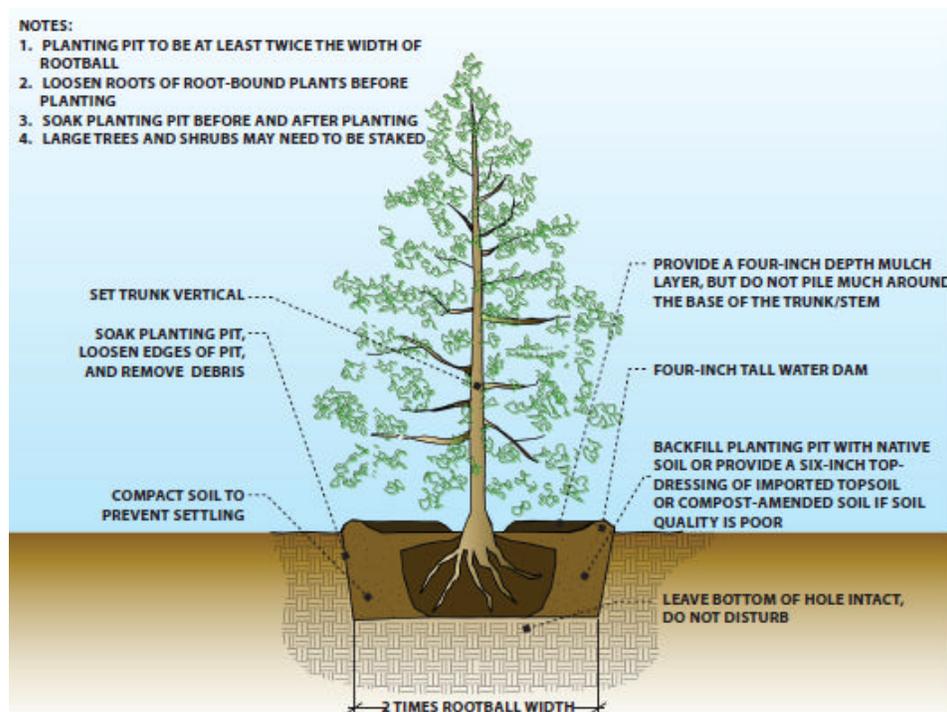
Time of Year	June 1 <sup>st</sup> to July 15 <sup>th</sup>	July 15 <sup>th</sup> - October 1 <sup>st</sup>	October - May
Irrigation Amount	1 inch per week	2 inches per week	None needed

## 5.5 Plant material

We will use 1-gallon pot to be purchased at a local nursery. Plants will be inspected prior to purchasing to insure that they are healthy.

## 5.6 Planting detail

We will follow the tree and shrub planting sequence provided in section 4 “Installing your Project” of the City of Bellevue’s Critical Areas Handbook. As illustrated in the Figure below.



### 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 when possible.
- 2) Lay out plants or use flags to mark the location of each plant.
- 3) Dig a pit for each plant that is twice the size of the rootball 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) “Rough up” the roots of the plants, pruning or straightening circling roots. Roots that circle the bottom and sides of the rootball can later 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 level. Make sure stem of 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 raked leaves. 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.

## 6. COST ESTIMATE

The Beaked hazelnuts and Osoberrys will be purchased from nurseries that specialize in native plants. We will use the References section (Appendix D) from the City of Bellevue’s Critical Areas Handbook as a guide for purchasing.

The cost estimates are listed on the table

Material cost estimate				
		Unit cost	Quantity	Subtotal
	1-gallon pot	\$15	19	\$285
	Mulch (cubic yard)	\$30	1	\$30
	Compost Soil amendment	\$30	1	\$30
	Miscellaneous	\$30	1	\$30
<b>Total</b>				<b>\$375</b>

The estimated labor hours are 10 hours for site preparation and 10 hours for planting. We expect to do the work by ourselves. So no actual out of pocket labor cost is expected. But for the purpose of estimate, we use \$15/hour for low skill labor. So the labor cost is estimated at 20 hours \* \$15/hour = \$300. Since the site is right on our property, the maintenance and monitoring will be done by ourselves, no additional costs are expected.

Therefore, the total cost of the project is \$375+ \$300 = **\$675**

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: [Shih-Jong Lee](#)

Proponent:

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

Address: [15418 SE 53rd Place, Bellevue WA 98006](#)

Phone: [425-802-1759](#)

Proposal Title: [Replanting to remove code enforcement action](#)

[15418 SE 53rd Place, Bellevue WA 98006](#)

Proposal Location: [SUMMIT DIV NO 02 SEC. 23, T. 24N., R. 5E., W.M. Lot 31](#)

(Street address and nearest cross street or intersection) Provide a legal description if available.

Please attach an 8 ½" x 11" vicinity map that accurately locates the proposal site. [See attached](#)

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

1. General description: [Replanting as mitigation for tree cutting to remove code enforcement action \(10-111668EA\)](#)
2. Acreage of site: [~ 0.05 acres estimated](#)
3. Number of dwelling units/buildings to be demolished: [None](#)
4. Number of dwelling units/buildings to be constructed: [None](#)
5. Square footage of buildings to be demolished: [Zero](#)
6. Square footage of buildings to be constructed: [Zero](#)
7. Quantity of earth movement (in cubic yards): [Zero](#)
8. Proposed land use: [Does not apply](#)
9. Design features, including building height, number of stories and proposed exterior materials:  
[Does not apply](#)
10. Other

Estimated date of completion of the proposal or timing of phasing:

Winter of 2010

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

No

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

Vegetation management plan

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.

Critical area land use permit and clearing and grading permit

Please provide one or more of the following exhibits, if applicable to your proposal. (Please check appropriate box(es) for exhibits submitted with your proposal):

- Land Use Reclassification (rezone) Map of existing and proposed zoning
- Preliminary Plat or Planned Unit Development  
Preliminary plat map
- Clearing & Grading Permit  
Plan of existing and proposed grading  
Development plans
- Building Permit (or Design Review)  
Site plan  
Clearing & grading plan
- Shoreline Management Permit  
Site plan

## A. ENVIRONMENTAL ELEMENTS

### 1. Earth

- 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)?  
40 degrees (estimated)
- 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.

Do not know

**BeD, Beausite Gravelly Sandy Loam**

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.

No

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

0%

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

Does not apply

## 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

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

Do not know

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

appropriate, state what stream or river it flows into.

No

- (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.

No

- (3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None

- (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.

No

- (2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

No

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.

No

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

No

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

evergreen tree: fir, cedar, pine, other

shrubs

grass

pasture

crop or grain

wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other

water plants: water lily, eelgrass, milfoil, other

other types of vegetation [Himalayan blackberry](#)

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

[Replanting of about 19 shrubs as mitigation for tree cutting to remove code enforcement action \(10-111668EA\)](#)

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

No

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

[Native planting will be used](#)

## 5. ANIMALS

- a. Check or circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

Birds: hawk, heron, eagle, songbirds, other: **Probbaly some songbirds and other non-raptor birds**

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.

No

- c. Is the site part of a migration route? If so, explain.

No

***Vegetation is adjacent to large open space corridor which can be used by any upland species to access from Cougar Mt.***

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

Does not apply

## 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.

No

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

None

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

Does not apply

b. Noise

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

Does not apply

- (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.

Does not apply

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

Does not apply

**8. Land and Shoreline Use**

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

Backyard of a single family home, adjacent to a steep slope

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

No

- c. Describe any structures on the site.

None

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

No

- e. What is the current zoning classification of the site? **R-3.5, Single-Family Residential**

Single family

- f. What is the current comprehensive plan designation of the site? **SF-M, Single-Family Medium Density**

Single family - medium density

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

Does not apply

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

Environmentally critical area due to steep slope

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

Does not apply

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

Does not apply

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

Does not apply

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

Does not apply

## 9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

Does not apply

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

Does not apply

- c. Proposed measures to reduce or control housing impacts, if any:

Does not apply

## 10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Does not apply

- b. What views in the immediate vicinity would be altered or obstructed?

None

- c. Proposed measures to reduce or control aesthetic impacts, if any:

Does not apply

## 11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Does not apply

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

Does not apply

c. What existing off-site sources of light or glare may affect your proposal?

Does not apply

d. Proposed measures to reduce or control light or glare impacts, if any:

Does not apply

## 12. Recreation

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

Does not apply

*Pedestrian trail easement crosses property  
outside of proposed work area*

b. Would the proposed project displace any existing recreational uses? If so, describe.

Does not apply

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

Does not apply

## 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.

Does not apply

c. Proposed measures to reduce or control impacts, if any:

Does not apply

## 14. Transportation

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

Does not apply

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

Does not apply

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

Does not apply

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

Does not apply

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

Does not apply

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

Does not apply

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

Does not apply

**15. Public Services**

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.

No

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

Does not apply

**16. Utilities**

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

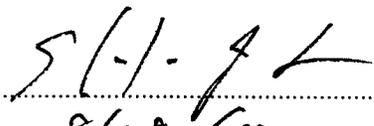
No

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.

Does not apply

**Signature**

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

Signature.....   
Date Submitted..... 8/28/10

## Narrative Description

1. A description of the project site, including landscape features, existing development, and site history as applicable.

The project site is a single family, medium density site. The property has Parcel Number 808101-0310, with legal description of SUMMIT DIV NO 02 SEC. 23, T. 24N., R. 5E., W.M. Lot 31. The site is in steep slope critical area buffers. It is protected under the City's critical areas ordinances and has also been placed into a Native Growth Protection Easement (NGPE). The critical areas and buffers are covered by nature plants. The wild life habitats that can be regularly seen are different breeds of birds.

2. A description of how the design constitutes the minimum necessary impact to the critical area.

This project performs replanting as mitigation for tree cutting to remove code enforcement action (10-111668EA). No extra work will be performed.

3. A description of why there is no feasible alternative with less impact to the critical area, critical area buffer, or critical area structure setback.

NA

4. A description of alternatives considered and why the alternative selected is preferred.

NA

5. A summary of how the proposal meets each of the decision criteria contained in Land Use Code Section 20.30P.

A. The proposal will obtain all other permits required by the Land Use Code. Once critical areas land use permit is approved we will apply for a Clearing and Grading permit to actually carry out the work.

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

The proposal uses the planting templates from the city's critical area handbook .

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

Under "20.25H.055 Uses and development allowed within critical areas – Performance standards." Sub-section "B Uses and Development Allowed within Critical Areas." Items "Vegetation management" of "Geologic Hazard Areas7" pursuant to "20.25H.055.C.3.i and 20.25H.125". The performance standards pursuant to "20.25H.055.C.3.i and ii will be followed including without limitation as follows:

ii (C) All vegetation cut (tree stems, branches, etc.) shall be left within the critical area or buffer unless removal is warranted due to the potential for creating a fire hazard or for disease or pest transmittal to other healthy vegetation;

(D) The landowner shall replace any trees that are removed pursuant to a restoration plan meeting the requirements of LUC 20.25H.210; 20.25H.210 is applicability. Where a mitigation or restoration plan is required under this part or Part 20.25E LUC, the plan shall be developed in accordance with the standards of LUC 20.25H.210 through 20.25H.225 inclusive.

D. The proposal will be served by adequate public facilities including streets, fire protection, and utilities; and  
NA

E. The proposal includes a mitigation or restoration plan consistent with the requirements of LUC 20.25H.210; except that a proposal to modify or remove vegetation pursuant to an approved Vegetation Management Plan under LUC 20.25H.055.C.3.i shall not require a mitigation or restoration plan;  
This is the essence of the proposal.

F. The proposal complies with other applicable requirements of this code. (Ord. 5683, 6-26-06, § 27)  
Yes

6. A summary of how the proposal meets each of the criteria and performance standards contained in Land Use Code Section 20.25H associated with the critical area you are modifying.  
The project will follow the guidelines of the City of Bellevue's Critical Areas Handbook that will meet each of the criteria and performance standards contained in Land Use Code Section 20.25H associated with the critical area.

7. A summary of how the proposal meets each of the criteria contained in Land Use Code Section 20.25H.230 as required for applications proposing a modification through the use of the Critical Areas Report process.  
NA