



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

Proposal Name: Windcrest Ridge HOA Vegetation Management

Proposal Address: Tract C and D of Windcrest Ridge, 134th Ave SE

Proposal Description: The applicant requests a Critical Areas Land Use Permit for the management of vegetation within two non-disturbance tracts.

File Number: 10-122006-LO

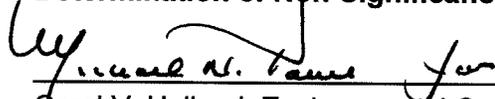
Applicant: Windcrest Ridge HOA

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

Planner: Kevin LeClair, Planner

**State Environmental Policy Act
Threshold Determination:**

Determination of Non-Significance

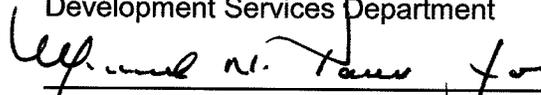


Carol V. Helland, Environmental Coordinator
Development Services Department

Director's Decision:

Approval with Conditions

Mike Brennan, Director
Development Services Department



By: Carol V. Helland, Land Use Director

Application Date: September 17, 2010
Notice of Application Publication Date: October 7, 2010
Decision Publication Date: November 4, 2010
Project/SEPA Appeal Deadline: November 18, 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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Attachments

1. Environmental Checklist
2. Vegetation Management Plan

I. Proposal Description

The applicant is requesting a critical areas land use permit for the management of vegetation within two non-disturbance tracts. The plan calls for the proactive removal of black cottonwood trees and replacement with native conifer trees and shrubs to occur in phases over a 10 year time frame.

LUC 20.25H.055 classifies vegetation management as an allowed use within critical areas and critical area buffers in accordance with specific performance standards.

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

A. Site Description

The properties are known as Tracts C and D within the plat of Windcrest Ridge. The tracts are located on east and west sides of 134th Ave SE, approximately 475 feet north of SE 26th Street.

The tracts were established for the protection of a riparian corridor and dedicated to the Windcrest Ridge Homeowners Association. The notes on the face of the plat (KC Recording # 9410210270) state, "the dedication of the non-disturbance tracts conveyed to the public a beneficial interest in the land within the tract." The interest includes the preservation of the native vegetation for all purposes that benefit the public, health, safety, and welfare, including but not limited to control of surface water runoff and erosion, maintaining slope stability, visual and other buffering, and protection of plant and animal habitat. The notes also state that it is the owners have an obligation to leave undisturbed all trees and vegetation within the area except for the removal of diseased and dying vegetation which presents a hazard.



The tracts slope at approximately 15 percent with a general western aspect.

The eastern tract, Tract C, contains a small pond surrounded by dense vegetation. Mature cottonwoods dominate the canopy cover. The trees range in diameter from 10 inches to 40 inches in diameter. Native madrone and willow grow toward the center and west end of this tract. The central area contains very little understory, and is mainly covered by invasive blackberries.

The western tract, Tract D, is also dominated by black cottonwoods. The trees are much greater in number and much smaller in diameter in comparison to Tract C. Native mountain ash, willow, cherry and filbert grow at the west end of this tract, which is primarily blackberry bramble-covered in the center.

B. Zoning

The property is zoned R-4. Due the presence of the stream critical area the property is also within the critical area overlay district.

C. Land Use Context

The property is located within a medium-density, single-family residential neighborhood. The property serves not only its ecological services functions for the community, but also serves as an aesthetic, land use buffering function.

D. Critical Areas Functions and Values

i. Streams and Riparian Areas

A healthy aquatic environment relies on a dynamic interaction between the stream and the adjacent riparian area. Riparian vegetation along stream banks provides a buffer to help mitigate the impacts of urbanization. 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.

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. 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. 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.

ii. Wetlands

Wetlands provide important functions and values for both the human and biological environment—these functions include flood control, water quality improvement, and nutrient production. These “functions and values” to both the environment and the citizens of Bellevue depend on their size and location within a basin, as well as their diversity and quality. While Bellevue’s wetlands provide various beneficial functions, not all wetlands perform all functions, nor do they perform all functions equally well. However, the combined effect of functional processes of wetlands within basins provides benefits to both natural and human environments. For

example, wetlands provide significant stormwater control, even if they are degraded and comprise only a small percentage of area within a basin.

III. Consistency with Land Use Code Requirements:

A. Zoning District Dimensional Requirements:

The site is located in the R-4 land use zoning district. No structures are proposed, therefore the dimension requirements for the district do not apply.

B. Critical Areas Requirements LUC 20.25H:

i. Performance Standards for Vegetation Management LUC 20.25H.055

The Director may approve proposals for vegetation replacement in a critical area buffer, or within a geologic hazard critical area, pursuant to a Vegetation Management Plan. The Vegetation Management Plan shall satisfy the following requirements.

a. The Vegetation Management Plan shall be prepared by a qualified professional.

The plan was prepared by Favero Greenforest, of Greenforest, Inc., an ISA Certified Arborist, an ASCA Registered Consulting Arborist and a Certified Tree Risk Assessor.

The Vegetation Management Plan shall include:

a. A description of existing site conditions, including existing critical area functions and values;

The plan begins with a description of the existing site conditions which are summarized in Section II above.

b. A site history;

The plan includes a brief history of the property which begins with the platting of the subdivision, construction of the homes and finishes with a summary of some recent tree management activities that have take place to address ongoing tree hazard issues in Tract C.

c. A discussion of the plan objectives;

The objectives of the management plan are two-fold. They include: (1) to remove the large high-risk black cottonwood trees from the Tracts, and (2) replace them with trees that will preserve the Tracts ecological functions and present minimal long-term failure risk.

The strategy presented to achieve these objectives includes the removal of the cottonwoods over a ten year time frame, and replanting with native trees and shrub species.

d. A description of all sensitive features;

Tract C contains a small pond feature at east eastern end. It is approximately 200 square feet in size and surround by blackberries. The water is highly turbid and shows heavy accumulations of iron oxidization. Below the pond feature, there is no distinct channel or evidence of continual

flow that would indicate a stream channel.

Tract D contains no defined stream channel and no slopes that would be considered geologic hazard critical areas. Other than the natural character of the tract, there also does not appear to be any significant structure that would constitute habitat associated with species of local importance. Tract D is, however, likely within the wetland critical area buffer of a large Category II wetland further to the west.

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

The soils in both tracts are highly organic on the surface. The vegetation, as described in Section II above, is dominated by an overstory of black cottonwoods and an understory of Himalayan blackberry, English ivy and some Reed Canary Grass.

f. Allowed work windows;

Because of the proximity to the pond and wetland, all clearing and/or replanting activity will occur outside the rainy season, which is defined as November 1 through April 30.

- *Tree removal shall occur anytime from May through October.*
- *Planting shall occur during September or October.*

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

This plan intends to remove the existing black cottonwoods in three distinct phases over 10 years. Each removal operation is to be followed by replanting. The delineation of the removals, and the replanting, shall be finalized on the subsequent, required clearing and grading permit application materials and depending on the HOA's budget.

The proposed scenario for removal and replanting is as follows:

For Tract C:

Phase I - Up to half of the cottonwoods shall be removed in this phase. Immediate tree removal of the largest trees and replanting shall occur around the pond. Smaller trees to remain in place and special care shall be given to protecting and shading the pond during this transition, and during the establishment of new trees and shrubs. The established Madrone and willow, and the newly and previously planted replacement red-cedars shall be preserved.

Phase II & III shall include the removal of the remaining cottonwoods moving west toward the cul-de-sac, followed by replanting.

For Tract D:

Phase I – Removal of all cottonwoods along the west, north and east borders of the Tract, followed by replanting in this area, and in the center of the Tract currently covered in blackberries.

- *Removal of up to 15 of the largest cottonwoods (8-12"DBH) along the south boundary, below the retaining wall. The smaller cottonwoods in this area shall remain standing to shade and protect the new replacement plants.*

Phase II & III – Removal of the remaining cottonwoods followed by

replanting.

The final plan shall include habitat logs and standing snags and herbicide treatment of the cut cottonwood stumps.

h. Short- and long-term management prescriptions.

The short- and long-term management prescriptions call for the phased removal of the cottonwoods, replacement with native trees and shrubs and creation of wildlife snags and large woody debris.

ii. Critical Areas Performance Standards for Wetlands LUC 20.25H.100

Development on sites with a wetland or wetland critical area buffer shall incorporate the following performance standards in design of the development, as applicable:

a. Lights shall be directed away from the wetland.

No lights are proposed.

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

No noise generating activities are proposed, except for the short-term activities associated with the tree removal and snag creation.

c. Toxic runoff from new impervious area shall be routed away from the wetlands.

No new impervious surface is proposed.

d. Treated water may be allowed to enter the wetland critical area buffer.

No additional storm water is proposed to be directed to the non-disturbance tract.

e. The outer edge of the wetland critical area buffer shall be planted with dense vegetation to limit pet or human use.

The plan calls for the installation of native trees and shrubs.

f. Use of pesticides, insecticides and fertilizers within 150 feet of the edge of the wetland 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 use of pesticides, insecticides and fertilizers will be in accordance with the city's "Environmental Best Management Practices."

IV. Public Notice and Comment

Application Date:	September 17, 2010
Public Notice (500 feet):	October 7, 2010
Minimum Comment Period:	October 21, 2010

The Notice of Application for this project was published in the City of Bellevue weekly permit bulletin on October 7, 2010. It was mailed to property owners within 500 feet of the project site. No comments have been received from the public as of the writing of this staff report.

V. Summary of Technical Reviews

Clearing and Grading:

The Clearing and Grading Division of the Development Services Department has reviewed the proposed development for compliance with Clearing and Grading codes and standards. The Clearing and Grading staff found no issues with the proposed development.

VI. State Environmental Policy Act (SEPA)

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

A. Earth and Water

A temporary erosion and sedimentation control plan and construction stormwater pollution prevention plan is required to be reviewed and approved as part of the subsequent clearing and grading permit. For a project of this scope erosion is expected to be negligible because no disturbance of the ground is anticipated beyond the felling of trees and tree parts. Some minor soil disturbance will occur during planting, but will be quickly stabilized with mulch top-dressing. The applicant will also be required to submit information regarding the use of pesticides, insecticides, and fertilizers to avoid impacts to water resources. See Section X for a related condition of approval.

B. Animals

The project site is adjacent to a larger natural area that contains quality habitat for birds and mammals. The proposed vegetation management is designed to increase the diversity and quantity of native trees and shrubs in the non-disturbance tracts. The proposed vegetation management is anticipated to improve habitat by increasing cover and diversity of habitat niches.

C. Plants

The removal of trees and non-native understory shrubs will be mitigated through the replacement with native trees, shrubs and ground covers. See Section X for related conditions of approval.

D. Noise

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

VII. Changes to proposal as a result of City review

No changes were made to the proposal as a result of city review. The conditions of approval in Section X will be applied to the subsequent clearing and grading permit to ensure the activities are adequately mitigated and monitored to ensure successful establishment.

VIII. Decision Criteria

A. Critical Areas Land Use Permit Decision Criteria 20.30P

The Director may approve or approve with modifications an application for a critical areas land use permit if:

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

Finding: The proposal is required to obtain a clearing and grading permit prior to commencing any of the vegetation management actions.

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

Finding: The applicant has prepared a vegetation management plan that was prepared by a certified arborist, registered consulting arborist and certified tree risk assessor. The removal schedule and replacement plantings are consistent with best

management practices for urban ecological restoration principles that seek to increase species diversity and management the risk associated with significant trees in proximity to residential structures.

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

Finding: As discussed in Section III, the proposal incorporates the applicable performance standards in LUC 20.25H.

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

Finding: The property is currently served by adequate public facilities. Nothing in the proposal will increase the need for public services.

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

Finding: The proposed vegetation management plan includes a provisions for restoration of the disturbed areas that includes the installation of a mixture of native trees and shrubs.

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

Finding: As discussed in Section III of 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 Planning and Community Development does hereby **approve with conditions** the proposal for vegetation management within the non-disturbance tracts, Tracts C and D, of Windcrest Ridge.

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 20.25H	Kevin LeClair, 425-452-2928
Noise Control- BCC 9.18	Kevin LeClair, 425-452-2928

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

1. Mitigation, Restoration and Monitoring for Vegetation Management Areas:

To ensure the functions and values of the non-disturbance tracts, Tract C and D, of Windcrest Ridge are preserved, a site-specific tree and invasive removal plans and details regarding native plant installation, including: species, size, quantity and location. At a minimum, for every 8 inches of diameter of cottonwood trees removed, one 6-foot tall native conifer tree (Western Red Cedar, Douglas-fir, Sitka Spruce) shall be included in the restoration planting plan. In addition to the tree removal and replanting plan, the clearing and grading submittal shall also include a maintenance and monitoring plan that provides for a minimum of 3 years of follow-up care of the installation. The maintenance shall include supplemental watering, control of invasive species and replacement of installed natives if stated performance standards are not met. This information is required to be submitted for review and approval by the City of Bellevue prior to the issuance of the Clearing and Grading Permit. The plan shall include documentation of existing site conditions and shall identify the restoration measures to return the site to its existing conditions per LUC 20.25H.220.H.

Authority: Land Use Code 20.25H.220.H

Reviewer: Kevin LeClair, Land Use

2. Rainy Season restrictions: Due to the proximity to wetland critical areas, no clearing and grading activity may occur during the rainy season, which is defined as October 1 through April 30 without written authorization of the Development Services Department. Should approval be granted for work during the rainy season, increased erosion and sedimentation measures, representing the best available technology must be implemented prior to beginning or resuming site work.

Authority: Bellevue City Code 23.76.093.A,

Reviewer: Janney Gwo, Clearing and Grading

3. Pesticides, Insecticides, and Fertilizers: The applicant must submit as part of the required Clearing and Grading Permit information regarding the use of pesticides,

insecticides, and fertilizers in accordance with the City of Bellevue's "Environmental Best Management Practices".

Authority: Land Use Code 20.25H.220.H
Reviewer: Kevin LeClair, Land Use

4. 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: Planner, Land Use

BACKGROUND INFORMATION

Property Owner: Windcrest Ridge Homeowners Association

Proponent: David Squiers

Contact Person: David Squiers

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

Address: 2553 134th Ave SE

Phone: (425) 643-1090

Proposal Title: Windcrest Ridge HOA Vegetation Management

Proposal Location: Tract D and Tract C of the Plat of Windcrest Ridge

(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.

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

1. General description: Vegetation management plan for Tracts D and C owned and management by the homeowners association.
2. Acreage of site: 0.4 acres
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: N/A
6. Square footage of buildings to be constructed: N/A
7. Quantity of earth movement (in cubic yards): N/A
8. Proposed land use: Open space in a residential zone
9. Design features, including building height, number of stories and proposed exterior materials:
10. Other

Estimated date of completion of the proposal or timing of phasing: Vegetation management is to begin in Fall 2010 and will occur as necessary for the next several

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

List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. These non-disturbance tracts are known to be riparian zones for type N streams, but no environmental information is known to exist.

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.
None known.

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.

A Critical Areas Land Use Permit is required for the Vegetation Management Plan.
Then a Clearing and Grading Permit is required for the actual work.

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)? 20%

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.

REGULAR SOIL; BLACKBERRY, FERN.

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

NONE

of fill.

- 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)?

NONE

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

GRADUAL REMOVAL OF TREES AND REPLANTING
WITH OTHER VEGETATION

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.

NONE

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

NO

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

N.A.

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.

ONE POND ABOUT
50 SQ. FT., DOES NOT FLOW

- (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.

REMOVAL OF HIGH RISK COTTONWOOD TREES,

- (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.

NONE

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.

ANY EXCESS STORM WATER NATURALLY RUNS TO "EAST CREEK"

(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:

RE PLANTING OF APPROVED VEGETATION

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

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

ABOUT 100 BLACK COTTONWOOD TREES.

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

UNKNOWN

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

RE PLANTING WITH FIR, CEDAR, ETC

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: DUCKS
- 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.

N.A.

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

NO

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

SNAGGING OF TREES

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.

NONE

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

PERHAPS IMPROVE POSSIBLE USE.

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:

NONE

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.

N.A.

b. Noise

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

NONE

(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.

NONE

REVIEWED

By Kevin LeClair at 4:24 pm, Sep 23, 2010

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

NONE

8. Land and Shoreline Use

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

NDT AND SINGLE FAMILY

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?

NDT

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

N.A.

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

N.A.

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

NON-DISTURBANCE TRACT

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

NONE

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

NONE

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

N.A.

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

PERMIT APPROVAL FROM CITY

9. Housing

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

NONE

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

NONE

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

N.A.

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?

N.A.

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

NONE

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

RE PLANTING

11. Light and Glare

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

NONE

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

NO

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

NONE

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

NONE

12. Recreation

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

NONE

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

No

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

N.A.

13. Historic and Cultural Preservation

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

No

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

N.A.

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

N.A.

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.

N.A.

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

No

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

NONE

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

No

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

No

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

NONE

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

NONE

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.

N.A.

16. Utilities

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

NONE

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.

N.A.

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.....

David O. Guis

Date Submitted.....

9/17/10

Vegetation Management Plan

A Conceptual Plan for

Tract 946800TRCT

Windcrest Ridge Homeowners Association

PREPARED FOR

David Squires
2553 134th Ave SE
Bellevue WA 98005

7/16/2010

PREPARED BY

Favero Greenforest, M. S.
Registered Consulting Arborist
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Greenforest Incorporated



Consulting Arborist

Vegetation Management Plan

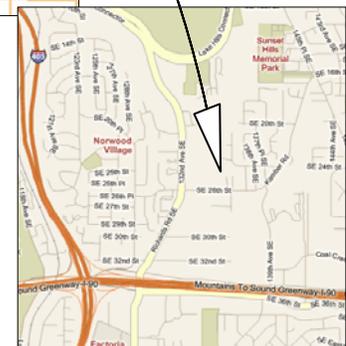
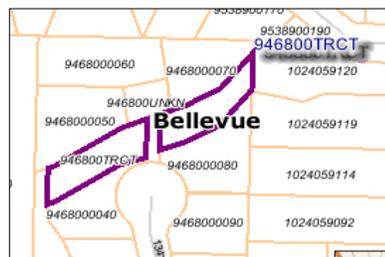
A Conceptual Plan
For
Tract 946800TRCT

Windcrest Ridge Homeowners Association

1. Description Of Existing Site Conditions/ Including Existing Critical Area Functions And Values.

TRACT 946800TRCT bisects your subdivision at the north end of 134th Ave SE, and is separated into two distinct areas by the cul-de-sac. Large native Black cottonwood trees stand within both portions of the Tract. The trees to the east are exceedingly large given their close proximity to the adjacent residences.

The east portion of this Tract (see sketch below) contains a small pond surrounded by dense vegetation. The mature cottonwoods dominate the canopy cover. (Nos, 1-15 on the sketch below.) The trees range in diameter from 10”- 40“ DBH. Native madrone and willow grow toward the center and west end of this tract. The central area contains very little understory, and is mainly covered by invasive blackberries.



This tract has a slight western aspect and, during my fieldwork, I observed no water flowing from the pond westward toward 134th Ave SE.

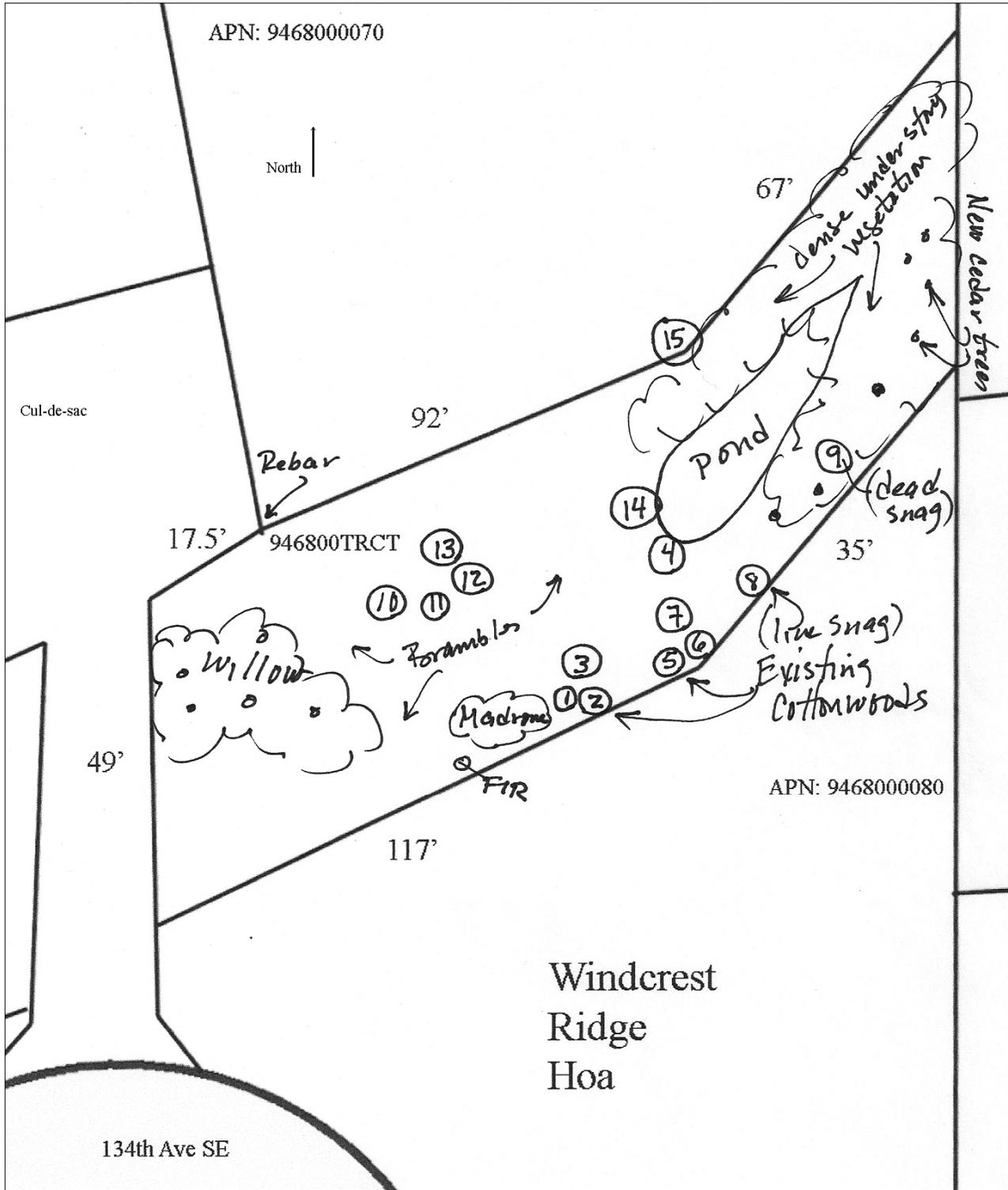


Figure No. 1 – Existing Conditions At East Side Of Tract.

The western portion of this tract, on the west side of 134th Ave SE (See sketch below), is also dominated by black cottonwoods. These trees are much greater in number and much smaller in diameter in comparison to the east side. Native Mt. ash, willow, cherry and filbert grow primarily at the west end of this tract, which is primarily bramble-covered in the center.

This section of the Tract continues with a western aspect and although the soil in this area is moist, I observed no flow of water throughout its length. Most of the central understory is covered with invasive blackberries and previously fallen trees. A rockery and retaining walls support the sloped terrain along the south boundary.

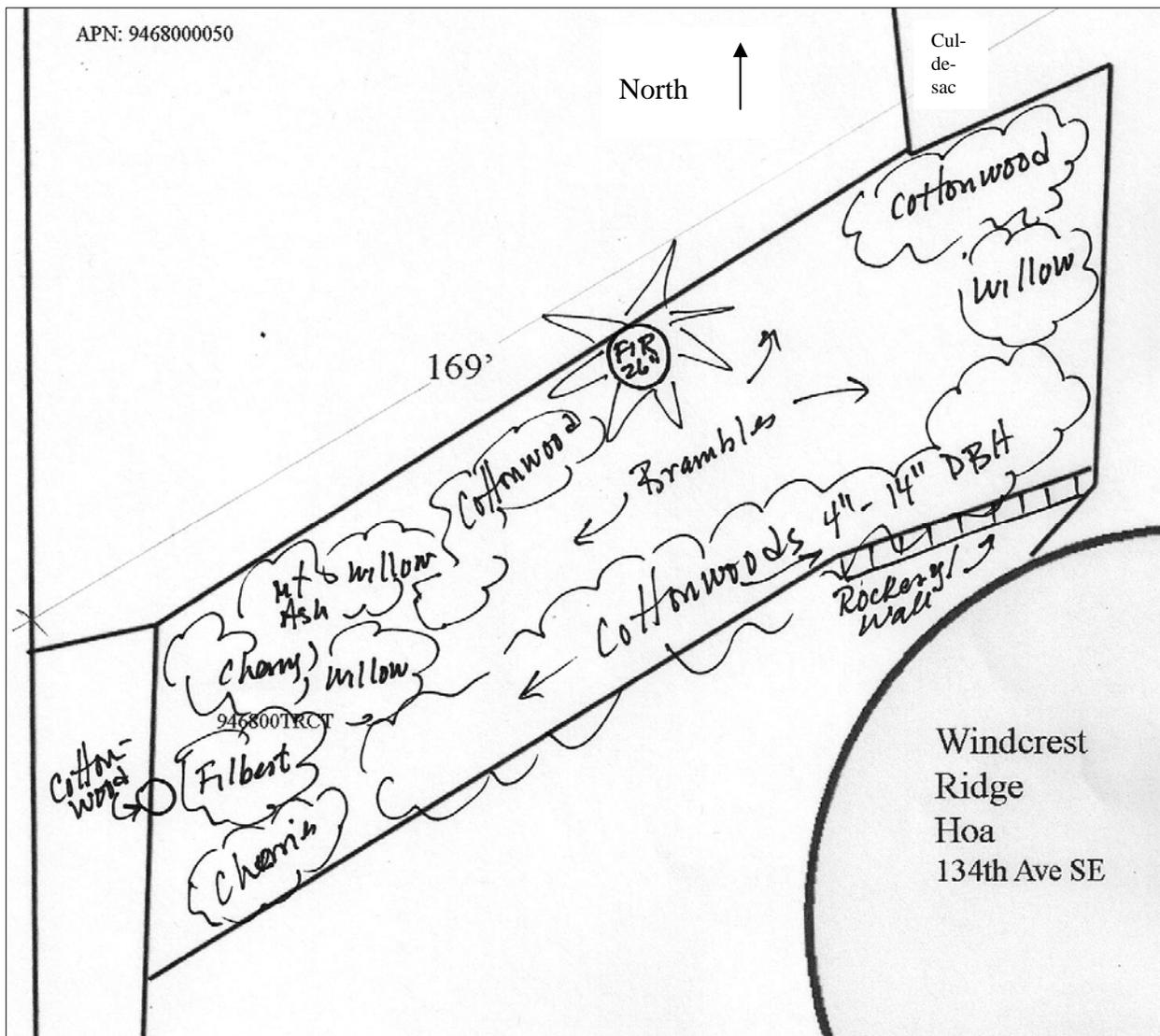


Figure No. 2 – Existing Conditions At West Side Of Tract.

2. Site History

The homes in Windcrest Ridge are built between 1997 and 2005. Toward the north end of the cul-de-sac, 134th Ave SE divides Tract 946800TRCT in half providing access to three homes.

Three cottonwood trees near the pond have failed in the past 4 years. Two fell during a storm in 2006 and another in 2007. Two other hazardous trees were also removed at that time. Eight replacement cedar trees from this tree removal event are planted and growing east and south of the pond.



Figure No. 3 - View North of the Tract and Cottonwoods from 134th Ave SE

3. Discussion of Plan Objectives

The objective of this VMP is (1) to remove the large high-risk black cottonwood trees from the Tract, and (2) replace them with trees that will preserve their ecological function and pose minimal long-term failure risk.

- This plan proposes to remove all the cottonwoods over ten years, and replanting with native species of lower-growing trees and shrubs.
- This plan will add value to the site by removing a mostly monoculture of black cottonwood, and replanting with a diverse species mix of both trees and shrubs.

Black cottonwood is known for its preponderance of sudden limb drop. This is the unpredictable shedding of large scaffold branches during warm sunny weather. The cause of this occurrence is not understood, and black cottonwood is notorious for shedding its enormous branches this way.

Given the large size and quantity of the existing cottonwoods currently on site, the close proximity of the trees to residences, and the history of hazardous trees in this Tract, replacing them with a more suitable species will reduce the potential risk of branch or tree failure and injury to property and people.

4. Description of all sensitive Features

Pond/Wetland: The east portion of the Tract contains a small pond. The water is murky with no evidence of flow. The topography slopes slightly westward, with no evidence of a stream bed.

Slope: the west side of the Tract slopes sharply on contrast to the east side. A retaining wall supports the slope along the south boundary off of 134th Ave SE. The topography flattens out at the western end of this side of the Tract.



Figure No. 4 - View Of Pond Through Dense Understory Vegetation On East Portion Of Tract.

Figure No. 5 – Cottonwoods In Background Approximately 10 Feet Below Top Of Wall On West Portion Of Tract.

Topography slopes down from retaining wall to rockery below

English laurels grow at top of retaining wall.



5. Identification of Soils, Existing Vegetation, and Habitat Associated with Species of Local Importance Present on the Site

Tract 946800TRCT – East Side

This area is approximately 8,000 square feet in size, or .18 acres.

Identification Of Soils The soil surface on the east side of the Tract has a moderate amount of organic matter. The soil is damp with moderate amounts of clay and sand.

Existing Vegetation 15 large black cottonwoods (10-40"DBH) are shown on the above site sketch, two of which are snags from a past removal (#8 & 9). One of these snags is still living. Native willow, madrone, Western red-cedar saplings, Western swordfern, English holly, Douglas-fir, invasive blackberry, herbaceous grasses and groundcovers grow within this side of the Tract.



Figure No. 6 – View Of Vegetation On East Side Of Tract.

Habitat Associated With Species Of Local Importance Present On The Site The primary habitat at this site is associated with invertebrates: western pond turtle, Oregon spotted frog and Western toad. Also migratory bats, which drink in flight. The site has minimal aged and/or decaying snags or downed and decaying logs. I observed no evidence of wildlife use of the pond, or habitat for cavity nesters.

Tract 946800TRCT – West Side

This area is approximately 8,450 square feet in size, or .19 acres.

Identification Of Soils The soil surface on the west side of the Tract has a high amount of organic matter. The soil appears darker with higher clay content.

Existing Vegetation 80 +/- small to medium sized black cottonwoods (4-14" DHH), native willow, Mountain ash, Western filbert, Western swordfern, bitter cherry, Douglas-fir, invasive blackberry, stinging nettle, herbaceous grasses and groundcovers.



Figure No. 7 – View of Vegetation on west side of Tract.

Habitat Associated With Species Of Local Importance Present On The Site This side of the Tract has dense canopy cover from the larger number and younger stand of trees. There are no obvious decaying snags or logs of a size to attract cavity nesters.

6. Allowed Work Windows

Because of the proximity to the pond and wetland, all clearing and/or replanting activity will occur outside the rainy season, which is defined as November 1 through April 30.

- Tree removal shall occur anytime from May through October.
- Planting shall occur during September or October.

7. A Clear Delineation of the Area Within Which Clearing and Other Vegetation Management Practices are Allowed Under the Plan

This plan will remove the existing black cottonwoods in three distinct phases over 10 years. Each removal operation shall be followed by replanting. The delineation of the removals, and the replanting, shall be finalized after the City's acceptance of this plan, and after a discussion of your budget. The likely scenario for removal and replanting is as follows.

East side of Tract:

Phase I - Up to half of the cottonwoods shall be removed in this phase. Immediate tree removal of the largest trees and replanting shall occur around the pond. Smaller trees to remain in place and special care shall be given to protecting and shading the pond during this transition, and during the establishment of new trees and shrubs. The established Madrone and willow, and the newly and previously planted replacement red-cedars shall be preserved.

Phase II & III shall include the removal of the remaining cottonwoods moving west toward the cul-de-sac, followed by replanting.

West side of Tract:

Phase I – removal of all cottonwoods along the west, north and east borders of the Tract, followed by replanting in this area, and in the center of the Tract currently covered in blackberries.

Removal of up to 15 of the largest cottonwoods (8-12"DBH) along the south boundary, below the retaining wall. The smaller cottonwoods in this area shall remain standing to shade and protect the new replacement plants.

Phase II & III – removal of the remaining cottonwoods followed by replanting.

The final plan shall include specific instructions for habitat logs, both vertical and horizontal, and for herbicide treatment of the cut cottonwood stumps.

8. Short- and long-term management prescriptions.

Replacement Species & Quantities

This plan will replace all the existing black cottonwoods with native species of trees and shrubs. Consideration for the selection of replacement species is given to:

- i. Suitability for the wet site.
- ii. Preserving the vegetative screening and buffering.
- iii. Maintaining/enhancing the canopy cover within the Tract for wildlife use, forage and habitat.

The following table lists the current function of the cottonwoods, and the species suitable for replacing that function. Quantities shall be established in the final plan with No. 7 above and shall be calculated by the anticipated mature size and the space available on the site, rather than by any quantity of trees to be removed.

Species for Removal	Function	Qty.	Replacement Species
Black Cottonwood	Wildlife habitat, canopy cover and foraging. Slope stability Erosion control Rain interception Screening Aesthetics		Vine maple Oceanspray Indian plum Flowering red currant Cascara buckthorn Western filbert Native willow Western red-cedar Salmonberry Thimbleberry

Downed logs that remain as wildlife habitat shall not run perpendicular to the gentle slope from the pond across the east Tract so that any flow during the rainy season can occur unobstructed.

Timing of Tree Removal and Installation

Due to the proximity of the pond, no clearing activity will occur during the rainy season, which is defined as November 1 through April 30.

Phase I shall commence this year, 2010. Phase II in 2015, and Phase III in 2020

Tree Removal

All tree stumps and wildlife snags shall be treated with an herbicide to assure their demise. Where feasible, on the west side of the Tract some trunks of the cut trees shall be felled and placed parallel to the sloped topography below the rockery and held in place by gravity against the remaining tree



stumps. This will slow soil erosion during planting, provide planting beds and water catchments for the new plants, and organic matter and wildlife habitat as the logs decay.

Branches can be chipped and left on site as mulch.

Maintenance Standards

Each of the three phases of replanting shall be monitored annually for a period of three years following installation. Removal of invasive and/or noxious weeds from the restoration area shall be performed at least three times during the growing season. Supplemental irrigation of the installed plants shall be provided at a frequency that insures continued survival and vigor. Mortality of the new plants shall meet or exceed these standards:

Year 1 - 100% survival of all installed trees and shrubs.

Year 2 - 95% survival of all installed native trees and shrubs.

Year 3 - 90% survival of all installed native trees and shrubs.

GreenForest, Inc.

By Favero Greenforest, M. S.

ISA Certified Arborist # PN -0143A

ASCA Registered Consulting Arborist® #379

PNW-ISA Certified Tree Risk Assessor #579

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Attachments:

1. Assumptions
2. Appendix A, Replacement Species Profiles

Attachment No. 1 - Assumptions and Limiting Conditions

- 1) A field examination of the site was made 6/18/2010. My observations and conclusions are as of that date.
- 2) Sketches, drawings and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural report or surveys. Measured distances on the included sketches were made using one found rebar survey marker at the SE corner of the cul-de-sac, and other onsite features, namely existing fences, and also tree number 15, which may or may not be with the Tract.
- 3) The consultant/appraiser shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made.
- 4) Loss or alteration of any part of this report invalidates the entire report.
- 5) Unless required by law otherwise, possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior expressed written or verbal consent of the consultant/appraiser.
- 6) Ownership and use of consultant's documents, work product and deliverables shall pass to the Client only when ALL fees have been paid.
- 7) Unless required by law otherwise, neither all nor any part of this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales, or other media without the prior expressed written or verbal consent of the consultant/appraiser, particularly as to value, conclusions, identity of the consultant/appraiser, or any reference to any professional society or institute or to any initialed designation conferred upon the consultant/appraiser as stated in his qualifications.

Windcrest Ridge HOA

Appendix A:

Replacement Species Profiles For Vegetation Management Plan



Native Replacement Species

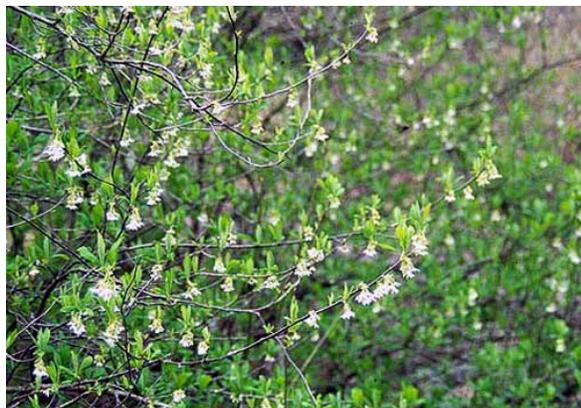
Indian Plum

Oemlaria cerasiformis

No other Westside shrub better celebrates the spring rebirth of our lowland landscapes. By early March the tips of its leafless branches begin to burst with green and white flower clusters, becoming pendant as they mature. This lovely shrub grows to 15 or 20 feet tall, with open, arched branching and, often, sucker growth from the base.

The “plums” in fall are olive-sized purple berries, somewhat bittersweet in taste. They are a favorite of birds and other wildlife.

For the wild or woodland garden, for native plantings in parks and open spaces, and for land reclamation, Indian plum is a superior shrub.



Western filbert (Beaked hazelnut)

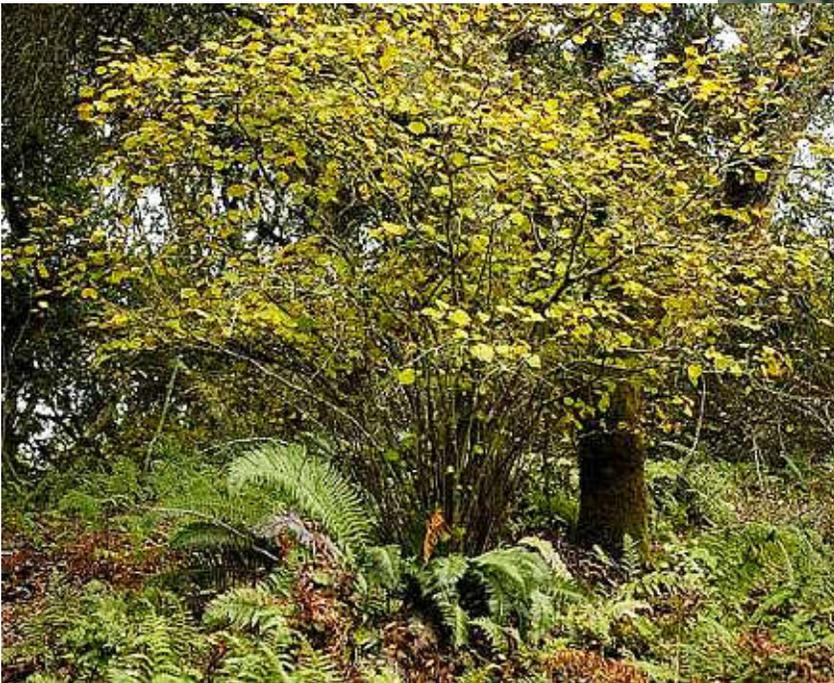
Corylus cornuta



Though most often a tall, spreading shrub, our native hazel can become a small tree, much like open-grown vine maple.

Hazel is a common member of forest communities on both sides of the Cascades. It, like alder and Douglas-fir, seems to thrive in the disturbance of suburbia.

The foliage resembles that of alder and birch, though it is softer to the touch. The leaves are oval in outline with pointed tip and double-toothed margins.



Ocean spray

Holodiscus discolor

Though widespread in the Northwest from the Pacific Coast to Montana, oceanspray is most at home in the lowland westside country. Its foliage has pleasing texture and form.

The tiny cream white flowers are borne in large clusters, often pendant under their own weight. In full flower, the shrub can be entirely clothed with bloom, awash with a sea of creamy white.

Oceanspray lends charm to the sunny woodland setting and is a colorful reclamer of open or disturbed land.



Cascara Buckthorn
Rhamnus purshiana

This tree has small hidden flowers, but very attractive fruit. Both the flowers and fruit attract wildlife, and the foliage has attractive fall color.



Vine Maple

Acer circinatum

This is a large shrub or small tree with elegant form and texture. Most specimens have several trunks of bright reddish green bark, topped with foliage displayed in an exquisite, tiered pattern.

The habit of vine maples varies from upright small trees when grown in the open, to broadly spreading tall shrubs under the shade of forest trees. This tree is best suited to woodland plantings.



Flowering red currant

Ribes sanguineum

Of thirty other gooseberry species in the PNW, no other has such preeminence as a garden plant. This shrub is 8-10 feet tall, with many upright stems from the base. It is tolerant of sun and shade, and it as its best in early spring with the glamorous booms.



Western red-cedar

Thuja plicata

Even considering its eventual large size, Western red-cedar is a versatile and valuable ornamental evergreen, suitable for a variety of garden uses and planting conditions.



Native Willow

Salix sp.

Scouler's Willow, *Salix scouleriana* (Top)

Pacific Willow, *Salix lucida lasiandra* (Center)

Hookers Willow, *Salix hookeriana* (Bottom)

Like brambles, there is a willow for nearly every occasion and place. These three native species naturalize easily and are well suited for this site.



Salmonberry

Rubus spectabilis

Thimbleberry

Rubus parviflorus

These two tall *Rubus* species, thimbleberry (above) and salmonberry (below) are easy to naturalize easily in wilder and wetter wooded areas. The big white flowers followed by the soft, bland-sweet fruits are excellent food for wildlife. These two species

