



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

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Marcia Usui

LOCATION OF PROPOSAL: 336 Northup Way

NAME & DESCRIPTION OF PROPOSAL: Usui Vegetation Management

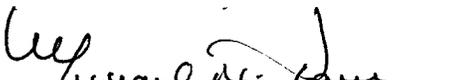
This is a proposal to restore and manage vegetation in a steep slope critical area for replacement of trees which were removed.

FILE NUMBER: 10-129121-LO

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Development Services Department. This information is available to the public on request.

- There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on _____.
- This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on 3/24/11.
- 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This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information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.

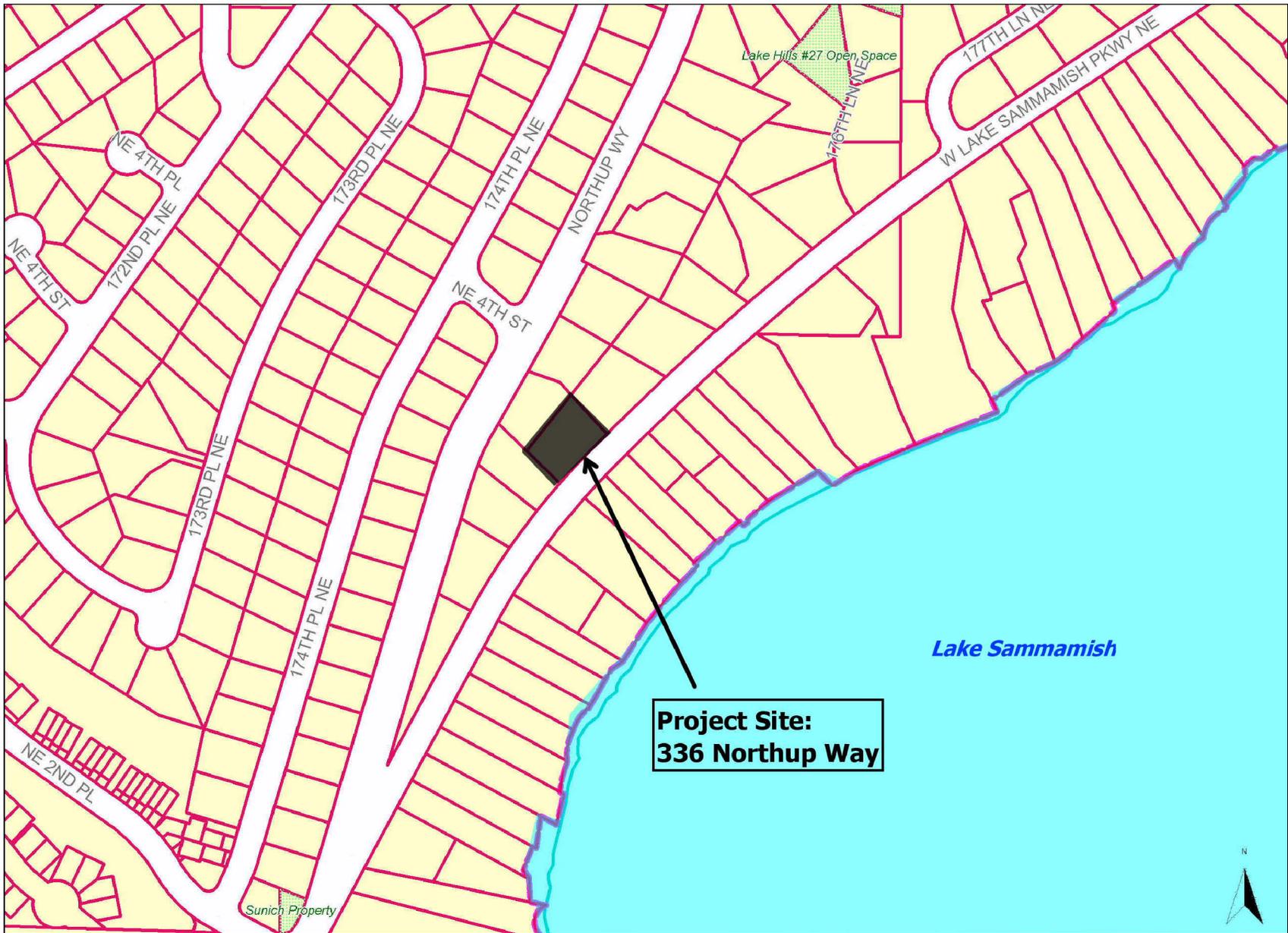

 Environmental Coordinator

3/10/2010
 Date

OTHERS TO RECEIVE THIS DOCUMENT:

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

**Usui Vegetation Management
File Number: 10-129121-LO**





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

Proposal Name: Usui Vegetation Management

Proposal Address: 336 Northup Way

Proposal Description: Land Use review of a Critical Areas Land Use Permit for restoration and vegetation management related to unpermitted tree removal in a steep slope critical area.

File Number: 10-129121-LO

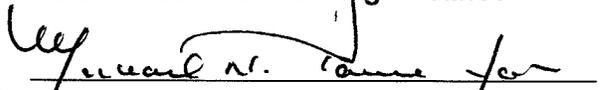
Applicant: Marcia Usui, Property Owner

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

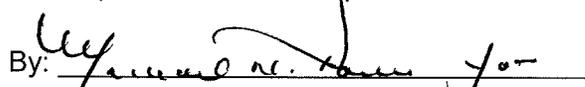

Carol V. Helland, Environmental Coordinator
Development Services Department

Director's Decision:

Approval with Conditions

Michael A. Brennan, Director

Development Services Department

By: 
Carol V. Helland, Land Use Director

Application Date: December 2, 2010
Notice of Application Publication: December 23, 2010
Decision Publication Date: March 10, 2011
Project/SEPA Appeal Deadline: March 24, 2011

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. Restoration Plan revised February 16, 2011 – Enclosed
2. Vegetation Management Plan and Cost Estimate revised February 16, 2011– Enclosed
3. Monitoring Plan Dated March 8, 2008 – Enclosed
4. Application Forms and Materials – In File

I. PROPOSAL DESCRIPTION

The applicant removed 4 trees within a steep slope critical area without a permit. This Critical Areas Land Use Permit will restore the affected area of steep slope with trees and vegetation in order to remove enforcement action 10-120255-EA. This approval establishes a vegetation management plan of the slope for maintenance of the plants and long term removal of invasive species which are found on the slope.

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

A. SITE DESCRIPTION

The project site is located at 336 Northup Way in the Northeast Bellevue Subarea of the City. The site is located in the NE quadrant of Section 36, Township 25 North, Range 5 East. The site has street frontage on West Lake Sammamish Parkway NE to the east, but due to steep slope obtains access from an easement connecting to Northup Way by crossing the adjacent resident property to the west. The property is adjacent to other residential property to the north, west, and south. The site has an existing single-family residence and improvements typically associated with a residence. The areas of steep slope on-site are located northeast and south of the house, sloping down to W Lake Sammamish Pkwy. NE. See figure 1 for existing site condition.



Figure 1

B. ZONING

The subject site and surrounding properties are zoned R-2.5, 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. Critical Areas Overlay District/Critical Area Land Use Permit

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

III. CONSISTENCY WITH LAND USE CODE REQUIREMENTS:

A. ZONING DISTRICT DIMENSIONAL REQUIREMENTS:

The R-2.5 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:

Critical Area	Performance Standards
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 is to restore vegetation in the vicinity of the cutting, manage the restored vegetation until established, and create long term maintenance provisions for this area. 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 east facing steep slope exists to the south and northeast of the house. The slope is vegetated with a mix of deciduous and coniferous trees and an understory having primarily invasive species coverage.
- 2. A site history;**
The 4 trees removed were an 8” dogwood, 2 12” pacific madrones and 1 10” red alder. The steep slope area and ravine along the northern property line has been the location of historic dumping of yard debris and has facilitated the spread of invasive species. **See Attachment 1 for the proposed planting plan which shows tree cutting locations.**
- 3. A discussion of the plan objectives;**
The objective of the vegetation management on this site is to replant the impacted area on the slope where trees were cut and to manage invasive species in the area. 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. **See Attachment 2 for management plan.**



Figure 3

4. A description of all sensitive features;

The only sensitive feature on this site is the steep slope. The vegetation on the slopes and any large trees in particular have opportunity to provide habitat to

avian species and other wildlife given the site's proximity to Lake Sammamish which is less than 400 feet away.

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. Trees on-site may be large enough for nesting and perching of important species. The understory is impacted by invasive species coverage of morning glory, Himalayan blackberry and English ivy.

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. Clearing of invasive species will be followed by dense replanting with mulch 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 which is 1,500 square feet on the affected steep slope critical area. This review does not allow for site-wide vegetation management.

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.

The plan notes that no native plants remain in the area. Invasive plants will be removed and controlled by mulch and jute netting with planting. Quarterly maintenance of invasive plants will follow over the three year monitoring and maintenance period required. After three years the area will be managed as needed. 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 trees (western red cedar), shrubs (red osier dogwood and tall Oregon grape), and ground covers (sword fern and kinnickinnik). After planting is installed the site will be maintained and monitored for 3 years per the submitted monitoring plan which proposes to achieve:

- Survival rate of planted material: 80% or greater
- Coverage of planted material: 75% or greater by Spring 2014

- Control of invasive weeds: no more than 25% coverage at any time through Spring 2014

Monitoring of plant health, coverage of invasive plants, irrigation, is proposed to achieve these performance standards. **See Attachment 1 for the proposed planting plan and Attachment 3 for the monitoring plan. See Section X for related conditions of approval.**

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:	December 2, 2010
Public Notice (500 feet):	December 23, 2010
Minimum Comment Period:	January 6, 2011

The Notice of Application for this project was published in the City of Bellevue weekly permit bulletin on December 23, 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 cut will be removed with this proposal. No permanent impacts to plants and animals are anticipated as the vegetation being removed is all invasive. This area will be restored with native plants and trees to replace the removed trees and fight the invasive plants over time. **See 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

Staff requested revisions concerning the size and density of the planting area.

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 to protected from erosion and maintain stability, and remove invasive species.

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 is consistent with requirements. This vegetation management plan will restore vegetation to a steep slope. A performance surety in the amount of 150 percent of the cost estimate and a 20 percent maintenance surety will be required. The sureties will be needed prior to issuance of the future clearing and grading permit. The performance surety will be released upon inspection by Land Use staff of the installed plants. The 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 336 Northup Way. **Approval of this Critical Areas Land Use Permit does not constitute a permit for construction. A Clearing and Grading permit is required and all plans are subject to review for compliance with applicable City of Bellevue codes and standards.**

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

X. **CONDITIONS OF APPROVAL**

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

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

Noise Control- BCC 9.18	Reilly Pittman, 425-452-2973
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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 completion of the 3 year monitoring of the mitigation plantings in the steep slope resolves code enforcement 10-120255-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 request an inspection of 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. Maintenance and Monitoring:** The restoration planting area will be maintained and monitored for 3 years. The site will be maintained and monitored per the submitted monitoring plan which proposes to achieve:

- Survival rate of planted material: 80% or greater
- Coverage of planted material: 75% or greater by Spring 2014
- Control of invasive weeds: no more than 25% coverage at any time through Spring 2014

Monitoring of plant health, coverage of invasive species, and irrigation, is proposed to achieve these performance standards. Monthly and bi-monthly site visits will ensure monitoring occurs.

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

5. **Installation Surety and Performance Surety:** Based on the submitted cost estimate, a performance surety is required in the amount of \$17,745.00 (150 percent of the cost estimate) and a maintenance surety in the amount of \$2,366.00 (20 percent of the cost estimate). The performance surety will be released upon installation and inspection of the planting. The maintenance surety will be released after the 3-year monitoring period. 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 vegetation within a portion of steep slope critical area measuring 1,500 square foot in area where tree cutting and clearing occurred. 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

**Attachment 1
Restoration Plan**



CASCADE LANDWORKS



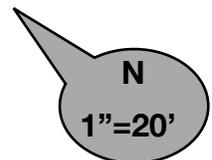
Existing Plants:

-  Vine Maple
Acer circinatum
-  Red Alder
Alnus rubrum
-  Sword Fern
Polysticum munitum

-  Removed Tree:
8" Dogwood
-  Removed Tree:
10" Red Alder
-  Removed Tree:
12" Madrone
-  Removed Tree:
12" Madrone

For Installation:

-  Western Red Cedar
Thuja plicata
-  Red Osier Dogwood
Cornus stolonifera
-  Tall Oregon Grape
Gaultheria shallon
-  Western Sword Fern
Polysticum munitum
-  Kinnickinnik
Arctostaphylos uva-ursi





Planting Plan

Existing plants to be retained

Species	Type	Quantity	Size
Vine Maple <i>Acer circinatum</i>	Tree	1	6'
Red Alder <i>Alnus rubra</i>	Tree	7	Multi-stem 4'-20'
Western Sword Fern <i>Polysticum munitum</i>	Shrub	6	2'

Plants to be installed

Substitutions for other native plants of similar growth habit may be required due to availability.

Species	Type	Quantity	Size	Spacing
Western Red Cedar <i>Thuja plicata</i>	Tree	4	2g	15'
Red Osier Dogwood <i>Cornus stolonifera</i>	Shrub	77	Live Stakes	3' O.C. (In Socks)
Tall Oregon Grape <i>Gaultheria shallon</i>	Shrub	46	1g	4' O.C.
Western Sword Fern <i>Polysticum munitum</i>	Shrub	46	1g	4' O.C.
Kinnickinnik <i>Arctostaphylos uva-ursi</i>	Ground Cover	200	4"	2' O.C.

The restoration area is 1500 ft² and is 70% covered with Bindweed, Himalayan Blackberry, English Ivy, and Creeping Buttercup which will need to be removed prior to installation of new material.

Attachment 2
Vegetation Management Plan and Cost Estimate



Vegetation Management Plan

Prepared for:

Marcia Usui
336 Northup Way
Bellevue, Wa 98008

Prepared by:

Benjamin Mark
ISA Certified Arborist #PN-6976A
PNW- ISA Certified Tree Risk Assessor #861
Horticultural Restoration Specialist

Prepared on:

November 19, 2010

Revised: January 3, 2011
Revised: February 16, 2011



Summary

Objective

To develop a vegetation management plan as part of a Critical Areas Land Use Permit needed to restore a degraded hillside near West Lake Sammamish Parkway ne. The restoration should address damage caused by removal of four trees (*Alnus rubra*, *Cornus nuttallii*, and *Arbutus menziesii*) to the ecological functions of the hillside such as rain water infiltration and evapotranspiration, erosion control, and competition to invasive weeds.

Methodology

Rainwater interception and evapotranspiration rates are calculated based on the research in:

- Gash, J.H.C. and Shuttleworth, W.J., 2007. Benchmark Papers in Hydrology: Evaporation. IAHS Press, Wallingford
- Liu and Liu., 2008. A Rainfall Interception Model for Inhomogeneous Forest Canopy. **Frontiers of Forestry in China** Volume 3, Number 1, 50-57
- Hinman, 2005., Low Impact Development Technical Guidance Manual, WSU

In addition to the above research, I used my 15 years of professional experience in the field of arboriculture and my formal education in restoration horticulture, Puget Sound ecology, and urban forestry to interpret data and make the following recommendations.

Observations

The property is near the west shore of Lake Sammamish in Bellevue. The northwest half of the property is a steep hillside and the northwest property line is at the bottom of a wooded ravine bordered by Northup Way, W. Lk Sammamish Pkwy, and several houses. A large storm water runoff pipe follows the bottom of the ravine toward Lake Sammamish. The lower hillside is covered by deep piles of debris (up to 6') from tree and shrub removal and pruning. The upper hillside is being taken over by Morning Glory, Himalayan Blackberry, and English Ivy.

Conclusions and Recommendations

Removal of trees on this hillside should be mitigated by controlling non native invasive species with sheet mulch over jute netting, securing small logs into the hillside for slope retention, and planting the hillside with an assortment of native trees, shrubs, ferns, and groundcovers. This area should be irrigated in the summer months for the first two years. Monitoring and subsequent invasive species removal should continue quarterly for the first three years to ensure the new



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plantings can become established. The secured woody debris will gently terrace the upper slope and as the plants mature, the diverse root matrix will hold the slope. As the canopy develops, rainwater will be bound to the surface of needles, leaves, and stems to keep the soil from becoming overly saturated and eroding. Given that the trees removed were deciduous (except the Madrone) broadleaf trees, there will be a net benefit to erosion control of the hillside as these plantings mature.

Waiver of Liability

Although some trees without defects fail in major storms, the presence of any defect will increase the chances of failure. Each species has its own profile of defects. Some factors that must be considered include the species' growth habit, tree condition, branch attachments, resistance to decay, condition of anchoring roots, cultural or maintenance history, and previous damage. In addition, the severity of any defects found should be considered. Other factors related to the site such as intensity of use, soil condition, and prevailing winds must be considered in conjunction with the defects present when assessing the potential for failure. Any individual factor can directly impact tree safety (or, more often, multiple factors impact the tree's failure potential). The size of the tree or tree part that may fail is also important. Usually, the tallest, most exposed tree and tree parts are of greatest concern.

Assessment data provided by Cascade Landworks LLC (CLW) is based on data recorded at the time of inspection. CLW is not responsible for discovery or identification of risks observed or recorded after field data was recorded. Records may not remain accurate after assessment due to variable deterioration of assessment material. CLW provides no warranty with respect to the fitness of the urban forest for any use or purpose whatsoever.

Feb. 10, 2011

Landscape proposal to: **The Usui Residence**
 336 Northup Way
 Bellevue WA 98008

In Harmony Landscape Services looks forward to working with you to create a garden that meets your aesthetic and functional needs while at the same time reaching a balance with nature. Our craftsmen uphold the highest standards of quality while never sacrificing our commitment to environmentally sensitive horticultural and building practices. Our goal is unsurpassed landscape construction that you know was done with forethought to those who inhabit your property, your neighborhood and the community at large.

Please find listed below a cost description for the hillside landscape based on the Report and Plan by Cascade Landworks dated 1-3-2011.

100 Site Preparation:	\$1,883.00		
Description	Qty	Ut	Size

Grubbing hillside, green waste to be placed in ravine	1500	sf	
Smooth small divets to prep for planting			

110 Soil Preparation:	\$2,282.00		
Description	Qty	Ut	Size

Place cardboard for sheet mulch	135	sh	
Place jute net	1500	sf	
Place and secure small logs, already on site, on hillside for soil stabilization			
Place fine, dark mulch at 2" depth	14	cy	
Final rake-out	1500	sf	

120 Planting:	\$4,193.00		
Description	Qty	Ut	Size

Thuja plicata	4	ea	2gallon
Cornus stolonifera	77	ea	live stakes
Gaultheria shallon	46	ea	1g
Polystichum munitum	46	ea	1g
Arctostaphylos uva-ursi	200	ea	4"

600 Irrigation:			\$3,472.00
Description	Qty	Ut	Size

Install drip irrigation system, lines 18" on center
 Battery operated controller
 Hose bib at house provided by homeowner

**WSST not included in the above prices. Contract, warranty, terms and conditions per attachment.

 Vince Mack In Harmony Services, Inc.

 Date

 Authorized Signature

 Date

Contact:
 Vince Mack
 Cell 425-471-0617 Wk 425-486-2180
 Address:
 23622 Bothell - Everett Hwy
 Bothell, WA 98021

**Attachment 3
Monitoring Plan**

**Restoration monitoring and maintenance plan for Usui Residence
336 Northup Way
Bellevue WA 98008**

In Harmony Landscape Services looks forward to working with you to create a garden that meets your aesthetic and functional needs while at the same time reaching a balance with nature. Our craftsmen uphold the highest standards of quality while never sacrificing our commitment to environmentally sensitive horticultural and building practices. Our goal is unsurpassed landscape construction that you know was done with forethought to those who inhabit your property, your neighborhood and the community at large.

Please find listed below a description for the ongoing monitoring and maintenance of the hillside restoration based on the Vegetation Management Plan by Cascade Landworks dated 2-16-2011.

Performance Standards
Description

Survival rate of planted material: 80% or greater Coverage of planted material: 75% or greater by Spring 2014 Control of invasive weeds: no more than 25% coverage at any time through Spring 2014
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Site Monitoring:
Description

Spring – fall 2011:

Monthly visual assessment to

- ensure establishment of newly planted material
- check for proper irrigation
- estimate cover of invasive weeds

Fall 2011 – Spring 2012:

Bi-monthly visual assessment to

- ensure irrigation is turned off and drainage is adequate
- check on health of plants
- estimate cover of invasive weeds

Spring 2012 – Fall 2012:

Monthly visual assessment to

- ensure establishment of newly planted material
- check for proper irrigation
- estimate cover of invasive weeds

Fall 2012- Spring 2014:

Bi-monthly visual assessment to

- Track cover of planted material
- Ensure proper irrigation
- Estimate cover of invasive weeds