



DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave. NE
BELLEVUE, WA 98004

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Mark Graff, The Watershed Company

LOCATION OF PROPOSAL: 15352 SE 53rd Street

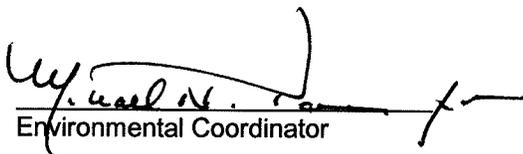
DESCRIPTION OF PROPOSAL: Land Use review of a Critical Areas Land Use Permit for a Vegetation Management Plan for unpermitted tree removal in a steep slope critical area and Native Growth Protection Easement.

FILE NUMBER: 10-129911-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 Department of Planning & Community Development. 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 April 7, 2011.
- 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This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information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

March 24, 2011
Date

OTHERS TO RECEIVE THIS DOCUMENT:

State Department of Fish and Wildlife
State Department of Ecology, Shoreline Planner N.W. Region
Army Corps of Engineers
Attorney General
Muckleshoot Indian Tribe

Received

DEC 21 2010

Handwritten signature
3/24/11

Permit Processing

City of Bellevue Submittal Requirements

27

ENVIRONMENTAL CHECKLIST

12/21/00

Thank you in advance for your cooperation and adherence to these procedures. 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.

INTRODUCTION

Purpose of the Checklist:

The State Environmental Policy Act (SEPA), chapter 43.21c RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the City of Bellevue identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the City decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Answer the questions briefly, with the most precise information known, or give the best description you can. You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the Planner in the Permit Center can assist you. The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. Include references to any reports or studies that you are aware of which are relevant to the answers you provide. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impacts.

Use of a Checklist for Nonproject Proposals: *A nonproject proposal includes plans, policies, and programs where actions are different or broader than a single site-specific proposal.*

For nonproject proposals, complete the Environmental Checklist even though you may answer "does not apply" to most questions. In addition, complete the Supplemental Sheet for Nonproject Actions available from Permit Processing.

For nonproject actions, the references in the checklist to the words *project*, *applicant*, and *property* or *site* should be read as *proposal*, *proposer*, and *affected geographic area*, respectively.

Attach an 8½" x 11" vicinity map which accurately locates the proposed site.



ENVIRONMENTAL CHECKLIST

12/21/00

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: **Michael J Erickson**

Proponent: **Michael J Erickson**
15352 SE 53rd Street
Bellevue, WA 98006
(425) 957-1332

Contact Person: **Mark Garff, The Watershed Company**
 (If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: **750 Sixth Street South, Kirkland, WA 98033**

Phone: **(425) 822-5242**

Proposal Title: **Erickson Property Revegetation**

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

Street Address:
15352 SE 53rd Street
Bellevue, WA 98006

Nearest intersection:
SE 53rd Street/154th Avenue SE/SE 53rd Place

Parcel:
808100-0350

Please attach an 8½" X 11" vicinity map that accurately locates the proposal site. **See last page.**

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

1. General description: **Revegetation to bring the property into compliance with the City of Bellevue after non-permitted tree removal was conducted in a steep slope area. Approximately 1,500 square feet of area will be planted. The proposal involves the planting of 7 trees, 24 shrubs, and 78 perennials/groundcover on the northern side of the property. All proposed plantings are native species.**
2. Acreage of site: **The entire parcel is .4 acres. The area covered by this revegetation proposal is approximately .15 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: **Does not apply.**
6. Square footage of buildings to be constructed: **Does not apply.**
7. Quantity of earth movement (in cubic yards): **Cut: Approximately .5 CY/Fill: Approximately .5 CY**
8. Proposed land use: **No changes are proposed to the existing land use.**
9. Design features, including building height, number of stories, and proposed exterior materials: **The proposal involves the planting of 7 trees, 24 shrubs, and 78 perennials/groundcover on the northern side of the property.**
10. Other

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

Site preparation and planting is expected to take place in spring 2011 and should take approximately two days to complete. Vegetation management activities will continue for three years from project initiation.

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

None at this time.

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

Erickson Property Vegetation Management Plan, prepared by The Watershed Company (November 2010).

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 other applications are pending for government approvals of other proposals directly affecting the Erickson property.

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.

- 1. Critical Areas Land Use Permit (City of Bellevue) – submitted concurrently with this SEPA Checklist**
- 2. Clearing and Grading Permit (City of Bellevue) – not yet applied**

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 (circle one): Flat Rolling Hilly Steep slopes Mountains Other:
- b. What is the steepest slope on the site (approximate percent slope)?

Slopes on site are greater than 40%.

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

According to Natural Resources Conservation Service soil maps, the vegetation management area is comprised of Beausite gravelly sandy loam (BeD). This is a well-drained soil type. Soils observed on-site generally match the BeD description.

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

There are no surface indications of unstable soils in the immediate vicinity.

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

	FILL	CUT
Purpose	All cut and fill activities proposed would be part of plant installation	
Quantity and Type	.5 CY of existing soil, potting soil, mulch	.5 CY of existing soil
Fill Source	Potting soil and mulch would come from commercial sources	

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

Erosion could occur if exposed soils are mobilized by rainfall. Short-term erosion may occur in areas cleared of vegetation. However, any impacts would be short-term and the measures described below would help minimize erosion.

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

No new impervious surfaces are proposed.

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

All clearing and grading construction would be in accordance with City of Bellevue Clearing & Grading Code (Chapter 23.76), permit conditions, and all other applicable codes, ordinances, and standards. As needed, the applicant will install temporary erosion and sedimentation control measures such as silt fencing. A silt fence would be installed around exposed soils as necessary to prevent any silt-laden water from leaving the site during rainfall events.

*Temp Erosion Control
per CC permit
& CC report
BCC 23.73*

2. AIR

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

Minimal emissions from vehicle trips would occur during site construction and monitoring. After project completion, no further emissions to the air would occur.

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

No off-site sources of emissions or odor would affect the proposal.

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

Vehicles would be kept in good working order.

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 surface water body is on or in the immediate vicinity of the site.

- 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.

Does not apply.

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

Does not apply.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

The proposal would not require surface water withdrawals or diversions.

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

The proposal does not lie within a 100-year floodplain.

- 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.

The proposal does not involve any discharges of waste materials to surface waters.

b. Ground

1. Will ground water be withdrawn, or will water be discharged to ground water? Give a general description, purpose, and approximate quantities if known.

No withdrawal of ground water or discharge of water to ground water would occur as part of this project.

- 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 waste material from septic tanks or other sources would be discharged into the ground as part of this project.

c. Water runoff (including stormwater):

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.

Storm water runoff is not expected to be altered as a result of the project.

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

Waste materials would not enter ground or surface waters.

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

The erosion control measures described under question 1h would be implemented as necessary.

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
- shrub
- pasture
- crop or grain
- wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

For a detailed list of vegetation found on the site, please see the Erickson Property Vegetation Management Plan prepared by The Watershed Company (November 2010).

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

Invasive vegetation would be removed. Invasive species to be removed include Canada thistle, creeping buttercup, English holly, English ivy, English laurel, Evergreen blackberry, Himalayan

*Per veg plan
LUC 20-254*

blackberry, Robert's geranium, and Scot's broom. Debris piles that resulted from the clearing activities would be left in place as they provide valuable habitat.

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

No threatened or endangered plant species are known to be on or near the site.

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

The proposal involves the planting of 7 trees, 24 shrubs, and 78 perennials/groundcover on the northern side of the property. Approximately 1,500 square feet of area will be planted. All proposed plantings are native species and include the following: vine maple (7), oceanspray (6), salmonberry (11), red elderberry (7), salal (60), and sword fern (18).

*Native
plant
LIC
20-258*

5. ANIMALS

- a. 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: woodpecker
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 threatened or endangered animal species are known to be on or near the site.

Given on-site conditions and landscape position, the project area may potentially provide habitat, primarily perching and foraging habitat, for the following species of local importance: red-tailed hawk, pileated woodpecker, and Vaux's swift.

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

The project area is on the fringe of a larger habitat and is likely an active wildlife corridor for birds, herptiles, small mammals, and potentially larger game animals such as deer.

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

The proposed project will enhance wildlife habitat through the removal of invasive species and the planting of native species within the project area.

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 needs? Describe whether it will be used for heating, manufacturing, etc.

No energy would be necessary after the project is completed.

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

The project would not affect the potential use of solar energy by adjacent properties.



The proposal is to bring the property into compliance with the City of Bellevue after non-permitted tree removal was conducted in a steep slope area.

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:

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?

No structures are proposed as part of this project.

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

Relative to the pre-disturbance condition, the proposed project would not further alter or obstruct views.

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

No such measures are necessary.

11. LIGHT AND GLARE

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

No light or glare would be produced by the proposed project.

- 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?

No existing off-site sources of light or glare would affect the proposal.

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

No such measures are necessary.

The proposal would not require any new roads or streets, or improvements to existing roads or streets.

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

The project would not use or occur in the immediate vicinity of water, rail, or air transportation.

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

The proposed project would not generate vehicular trips when completed.

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

No such measures are necessary.

15. PUBLIC SERVICES

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

No increase in public service needs would result from this project.

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

No such measures are necessary.

16. UTILITIES

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

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

No new utilities are proposed as part of the project.

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



Mark J. Daniel

Date Submitted: _____ December 21, 2010

12. RECREATION

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

No recreational opportunities are in the immediate vicinity of the proposed project.

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

The proposed project would not displace any existing recreational uses.

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

No such measures are necessary.

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 such places or objects are known to be on or next to the site.

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

No such landmarks or evidence is known to be on or next to the site.

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

Should historic, archeological, scientific or culturally significant items be encountered during implementation of this project, work would be temporarily stopped while the appropriate agencies are notified.

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.

The site is currently accessed via SE 53rd Street. Site access would not be changed as a result of the proposed project.

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

The nearest King County Metro transit stop is located at the corner of 152nd Place SE and 151st Avenue SE, approximately 1,100 feet away.

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

This project would neither create nor eliminate parking spaces.

- 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).



8. LAND AND SHORELINE USE

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

The current use of the site is single-family residential. The current use of properties immediately adjacent to the west and east is also single-family residential. The current use of property immediately adjacent to the north is open space. The current use of property immediately adjacent to the south is street right-of-way, with single-family residences located on the other side of the right-of-way.

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

The site has not been used for agriculture.

- c. Describe any structures on the site.

A single-family house is currently on the site.

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

No structures are proposed for demolition.

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

The current zoning classification is R-3.5 (Single-Family Residential).

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

The current comprehensive plan designation is SF-M (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.

Steep slopes on the property have been classified as environmentally critical areas.

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

No people would reside or work in the completed project.

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

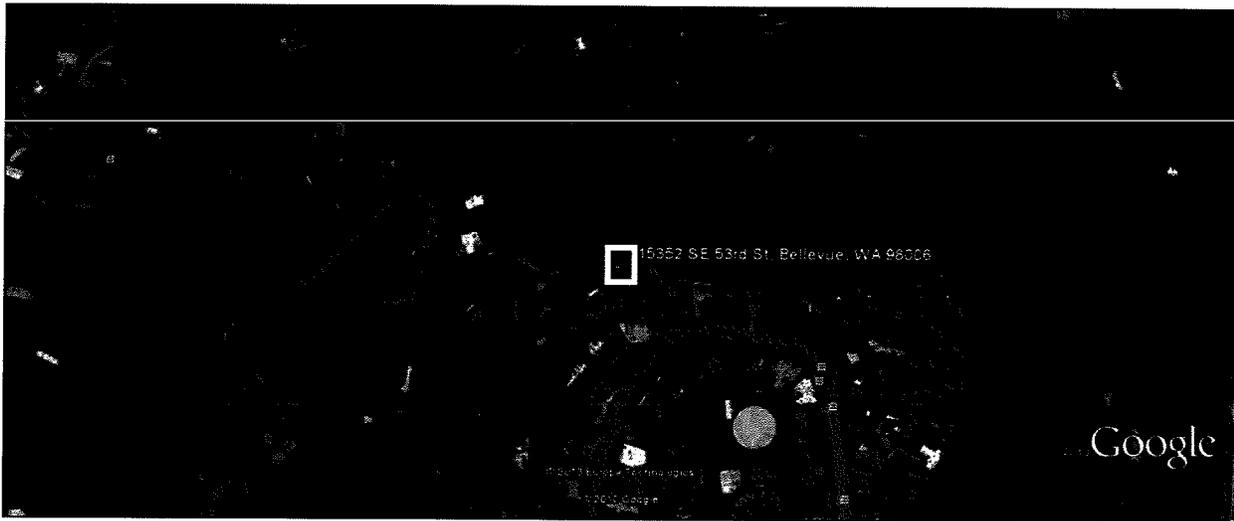
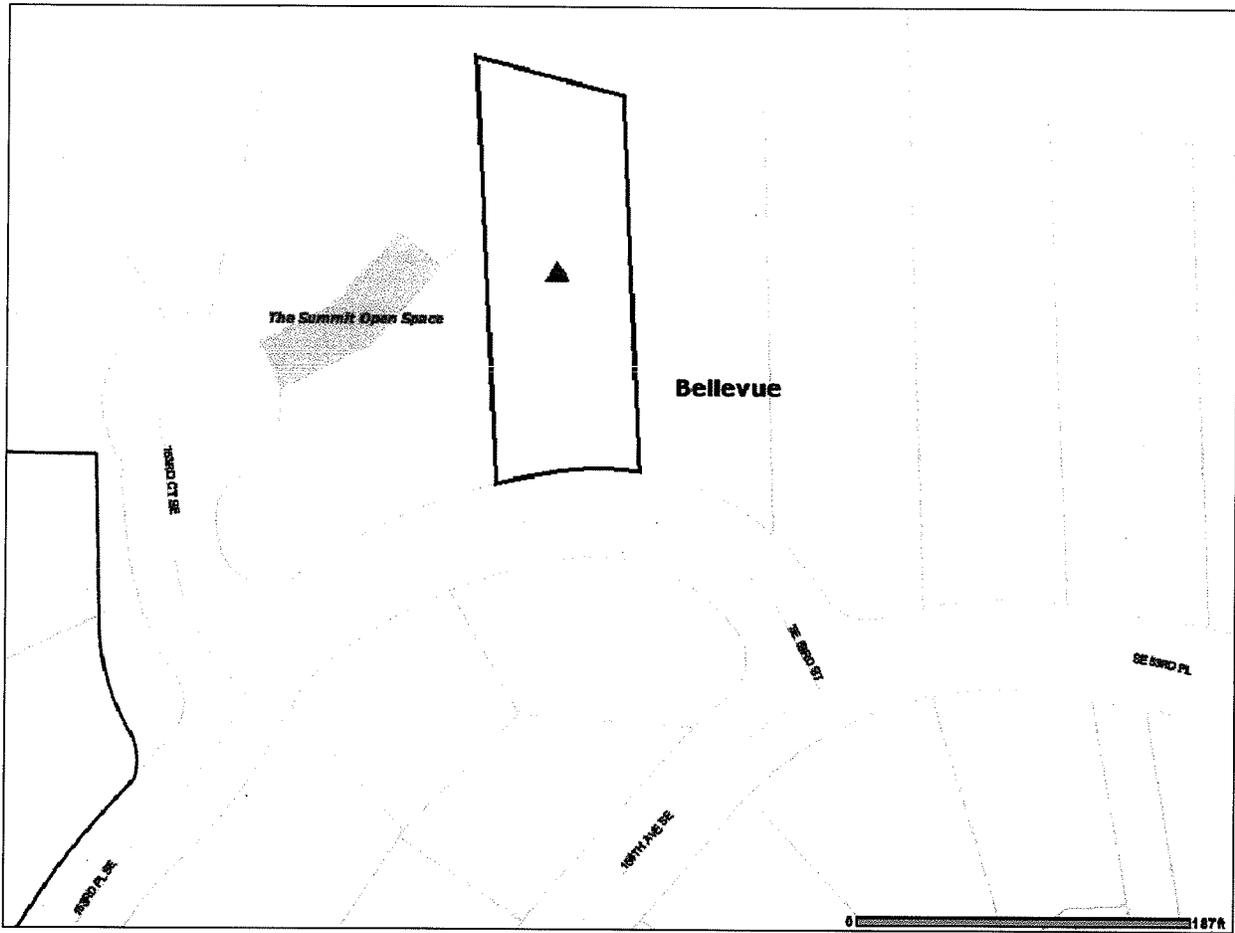
No people would be displaced as a result of this project.

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

Does not apply.

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

Vicinity Map from iMAP (top) Google Earth (below)





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

Proposal Name: Erickson Vegetation Management Plan

Proposal Address: 15352 SE 53rd Street

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: 10-129911-LO

Applicant: Mark Graff, The Watershed Company

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

Planner: Carol Hamlin, Senior Planner *CHamlin*

**State Environmental Policy Act
Threshold Determination:**

Determination of Non-Significance

Carol V. Helland

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*

Carol V. Helland, Land Use Director

Application Date: December 21, 2010
Notice of Application Publication: February 3, 2011
Decision Publication Date: March 24, 2011
Project/SEPA Appeal Deadline: April 7, 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.

I. PROPOSAL DESCRIPTION

The applicant removed 15 significant trees onsite without a permit affecting an area of steep slope critical area within a Native Growth Protection Easement. The removed trees included big leaf maple, red alder and black cottonwood with an average diameter of 8-10 inches. This action was subject of enforcement action 10-112047-EA. The replanting and successful establishment of the mitigation plantings in the steep slope will resolve code enforcement 10-112047-EA. See Section X for a related condition of approval.

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 15352 SE 53rd Street 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 53rd Street, 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 conditions.

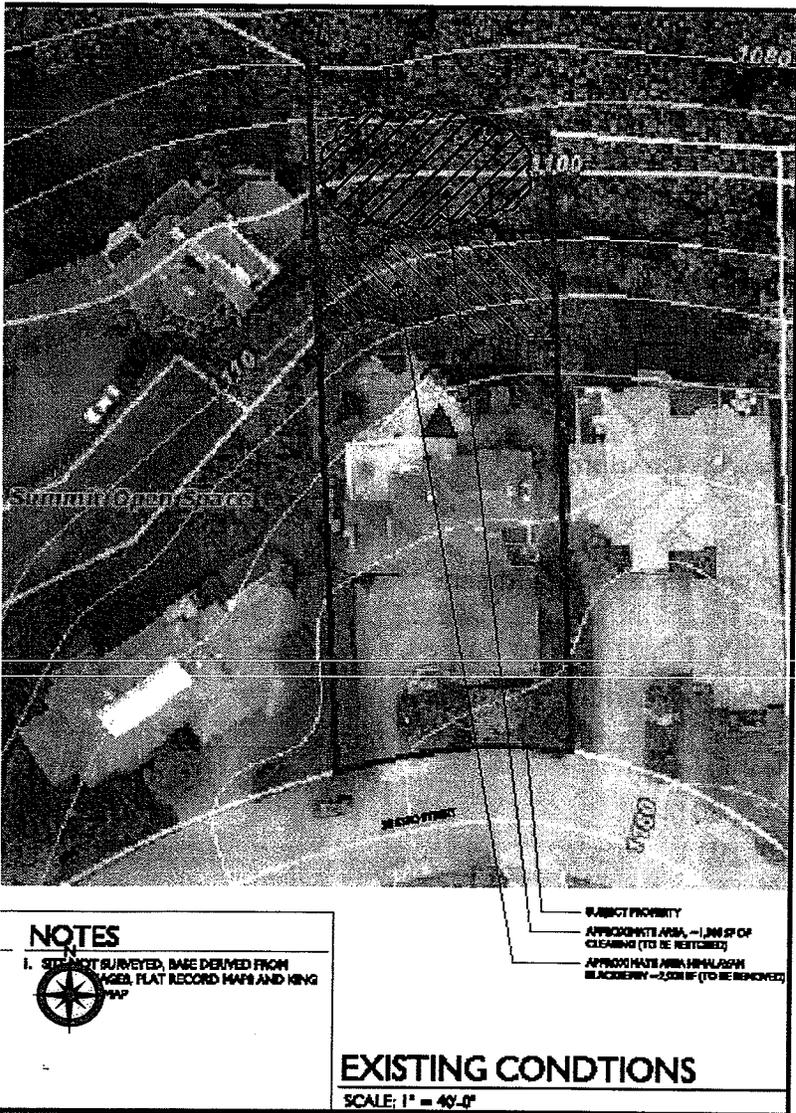


Figure 1
 Existing Conditions

- 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 is located within an established single family neighborhood on Somerset. This neighborhood has views of Lake Sammamish in the distance.

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. (Comprehensive Plan Policies EN-44, EN-45, EN-49, LU-2)

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:

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 allowed in buffers and in geohazard areas only 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 (i.e. blackberries) coverage in large areas with some native plants. See Figures 2a and 2b.



Figure 2a Existing big leaf maple onsite

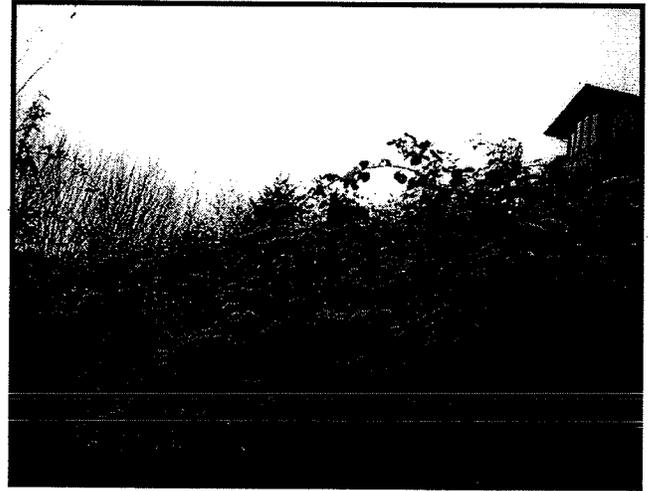


Figure 2b Existing conditions with invasives

2. Site history;

The existing home was constructed in 1987. In 2010, the owner removed 15 trees from the critical slope, thus requiring this Land Use review. Tree removal occurred in the northern one-third of the subject property. See Figure 3.

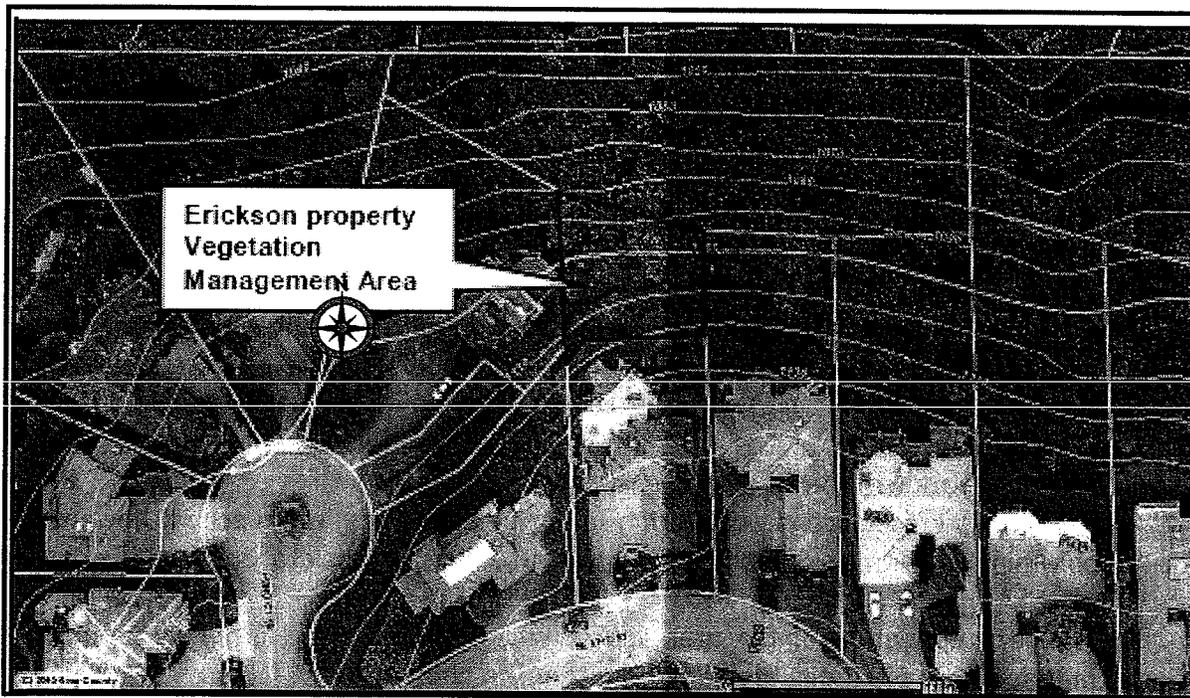


Figure 3 Location of tree removal and revegetation plan



Figure 4 Unpermitted Tree Removal

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 removal. See Figure 4. In addition, this plan establishes maintenance and monitoring of the proposed planting area over a three-year period, guaranteed by performance and maintenance sureties.

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 5 showing the planting area.

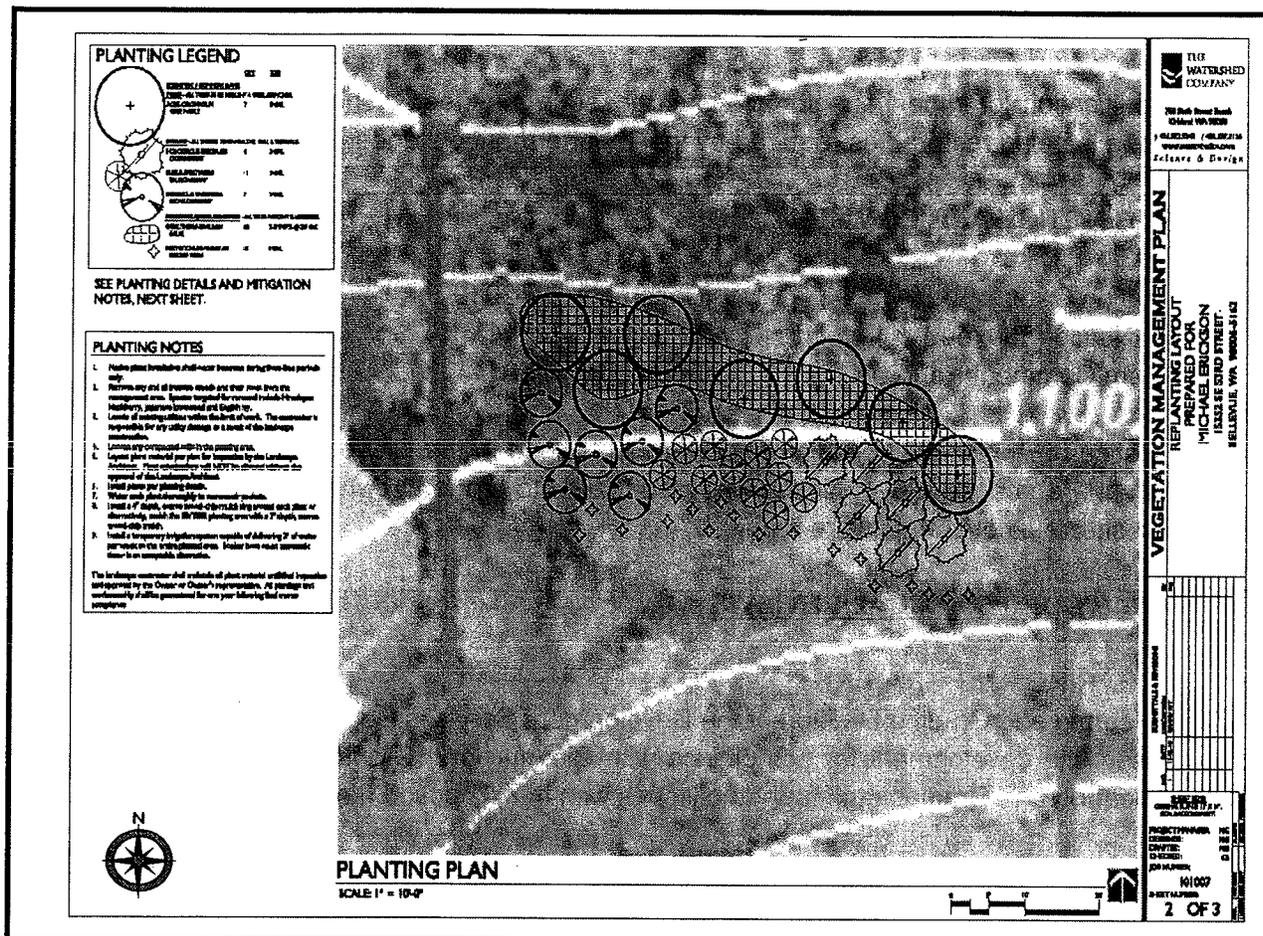


Figure 5 Planting Plan

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 will remain including the cut vegetation, some of which is re-growing at this time.

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 (7 vine maple), shrubs (6 oceanspray, 11 salmonberry, 7 red elderberry), and groundcover (60 salal, 18 sword fern). The trees removed took many years to reach their size and therefore the restoration will include the proposed native trees as well as native shrubs and ground cover.

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 21, 2010
Public Notice (500 feet):	February 3, 2011
Minimum Comment Period:	February 17, 2011

The Notice of Application for this project was published in the City of Bellevue weekly permit bulletin on February 3, 2011. 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 the removed trees will be left in place for habitat and restoration planting will replace the lost trees over time. A vegetation management plan will be required and to be implemented by the applicant. 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. 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. Following installation of planting the applicant shall contact staff to inspect planting areas. 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 (see Attachment 1). The performance and maintenance surety will be held for a period of 3 years from the date of inspection to ensure plant survival. See condition 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.

VIII. 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 15352 SE 53rd Street. **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.

IX. 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	Carol Hamlin, 425-452-2731
Noise Control- BCC 9.18	Carol Hamlin, 425-452-2731

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

- 1. Vegetation Management Plan Required:** To mitigate impacts to the existing vegetative community resulting from unauthorized clearing, the applicant or his consultant shall ensure work authorized by the vegetation management plan meets the requirements contained in the plan with respect to planting details, densities, performance standards, irrigation, management and monitoring. Any modifications to this plan must be submitted for review and approval by the City prior to commencing any work.

Authority: Land Use Code 20.25H
Reviewer: Carol Hamlin, Development Services Department

- 2. 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: Carol Hamlin, Development Services Department

- 3. Code Enforcement Resolution:** The replanting and successful establishment of the mitigation plantings in the steep slope resolves code enforcement 10-112047-EA.

Authority: Land Use Code 20.30P.140
Reviewer: Carol Hamlin, Development Services Department

- 4. 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: Carol Hamlin, Development Services Department

- 5. Cost Estimate and Performance Surety:** Prior to issuance of the clearing and grading permit, the applicant shall submit the cost estimate. 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: Carol Hamlin, Development Services Department

- 6. Approved Activity:** The vegetation management plan established under this approval allows the installation and maintenance of 7 trees (vine maple), shrubs (6 oceanspray, 11 salmonberry, 7 red elderberry), and groundcover (60 salal, 18 sword fern). 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: Carol Hamlin, 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: Carol Hamlin, Development Services Department

X. **ATTACHMENTS:**

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

VEGETATION MANAGEMENT PLAN

Erickson Property

Prepared for:

Michael Erickson
15352 SE 53rd Street
Bellevue, WA 98006

Received
DEC 21 2010
Permit Processing

Prepared by:



750 Sixth Street South
Kirkland, WA 98033

p 425.822.5242
f 425.827.8136
watershedco.com

November 2010

The Watershed Company Reference Number:
101007

The Watershed Company Contact Person:
Mark Garff

Cite this document as:
The Watershed Company, November 2010: Erickson
Property Vegetation Management Plan.

TABLE OF CONTENTS

	Page #
1 Introduction.....	1
2 Site Description	2
2.1 Critical Areas.....	2
2.2 Soils.....	2
2.3 Vegetation	2
2.4 Habitat	3
2.4.1 Species of Local Importance.....	4
3 Vegetation Management Objectives	5
3.1 Short term Objectives.....	5
3.2 Long-term Objectives	6
4 Three Year Management Program	6
4.1 Project Initiation.....	6
4.2 Year One.....	6
4.3 Years Two and Three.....	7
5 Cost Estimate.....	7

LIST OF FIGURES

Figure 1. Subject property and site topography (King County iMAP).	1
Figure 2. Landscape position of the subject property (King County iMAP).....	4

LIST OF TABLES

Table 1. Native Plants observed within the management area by strata.	3
Table 2. Invasive weeds identified and the noxious weed management status (King County).	3
Table 3. Species of Local Importance as defined in LUC 20.25H.150.A.	5
Table 4. Mitigation Cost Estimate	7

APPENDICES

Appendix A: Site Photos

Appendix B: Vegetation Plans

VEGETATION MANAGEMENT PLAN

ERICKSON PROPERTY

1 INTRODUCTION

This Vegetation Management Plan (VMP) was prepared to bring the Erickson property into compliance after non-permitted tree removal was conducted in a steep slope area. In accord with the City of Bellevue pre-application meeting summary letter, a VMP is required (City Ref. No. 10-112860). The tree removal area is located at the north end of the property and appears to extend into the adjacent open space tract (parcels 8081000350 and 808100TRCT). The property is located at 15352 SE 53rd Street in the West Lake Sammamish basin of the Cedar-Sammamish Water Resource Inventory Area (WRIA-8; NW ¼ of Section 23, Township 24N, Range 5E).

The subject property is shown in figure 1 below. See Appendix B for the existing conditions map depicting the approximate cleared area. The management area is the vegetated northern one-third of the site.

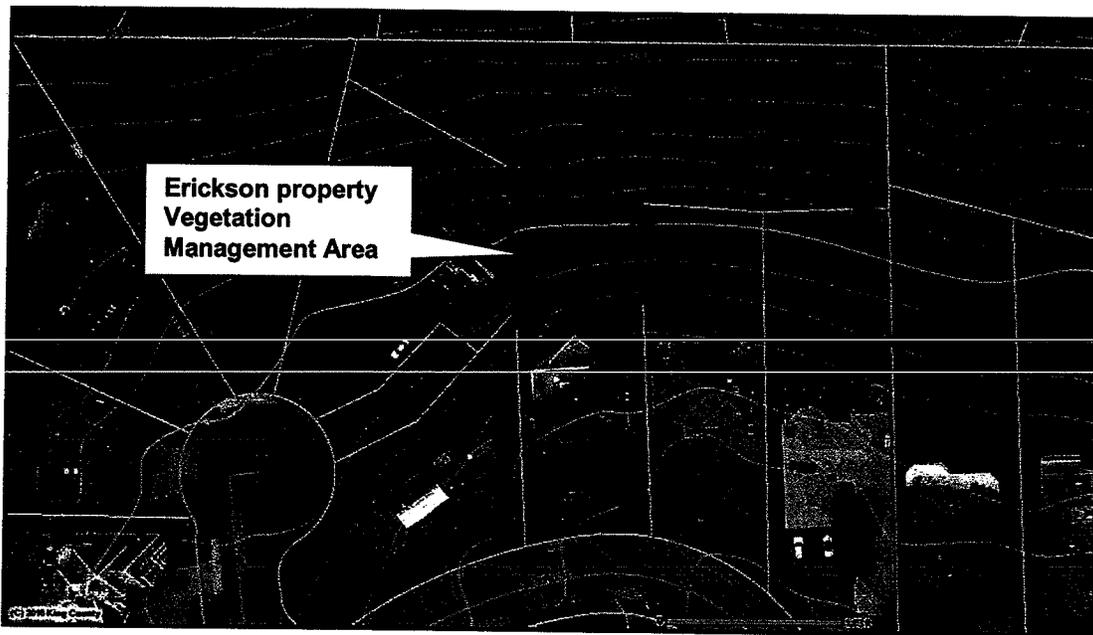


Figure 1. Subject property and site topography (King County IMAP).

2 SITE DESCRIPTION

The property contains a single-family residence, which was built in 1987. The northern property line is continuous with an open space tract that was presumably set aside when the area was platted. The property slopes steeply to the north. A sewer line easement runs roughly east-west through the northern half of the property. There is an approximately eight-foot high rip-rap retaining wall along the south edge of the easement.

2.1 Critical Areas

Slopes of 40 percent or greater that exceed 1,000 square feet in area are regulated as steep slopes, a geologic hazard area. Steep slopes require a standard buffer of 50 feet from the top-of-slope. Steep slopes and buffers encumber much of the subject property.

2.2 Soils

According to Natural Resources Conservation Service (NRCS) soil maps, the vegetation management area is comprised of Beausite gravelly sandy loam (BeD). This is a well-drained soil type. Soils observed on-site generally match the BeD description.

2.3 Vegetation

North of the home and associated deck areas, the site is vegetated. The upper slope is primarily vegetated with native shrubs surrounded by a dense Himalayan blackberry thicket. The shrubs transition into forest that is predominantly deciduous. The open space tract contains second growth forest with some mature trees and a low-growing understory. Native plants identified in the management area include, but are not limited to the species listed in Table 1 below.

Approximately 15 trees were recently cut down in the management area. Several bigleaf maples, a few red alders and a black cottonwood were cut. The diameter at breast height (DBH) of cut trees appears to have been eight to ten inches on average. Most of the cut trees are already re-sprouting.

Himalayan blackberry is the dominant invasive weed in the management area. Additionally, locally dominant patches of other weedy plants, listed in Table 2 below, populate the area.

Table 1. Native Plants observed within the management area by strata.

	Common Name	Botanical Name
Trees	Big-leaf maple	<i>Acer macrophyllum</i>
	Black cottonwood	<i>Populus balsamifera</i>
	Red alder	<i>Alnus rubra</i>
	Douglas-fir	<i>Pseudotsuga menziesii</i>
	Western red cedar	<i>Thuja plicata</i>
Shrubs	Red elderberry	<i>Sambucus racemosa</i>
	Salmonberry	<i>Rubus spectabilis</i>
	Oceanspray	<i>Holodiscus lanatus</i>
	Beaked hazelnut	<i>Corylus cornuta</i>
Ground cover	Sword fern	<i>Polystichum munitum</i>
	Bracken fern	<i>Pteridium aquilinum</i>
	Lady fern	<i>Athyrium filix-femina</i>
	Stinging nettle	<i>Urtica dioica</i>
	Salal	<i>Gaultheria shallon</i>
Vine	Trailing blackberry	<i>Rubus ursinus</i>

Table 2. Invasive weeds identified and the noxious weed management status (King County).

Common Name	Botanical Name	Noxious Weed Status
Canada thistle	<i>Cirsium arvense</i>	non-regulated noxious weed
Creeping buttercup	<i>Ranunculus repens</i>	weed of concern
English holly	<i>Ilex aquifolium</i>	weed of concern
English ivy	<i>Hedera helix</i>	non-regulated noxious weed
English laurel	<i>Prunus laurocerasus</i>	weed of concern
Evergreen blackberry	<i>Rubus laciniatus</i>	non-regulated noxious weed
Himalayan blackberry	<i>Rubus armeniacus</i>	non-regulated noxious weed
Robert's geranium	<i>Geranium robertianum</i>	non-regulated noxious weed
Scot's broom	<i>Cytisus scoparius</i>	non-regulated noxious weed

2.4 Habitat

Habitat structure on property is relatively low, but structure increases at the north end and in the adjoining forest. The area provides for many different food and cover opportunities for wildlife. Snags and large woody debris present throughout the forest provide habitat niches. Debris piles, collections of trunks and branches, left on-site when the trees were cut are providing refuge for songbirds and small mammals. Many snags show signs of use by woodpeckers. Berry-producing plants within and next to the vegetation management area, such as salmonberry, provide a good food source for songbirds along with other varied plant parts such as seeds and cones.

Habitat functions provided on the Erickson property are increased by connectivity to forested open space tracts. The property is continuous with a forested area exceeding 60 acres. While large for an urban area, this forest patch is isolated from more extensive natural areas such as Cougar Mountain by dense residential development. Putting the management area into a landscape scale context, the Erickson Property is about one mile north of the Cougar Mountain and Coal Creek natural areas. The property is also close to the Lewis Creek and Lakemont Open Spaces that ultimately connect to Lake Sammamish. See the vicinity map below (Figure 2). The management area is on the fringe of a larger habitat and is likely an active wildlife corridor birds, herptiles, small mammals, and potentially larger game animals such as deer.

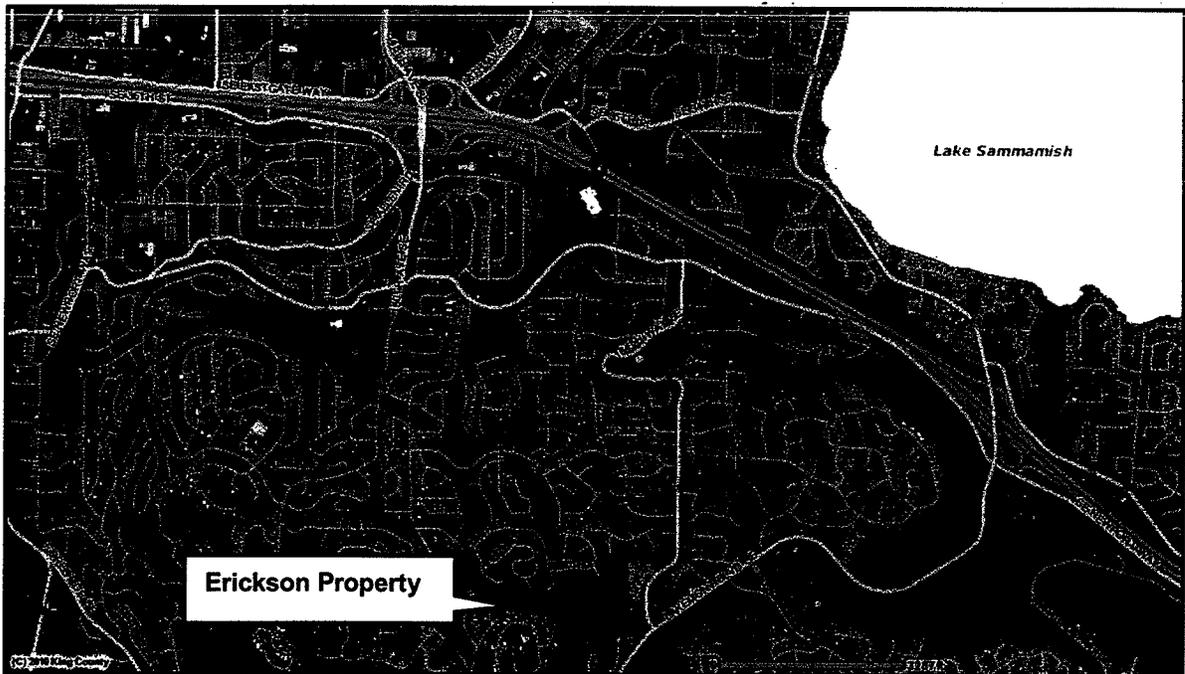


Figure 2. Landscape position of the subject property (King County iMAP).

2.4.1 Species of Local Importance

The City of Bellevue designates habitat associated with species of local importance as a critical area (LUC 20.25H.150.B). Species of local importance (LUC 20.25H.150.A) are listed in Table 3 below.

Given on-site conditions and landscape position, the management area may potentially provide habitat, primarily perching and foraging habitat, for the following species of local importance: red-tailed hawk, pileated woodpecker, and Vaux's swift. The adjoining forest contains sparse snags that may be suitable for nesting by pileated woodpecker. Bald eagles and osprey more commonly

forage and nest next to large open waters, but may pass through the area. No raptor nests were noted during the site visit.

Table 3. Species of Local Importance as defined in LUC 20.25H.150.A.

Common name	Scientific name
Bald eagle	<i>Haliaeetus leucocephalus</i>
Peregrine falcon	<i>Falco peregrinus</i>
Common loon	<i>Gavia immer</i>
Pileated woodpecker	<i>Dryocopus pileatus</i>
Vaux's swift	<i>Chaetura vauxi</i>
Merlin	<i>Falco columbarius</i>
Purple martin	<i>Progne subis</i>
Western grebe	<i>Aechmophorus occidentalis</i>
Great blue heron	<i>Ardea herodias</i>
Osprey	<i>Pandion haliaetus</i>
Green heron	<i>Butorides striatus</i>
Red-tailed hawk	<i>Buteo jamaicensis</i>
Western big-eared bat	<i>Plecotus townsendii</i>
Keen's myotis	<i>Myotis keenii</i>
Long-legged myotis	<i>Myotis volans</i>
Long-eared myotis	<i>Myotis evotis</i>
Oregon spotted frog	<i>Rana pretiosa</i>
Western toad	<i>Bufo boreas</i>
Western pond turtle	<i>Clemmys marmorata</i>
Chinook salmon	<i>Oncorhynchus tshawytscha</i>
Bull trout	<i>Salvelinus confluentus</i>
Coho salmon	<i>Oncorhynchus kisutch</i>
River lamprey	<i>Lampetra ayresi</i>

3 VEGETATION MANAGEMENT OBJECTIVES

The management objective is to replace functions and values provided by the lost trees and establish a dense native plant corridor with low invasive plant cover. Approximately 15 trees were cut down in the management area. All were deciduous species, primarily bigleaf maple.

3.1 Short term Objectives

- Reduce invasive weed cover, specifically removed non-native blackberry from the management area.
- Increase native plant density as per the planting plan (see Appendix B).
- Maintain existing habitat features, specifically leave in place debris piles that resulted from the clearing as they are providing valuable habitat.

- Properly mulch and irrigate installed plants to help them become established (see Appendix B).
- 100 percent survival of all installed plants in the first year.

3.2 Long-term Objectives

Establish native trees and shrubs along the steep slope to help maintain stability and buffer the open space/wildlife corridor from adjacent residential development. Long-term the planting plan and general maintenance practices are intended to improve the ecologic services provided by the management area.

The long-term objectives should be substantially achieved when the following performance standards are met:

1. At least 85 percent survival of installed trees and shrub by year three.
2. Invasive weed cover, particularly Himalayan blackberry, does not exceed 10 percent.

4 THREE YEAR MANAGEMENT PROGRAM

4.1 Project Initiation

1. Remove invasive weeds from the management area. Cut Himalayan blackberry vines back and grub out the roots. (Take care not to damage existing native vegetation in that area.)
2. Prepare the site for planting and install the planting plan per the planting notes, including mulch and temporary irrigation (see Appendix B).
3. Provide as-built documentation to the City of Bellevue.

4.2 Year One

1. Check the irrigation system in the late spring to ensure proper operation over the dry season (June 1 to September 30).
2. Remove any sprouting weeds in the early spring to reduce weed competition going into the growing season and keep weed cover below 10 percent.
3. Conduct a survival plant count in the late summer/early fall and replace any dead plants to achieve 100 percent survival.
4. Replenish wood chip mulch as needed.

Photo 1. Looking north from the top of slope (above the cleared area)



Photo 3. Some of the cut bigleaf maple trees.



Photo 2. A woody debris pile (left in place after the trees were cut)



Photo 4. Mid-way down the cleared area, looking upslope.



4.3 Years Two and Three

1. Check the irrigation system in the late spring to ensure proper operation over the dry season (June 1 to September 30).
2. Remove any sprouting weeds in the early spring to reduce weed competition going into the growing season and keep weed cover below 10 percent.
3. Apply a slow-release granular fertilizer to the drip-line of each plant.
4. Conduct a survival plant count in the late summer/early fall to ensure that the management area is on-track to achieve a minimum of 85 percent survival by year three. Replace dead plants as needed.
5. Replenish wood chip mulch as needed.

5 COST ESTIMATE

The table below summarizes anticipated costs for implementing the planting plan.

Table 4. Mitigation Cost Estimate

Description	Unit Price	Unit	Qty	Cost
PLANTS: potted, 4" diameter (includes installation)	\$5.00	Each	78	\$390.00
PLANTS: 2 gallon, medium soil (includes installation)	\$20.00	Each	24	\$480.00
PLANTS: 5 gallon, medium soil (includes installation)	\$36.00	Each	7	\$252.00
MULCH: wood chip	\$33.00	CY	2.5	\$82.50
WATERING: 1" water, 50' soaker hose	\$3.62	MSF	10	\$36.20
LABOR: site prep.	\$15.00	Hr	120	\$180.00
LABOR: Maintenance Year-1	\$15.00	Hr	16	\$240.00
LABOR: Maintenance Year-2	\$15.00	Hr	12	\$180.00
LABOR: Maintenance Year-3	\$15.00	Hr	12	\$180.00
Total				\$2,020.70

Photo 5. The Himalayan blackberry thicket.



APPENDIX B

Vegetation Plans

APPENDIX A

Site Photos – Existing Conditions

(Photos taken October and November 2010)

NO.	DATE	DESCRIPTION
1	11.23.10	REVIEW SET

PROJECT MANAGER:	MG
DESIGNED:	MG
DRAWN:	MG
CHECKED:	MS
JOB NUMBER:	101007
SHEET NUMBER:	2 OF 3



PLANTING PLAN
 SCALE: 1" = 10'-0"
 0 5' 10' 20'

PLANTING LEGEND

SCIENTIFIC/COMMON NAME	SIZE
ALL TREES TO BE HEALTHY & WELL BRANCHED	5 GAL
ACER CRENATUM	7
SPRINGERS - ALL GARBES TO BE HEALTHY FULL & VIGOROUS	
HYDRANGEA PINK	6
HYDRANGEA PINK	2 GAL
HYDRANGEA PINK	11
HYDRANGEA PINK	2 GAL
HYDRANGEA PINK	7
HYDRANGEA PINK	2 GAL
PERENNIALS/BIENNIALS/COVER - ALL TO BE HEALTHY & VIGOROUS	
GALETHERA SPILLON	40
3" POT @ 3" OC	
POLYCHROMA HUNTERUM	10
1 GAL	
SWORD FERN	

SEE PLANTING DETAILS AND MITIGATION NOTES, NEXT SHEET.

- PLANTING NOTES**
- Native plant installation shall occur between during frost-free periods only.
 - Remove any and all invasive weeds and their roots from the management area. Species targeted for removal include Himalayan blackberry, Japanese knotweed and English ivy.
 - Locate all existing utilities within the limit of work. The contractor is responsible for any utility damage as a result of the landscape construction.
 - Loosen any compacted soils in the planting area.
 - Landscape substitutions shall be approved by the Landscape Architect. Plant substitutions will NOT be allowed without the approval of the Landscape Architect.
 - Install plants per planting details.
 - Water each plant thoroughly to remove air pockets.
 - Install a 4" depth, coarse wood-chip mulch ring around each plant or alternatively, mulch the ENTIRE planting area with a 3" depth, coarse wood-chip mulch.
 - Install a temporary irrigation system capable of delivering 2" of water per week to the entire planted area. Soaker hose on an automatic timer is an acceptable alternative.
- The landscape contractor shall maintain all plant material until final inspection and approval by the Owner or Owner's representative. All plantings and workmanship shall be guaranteed for one year following final owner acceptance.

NO.	DATE	DESCRIPTION
1	11-22-10	REVIEW SET

SUBMITTALS & REVISIONS

DATE	APPROVED BY	REVISION
	MG	PROJECT MANAGER
	MG	DRAFTED
	KB	CHECKED
		JOB NUMBER
		101007
		SHEET NUMBER
		3 OF 3

SHEET SIZE:
 ORIGINAL PLANT IT X 17"
 SCALE ACCORDINGLY

VEGETATION MANAGEMENT AND MONITORING PLAN

1 Vegetation Management Objectives

The management objective is to reduce blackberry and other invasives provided by the host trees and establish a diverse native plant corridor with low invasive plant cover. Approximately 15 trees were cut down in the management area. All were deciduous species, primarily bigleaf maple.

1.1 Short term Objectives

- o Reduce invasive weed cover, specifically removed non-native blackberry from the management area.
- o Increase native plant diversity as per the planting plan (see Appendix B).
- o Maintain existing habitat features, specifically leave in place debris piles that resulted from the clearing as they are providing valuable habitat.
- o Properly mulch and irrigate installed plants to help them become established (see Appendix B).
- o 100 percent survival of all installed plants in the first year.

1.2 Long-term Objectives

Establish native trees and shrubs along the steep slope to help maintain stability and buffer the open space/wildlife corridor from adjacent residential development. Long-term the planting plan and general maintenance practices are intended to improve the ecological services provided by the management area.

The long-term objectives should be substantially achieved when the following performance standards are met:

1. At least 85 percent survival of installed trees and shrubs by year three.
2. Invasive weed cover, particularly Himalayan blackberry, does not exceed 10 percent.

2 Three Year Management Program

2.1 Project Initiation

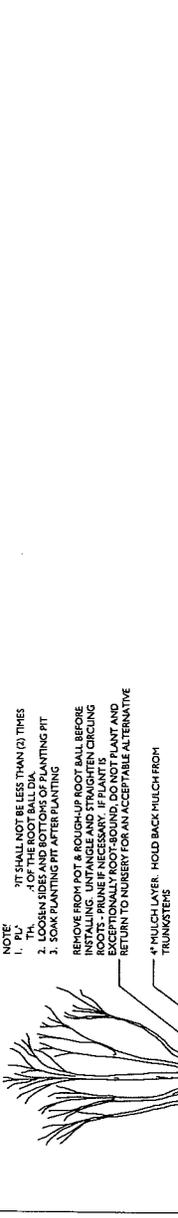
1. Remove invasive weeds from the management area. Cut Himalayan blackberry vines back and grub out the root. (Take care not to damage remaining native vegetation in that area.)
2. Prepare the site for planting and install the planting plan per the planting notes, including mulch and temporary irrigation (see Appendix B).
3. Provide as-built documentation to the City of Bellevue.

2.2 Year One

1. Check the irrigation system in the late spring to ensure proper operation over the dry season (June 1 to September 30).
2. Remove any sprouting weeds in the early spring to reduce weed competition going into the growing season and keep weed cover below 10 percent.
3. Conduct a survival plant count in the late summer/fall and replace any dead plants to achieve 100 percent survival.
4. Replenish wood chip mulch as needed.

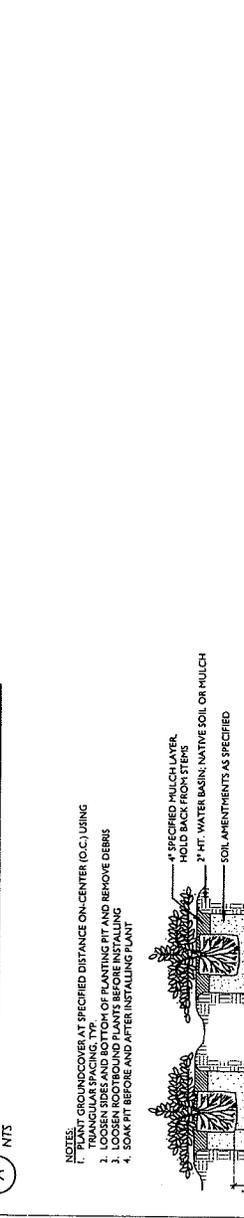
2.3 Years Two and Three

1. Check the irrigation system in the late spring to ensure proper operation over the dry season (June 1 to September 30).
2. Remove any sprouting weeds in the early spring to reduce weed competition going into the growing season and keep weed cover below 10 percent.
3. Apply a slow-release granular fertilizer to the drip-line of each plant.
4. Conduct a survival plant count in the late summer/fall to ensure that the management area is on-track to achieve a minimum of 85 percent survival by year three. Replace dead plants as needed.
5. Replenish wood chip mulch as needed.



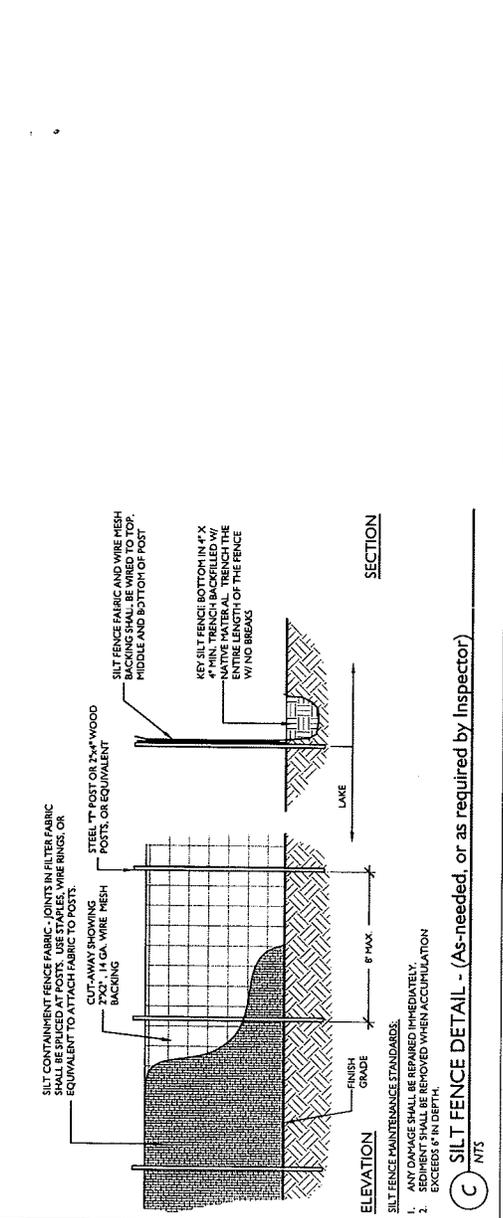
NOTE:
 1. PIT SHALL NOT BE LESS THAN (2) TIMES THE HEIGHT OF THE TREE OR SHRUB.
 2. LOOSEN SIDES AND BOTTOMS OF PLANTING PIT.
 3. SOAK PLANTING PIT AFTER PLANTING.
 REMOVE FROM POT & ROUGH-UP ROOT BALL BEFORE INSTALLING. UNTANGLE AND STRAIGHTEN CIRCUM ROOTS - PRUNE IF NECESSARY. IF PLANT IS TO BE PLANTED IN A POT, DO NOT PLANT AND RETURN TO NURSERY FOR AN ACCEPTABLE ALTERNATIVE.

4\"/>



NOTES:
 1. PLANT GROUND COVER AT SPECIFIED DISTANCE ON-CENTER (O.C.) USING TRIANGULAR SPACING. TOP OF PLANTING PIT AND REMOVE DEBRIS.
 2. LOOSEN ROOTBALL AND PLANTS BEFORE INSTALLING.
 3. SOAK PIT BEFORE AND AFTER INSTALLING PLANT.

4\"/>



SILT FENCE MAINTENANCE STANDARDS:
 1. ANY DAMAGE SHALL BE REPAIRED IMMEDIATELY.
 2. SEDIMENT SHALL BE REMOVED WHEN ACCUMULATION EXCEEDS 6\"/>