City of Bellevue
Development Services Department
Land Use Division
Staff Report

Proposal Name:	Lake Hills Greenbelt/Larsen Lake Management Plan
Proposal Address:	14812 SE 8th Street
Proposal Description:	Request for SEPA threshold determination, Substantial Shoreline Permit approval, and Critical Areas Land Use Permit approval for a 5-year Habitat Improvement Plan along Kelsey Creek in the Lake Hills Greenbelt – Larsen Lake Area. Work will be in 2 phases and will result in improved open space with the removal of invasive noxious species and replanting as needed with native trees and shrubs. Phase I is required work for Kelsey Creek Center Rezone - 09-113801-LQ.
File Number:	11-104842-WG – Shoreline Substantial Development Permit 11-104840-LO – Critical Areas Land Use Permit
Applicant:	The City of Bellevue, Parks & Community Services Department – Resource Management Geoff Bradley
Decisions Included:	Shoreline Substantial Development Permit (Process II. LUC 20.30R) Critical Areas Land Use Permit (Process II. LUC 20.30P)
Planner:	Sally Nichols
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:	March 3, 2011
Application Publication Date:	April 7, 2011
Comment Period:	May 5, 2011 (30 days)
Decision Publication Date:	July 7, 2011
Project Appeal Deadline:	July 28, 2011 (21 days)
SEPA Appeal Deadline:	July 21, 2011 (14 days)

For information on how to appeal a proposal, visit the Permit Center at City Hall or call (425) 452-6864. 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 Clerk's Office by 5 PM on the date noted for appeal of the decision.

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I. PROJECT DESCRIPTION

A. General

In 2009, an approved rezone for the Kelsey Creek Center at 15015 Main Street (09-113801-LQ) removed the existing Concomitant Agreement requiring the daylighting of Kelsey Creek upon redevelopment of the Center. As a result of this rezone, the culverted section of Kelsey Creek under the Center parking lot could remain if off-site enhancement of open and degraded portions of the Kelsey Creek buffer in the adjacent Kelsey Creek Greenbelt was performed. A Kelsey Creek/Larsen Lake Enhancement Concept Plan was prepared by Weisman Design Group in October, 2009 for this work was submitted as part of the Rezone. This Plan can be found in the project file for this proposal, available for public viewing at City Hall.

This proposal is to perform the enhancement work agreed to under the rezone, as well as additional work identified as beneficial by the City of Bellevue Parks & Community Services Department, Resource Management (referred to in this report as Parks). Parks is requesting approval of a Shoreline Substantial Development Permit and Critical Areas Land Use Permit to undertake a five-year habitat improvement effort in the Lake Hills Greenbelt – Larsen Lake Area (referred to in this report as the enhancement area). The proposed habitat improvement area (see the Enhancement Area Plan below) is approximately 537,382 SF (12.3 acres) and the work will be undertaken in two phases.

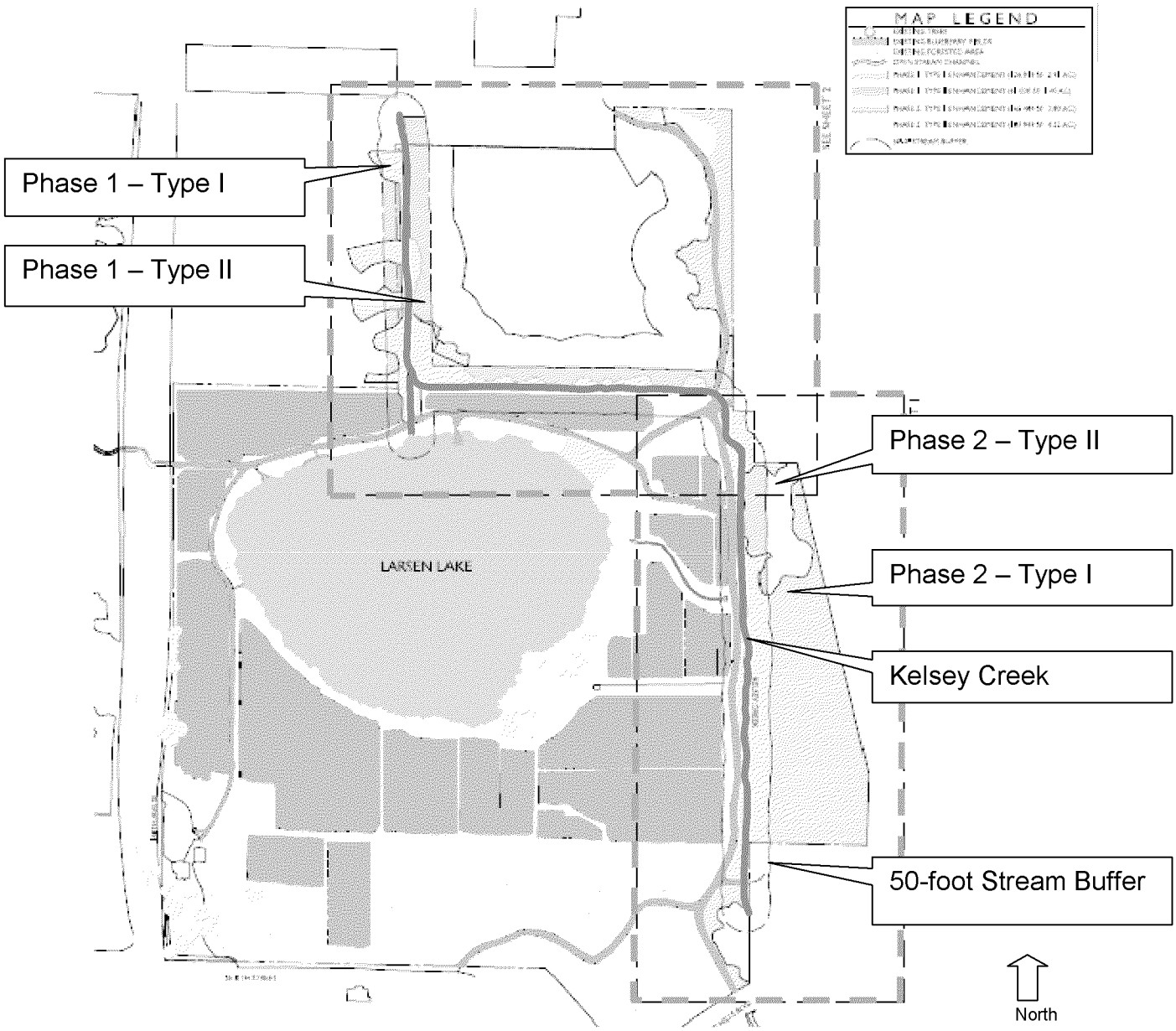
The proposed work will take place within multiple critical areas and critical areas buffers, including wetlands, wetland buffers and floodplain associated with Phantom Lake and Kelsey Creek, and the Kelsey Creek stream buffer. Therefore, the proposal falls within the Critical Areas Overlay District *and* the Shoreline Overlay District. The Critical Areas Overlay District section of the Land Use Code (LUC 20.25H.055.C.3.j) specifies that habitat improvement projects in a critical area or critical area buffer are allowed activities provided that they demonstrate an improvement of functions and values of the critical area or critical area buffers and are sponsored by a public agency, which in the case of this proposal is Parks.

B. Management Phases

The proposed vegetation management work will be performed in two phases, and each phase will be divided into two management types. Each phase and type will have its own site-specific five-year work program, including maintenance and monitoring. Refer to project drawings, Kelsey Creek Enhancement at Larsen Lake, prepared by The Watershed Company, dated March 2011, for specific delineation of each phase and type. These drawings are attached to this report.

Phase 1: Phase 1 will be the first activity conducted under this permit. The proposed habitat improvement plan for Phase 1 is the based on the Kelsey Creek/Larsen Lake Enhancement Concept Plan prepared by Weisman Design Group in October, 2009 and submitted as part of the Rezone #09-113801-LQ. The proposed work will occur primarily along each side of Kelsey Creek in the 50-foot stream buffer and will enhance approximately 187,950 SF. Phase 1/Type I restoration will consist primarily of removal of reed canarygrass from the buffer and replacing it with native trees and shrubs, along with the placement of four fallen trees and nine habitat snags. Phase 1/Type II work will include the removal of Himalayan blackberry from the stream buffer and planting of live, native shrub stakes.

Enhancement Area Plan



Phase 2 The work proposed in Phase 2 is not required as mitigation for the Kelsey Creek Center redevelopment project, but is a voluntary habitat improvement effort proposed by Parks to enhance the work begun under Phase 1. It will include enhancement of areas outside of the 50-foot street buffer, in wetlands and/or wetland buffers associated with the Kelsey Creek system. Parks would like to perform this work in conjunction with the stream buffer work proposed in Phase 1 to allow a more robust and successful enhancement of a large part of the Lake Hills Greenbelt-Larsen Lake area. However, if funding is not available and this work cannot occur in tandem with

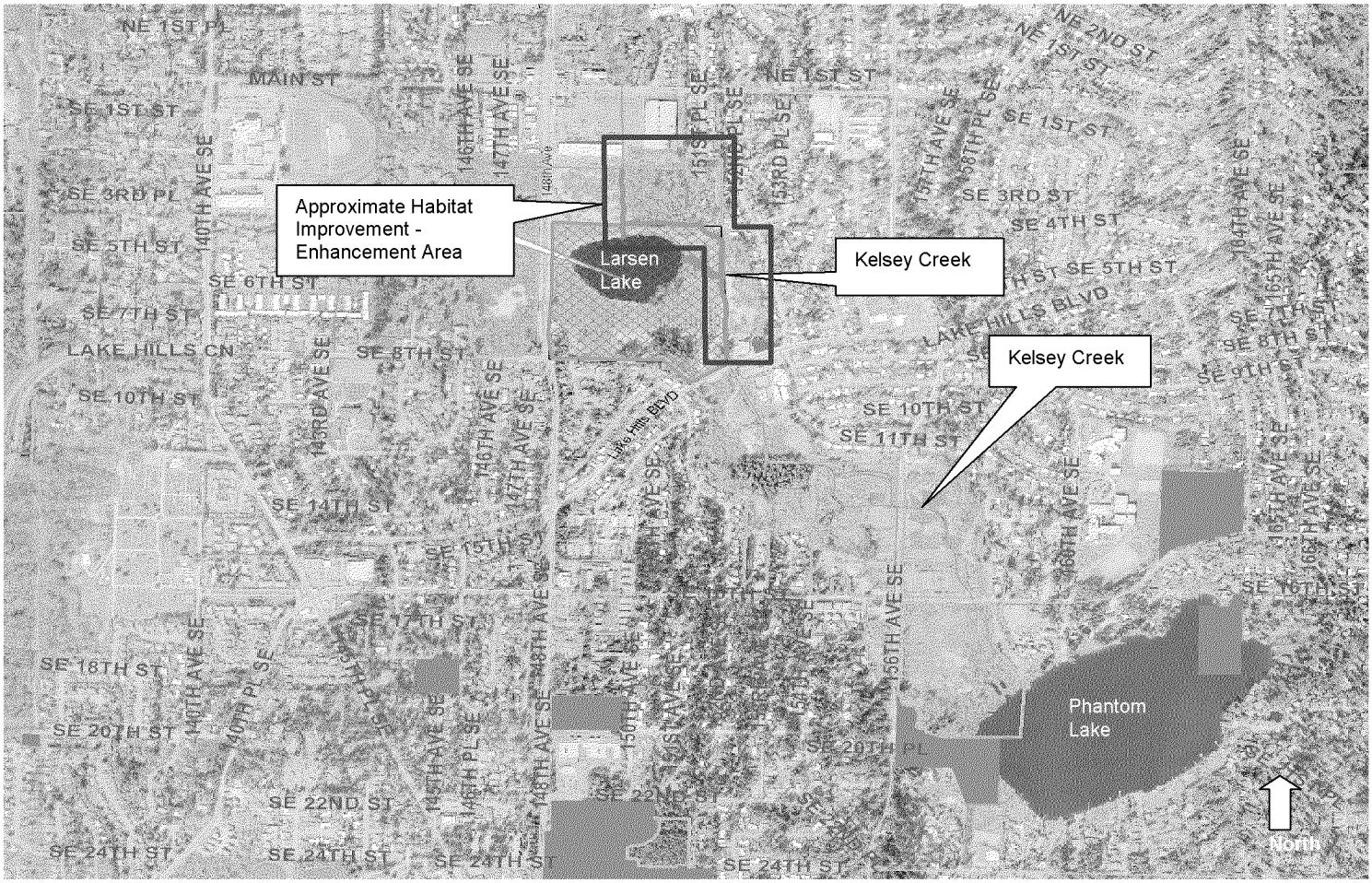
Phase 1, Phase 2 will be approved at this time and will be completed as funds are secured via grants and alternative funding sources. The proposed work area is approximately 349,430 SF and, similar to Phase 1, the work will consist of two types. Phase 2/Type I will include the removal of existing Himalayan blackberry and reed canary grass and the planting of native trees and shrubs. Eight fallen trees and 16 habitat snags are also proposed. Phase 2/Type II includes the removal of primarily Himalayan blackberry and restoration will include the planting of live native shrub stakes.

II. SITE DESCRIPTION, CONTEXT, and CRITICAL AREAS

A. Site Description

Larsen Lake and the proposed habitat improvement area are located within the City of Bellevue's Lake Hills Greenbelt. Lake Hills Greenbelt is roughly 151 acres encompassing a mixture of agricultural lands, lakes, streams, open meadows, wetlands, woodlands, and open lawns. The Greenbelt is a wetland complex that is the headwater area for the north branch of Kelsey Creek. The Greenbelt also contains two "kettle" lakes that were formed from glacial deposits – Phantom Lake and the smaller Larsen Lake. Both lakes are categorized as a lacustrine wetlands.

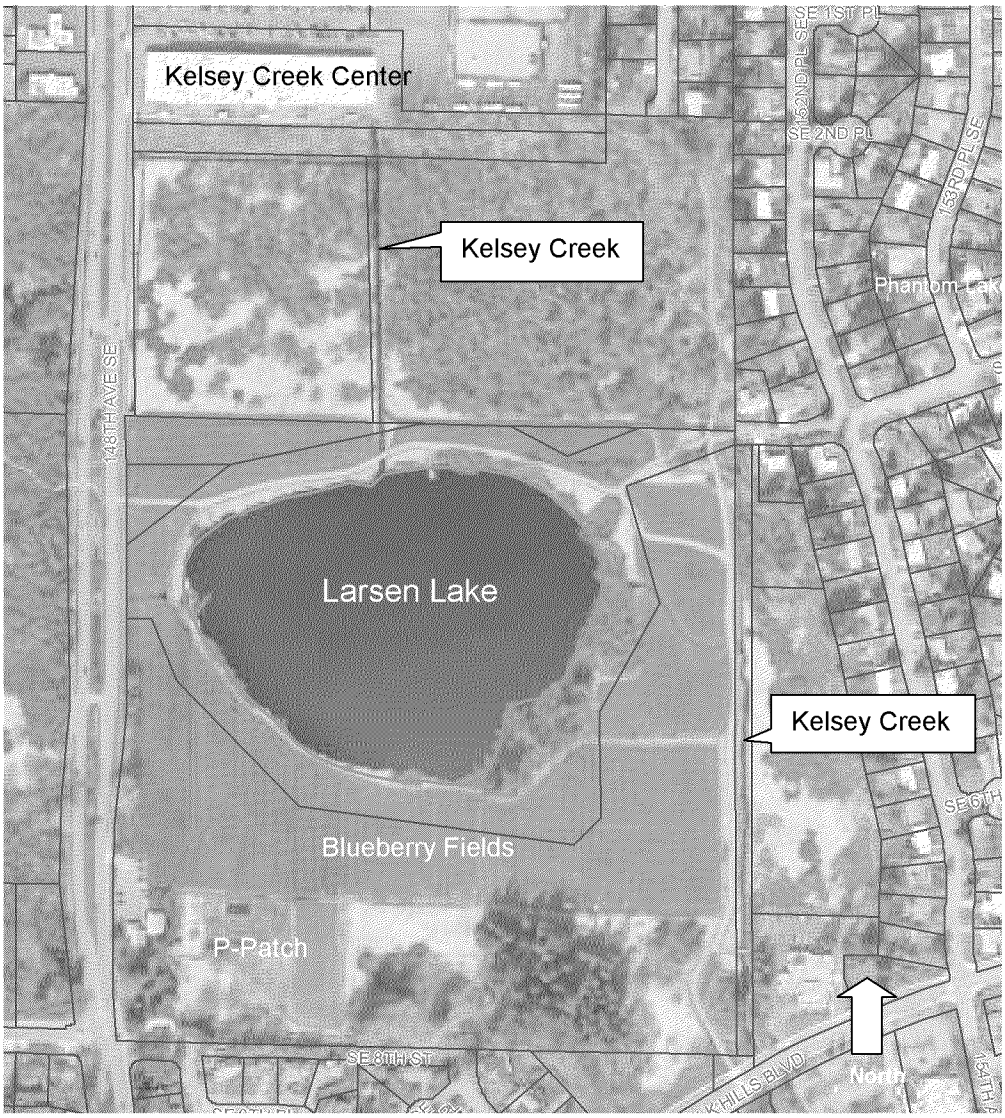
Vicinity Map



The undeveloped areas within the Larsen Lake portion of the Kelsey Creek Greenbelt are characterized by relatively level, open areas of invasive exotics – primarily reed canarygrass and Himalayan blackberries, and a small forested area along the southern property line. The vegetation in the proposed enhancement area is classified as Riparian-Wetlands. However, there is a limited amount of true native understory/shrub species and there is little diversity in these species due to the large stands of reed canarygrass and Himalayan blackberry.

Surrounding most of Larsen Lake, there are existing blueberry fields, active wetlands along the shoreline and a community p-patch. Trails run through the entire Lake

Larsen Lake Enhancement Area – Aerial Photograph

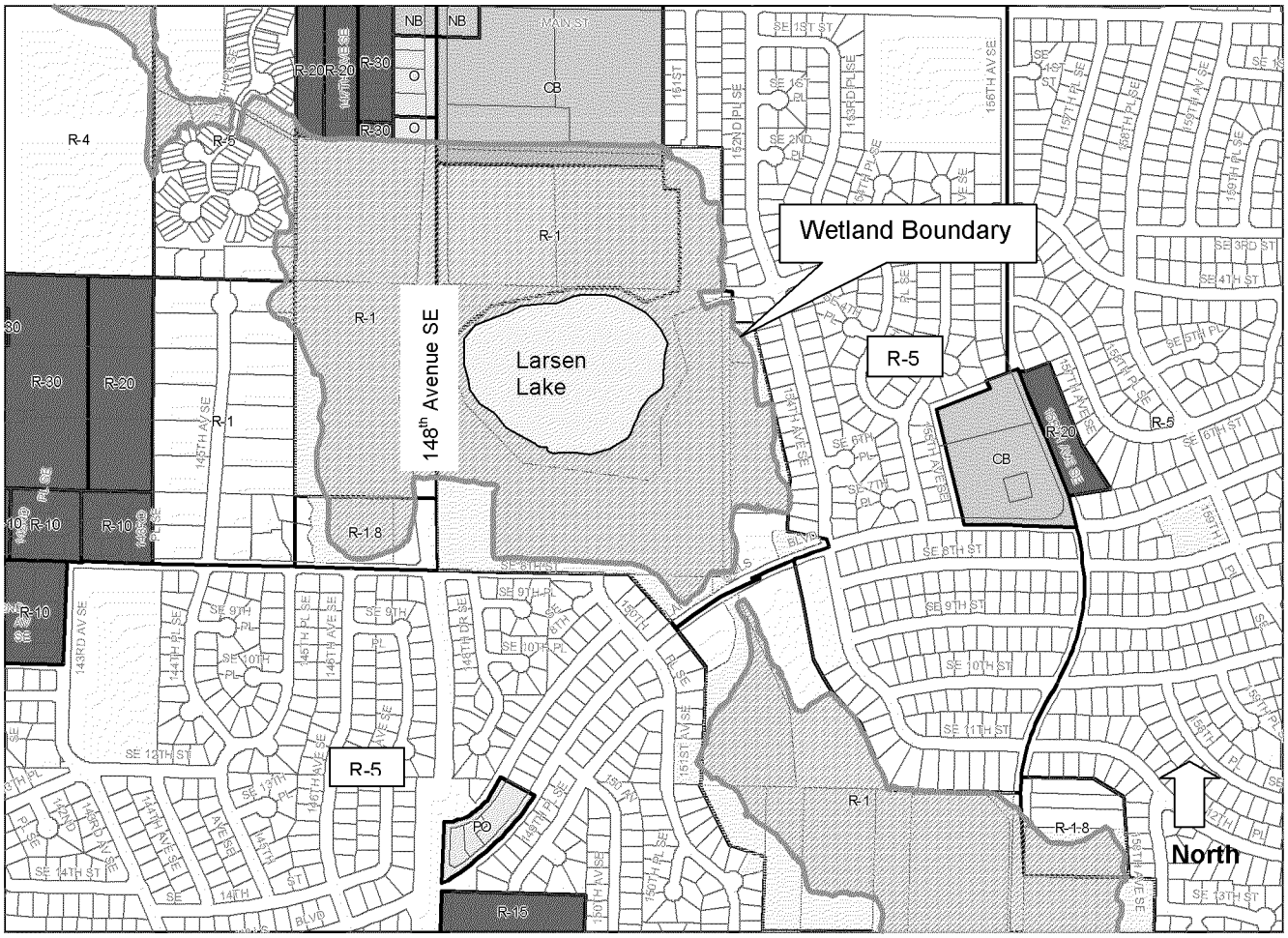


Hills Greenbelt, encircling the Lake and running parallel to the north-south section of Kelsey Creek that runs along the eastern edge of the Greenbelt. These trails continue eastward across 148th Avenue SE and southward, connecting Larsen Lake with Phantom Lake to the south.

B. Land Use Context/Zoning

The proposed enhancement area lies roughly along the eastern and northern lines of the Larsen Lake portion of the Lake Hills Greenbelt in the R-1, Single Family Residential District (see Zoning/Context map below). This part of the Greenbelt park system is used by the public for passive recreation via existing trails and is managed by Parks. The working blueberry farm is maintained in part to preserve the agricultural history of the Bellevue area. To the west, along SE 148th Avenue, is a parking lot and historical building that contains a produce stand. Crossing 148th Avenue SE to the west, there is another portion of the Lake Hills Greenbelt in the R-1 zone. There are single family homes directly adjacent to the eastern property line of

Zoning/Context and Wetland Delineation



the Greenbelt in the R-5, Single Family Residential District. Lastly, to the north, the adjacent zoning district is CB – Community Business. This is the location of the Kelsey Creek Center. Kelsey Creek runs northward under the parking lot of Kelsey Creek Center in a covered culvert.

C. Critical Areas

The entire enhancement area encompasses one or more of the following critical areas:

1. Streams

Streams are defined by the City of Bellevue Land Use Code 20.25H.075 as an aquatic area where water produces a channel. Kelsey Creek, a Type "F", fish-bearing stream, running along the eastern edge of the Kelsey Creek Greenbelt and eventually entering the existing covered culvert that runs under the parking lot at Kelsey Creek Center to the north. Phase 1 of the habitat improvement proposal will fall within the 50-foot stream critical area buffer. Phase 2 will occur just outside of the stream buffer. Compliance with stream critical area requirements is discussed in Section III.B of this report.

2. Wetlands

Wetlands provide important functions and values for both the human and biological environment – these functions include flood control, water quality improvement, and nutrient production. Wetlands are defined by the City of Bellevue Land Use Code 20.25H.095 as those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation adapted for life in saturated soil conditions. A majority of the proposed enhancement area lies within the wetlands and wetland buffers associated with the Phantom Lake/Kelsey Creek system, with pockets of native trees and understory growth. Refer to Zoning and Wetland Delineation map above and compliance with wetlands critical area requirements in Section III.B of this report.

3. Areas of Special Flood Hazard (Floodplain)

A special flood hazard area is defined in LUC 20.25H.175 as land subject to the 100-year flood, including areas identified on Flood Insurance Rate Maps (FIRM) as within the base floodplain. All of the proposed enhancement area is located in a special flood hazard area. A habitat improvement project is an allowed activity under LUC 20.25H.055, although specific performance standards must be met. Compliance with areas of special flood hazard critical area requirements is discussed in Section III.B of this report.

4. Shoreline Overlay

Shorelines provide a wide variety of functions related to aquatic and riparian habitat, flood control and water quality, economic resources, and recreation, among others. In lakes, these processes take place within an integrated system (ecosystem) of coupled aquatic and riparian habitats (Schindler and Scheuerell 2002). Shorelines are defined by the City of Bellevue Land Use Code 20.25E.010. The proposed enhancement area lies within the wetlands associated with Phantom Lake and are therefore within the Shoreline Overlay District. Because of the enhancement area's

location within the City's Shoreline jurisdiction, this habitat improvement action requires approval through a shoreline substantial development permit application process in accordance with LUC 20.25E. Compliance with Shoreline Overlay requirements is discussed in Section III.C of this report.

III. CONSISTENCY WITH LAND USE CODE AND ZONING REQUIREMENTS

A. Zoning District Dimensional Requirements – LUC 20.20.010

The proposal site is located in the R-1, single family zoning district. There will be no new structures or appurtenances. The proposal is in compliance with the standards of LUC 20.20.010.

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 performance standards below apply to this proposal:

Habitat Improvement Projects	LUC 20.25H.055.C.3.j
Critical Areas – Streams	LUC 20.25H.080.A
Critical Areas – Wetlands	LUC 20.25H.100
Critical Areas - Floodplains	LUC 20.25H.180.C

1. Consistency with LUC 20.25H.055.C.3.j – Habitat Improvement Projects

Response: As shown in the submitted Kelsey Creek Enhancement at Larsen Lake plans, prepared by The Watershed Company and dated March 3, 2011, the proposed habitat improvement project includes removal of noxious species and replanting with a diverse palette of native plants and the additional of woody debris. These efforts will improve overall stream and wetland health and increase wildlife habitat; as well as help to improve air and water quality and protect the public safety. Per the requirements of this LUC section, the proposal is sponsored by a public agency whose function is habitat restoration – the City of Bellevue Parks and Community Services, Resource Management Division.

2. Consistency with LUC 20.25H.080.A – Streams and LUC 20.25H.100 – Wetlands

Response: This proposal complies with all of the performance standards of these Code sections. There will be no lights, no noise-generating activities, no new impervious surfaces or treated water to generate pollutants into the wetland or Kelsey Creek, and only aquatic-approved glyphosate herbicides, as identified in Parks' "Environmental Best Management Practices," will be approved for use at this location. New, more robust plantings of native trees and shrubs will create larger areas characterized by healthier tree canopies and understory. The outer edge of the stream buffer will be planted with dense native vegetation that will also effectively help to limit pet and human use throughout the area and direct that use to the existing trails and more active recreation areas within the Greenbelt. **Refer to Condition of Approval regarding herbicides, pesticides, insecticides and fertilizers in Section X of this report.**

3. **Consistency with LUC 20.25H.180 – Areas of Special Flood Hazard (Floodplains)**

Response: The proposed project will not affect established flood elevations within the area of special flood hazard. This area will maintain its hydraulic connectivity to the source of flooding and no structures and/or site modifications are proposed within the floodplain. In addition, the native plant species proposed are chosen for their survivability within a wetland environment and therefore should be able to withstand periodic flooding that might occur in this area.

C. **Shoreline Overlay District**

The City of Bellevue Shoreline Overlay District section of the Land Use Code (LUC 20.25E) established standards and procedures that apply to all development activity within this area (including any Clearing and Grading associated with the habitat improvement activities). Proposals are subject to compliance with the applicable performance standards in LUC 20.25E.080.B and G below, and the work requires a Shoreline Substantial Development Permit.

Shorelines – General	LUC 20.25E.080.B
Shorelines – Clearing & Grading	LUC 20.25E.080.G

1. **<u>Consistency with LUC 20.25E.080.B – General Regulations</u>**

a. Where applicable, all federal and state water quality and effluent standards shall be met.

Response: No effluent discharge is expected.

b. If a property extends into the Shoreline Overlay District, the Shoreline Master Program Policies and these use regulations shall apply only to that portion of the property lying within the Shoreline Overlay District.

Response: The entire proposal is within the Shoreline Overlay District. The proposed improvement of shoreline functions and values is consistent with the Shoreline Master Program policies and regulations in LUC 20.25E.

c. All development within the Shoreline Overlay District shall be accompanied by a plan indicating methods of preserving shoreline vegetation and for control of erosion during and following construction in accordance with LUC 20.25H, City of Bellevue Clearing and Grading regulations, Chapter 23.76 BCC, and the Comprehensive Plan.

Response: Per Bellevue City Code 23.76, the applicant will be required to apply for a Clearing and Grading Permit. Under this permit, the applicant will be required to employ all necessary erosion control techniques as directed by the Clearing and Grading inspector during the pre-construction meeting.

Most of the work proposed will be done by hand. However, machinery will be required for woody debris placement. Plans to protect the shoreline (wetland) environment and minimize erosion from this activity include working in the dry season and the use of mats or fabric-reinforced driving surfaces where necessary. Plants will receive thick mulch rings 3 to 4-inches deep to reduce the risk or erosion and sedimentation.

V. SUMMARY OF TECHNICAL REVIEWS

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 project will require a Clearing and Grading in Critical Areas Permit (GH Permit) for disturbance activities associated with the removal of noxious species and replanting (Clearing & Grading Code 23.76.025). If not executed at the same time, a separate Clearing and Grading Permit will be required for each Phase of work. **Refer to Condition of Approval regarding a clearing and grading permit and rainy season restrictions in Section X of this report.**

Transportation/Right of Way:

Work related to this project will require a Right of Way permit (TL Permits) for hauling only. **Refer to Condition of Approval regarding right-of-way permit in Section X of this report.**

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 and Building Code and other construction codes are expected to mitigate potential environmental impacts. Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements.

A. Earth and Water

No work will be done in the stream channel or Larsen Lake and there will be minimal soil disturbance as a result of this proposal. Any areas of disturbance will be limited to the locations of invasive species removal – primarily that of the reed canarygrass and Himalayan blackberry. Any cleared areas will be replanted with native species. An approved temporary sedimentation and erosion control plan (TESC) as well as a storm water pollution prevention plan (CWSPPP) will be required as part of the Clearing and Grading Permit – BCC 23.76.

Because of the presence of a wetland critical area, environmental best management practices (BMP's) will be used. In addition, the applicant will only be allowed to use "aquatic approved" glyphosate-based herbicides. If any additional pesticides, insecticides, and fertilizers are deemed to be necessary, Parks will be required to submit information regarding their use prior to application to avoid impacts to water resources. **Refer to Condition of Approval regarding herbicides, pesticides, insecticides and fertilizers in Section X of this report.**

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B. Animals

The Lake Hills/Larsen Lake Greenbelt enhancement area is an important resource for wildlife due to the abundance of water and the quality of the open spaces. For example, pileated woodpeckers, candidates for state listing as threatened, endangered, or sensitive species, are believed to live within the Greenbelt. The diversity of wildlife species is directly reflective of the health and stability of the open space and the vegetation within it. The proposed habitat enhancement project will result in a more diverse vegetative understory once the abundant invasive species are removed and new native shrubs are planted. This, along with the placement of woody debris, will provide a net benefit to animal species by improving the overall habitat conditions.

Habitat enhancement activities proposed for the enhancement area were chosen to ensure the promotion of the following wildlife requirements:

- Connectivity – elimination of stands of blackberries and other noxious species will provide the ability for animals to move throughout the open space system.
- Water Source – a rich diversity of native plantings will protect the numerous water sources found in the greenbelt by providing buffers and increasing the natural water storage and filtration functions of the vegetated area.
- Cover – the addition of new trees species will enhance will help to create areas with a combination of open and closed canopy cover.
- Wood Debris - Placement of fallen trees and standing snags, as indicated on the plans, will provide additional wildlife habitat.

Therefore, it is expected that the removal of noxious species, the planting of new native species, and the placement of fallen trees and standing snags will generally improve overall habitat within the entire Lake Hills Greenbelt system.

C. Plants

The vegetation at the Lake Hills Greenbelt – Larsen Lake Management Area is classified as a Westside Riparian-Wetland and a Westside Lowland Conifer-Hardwood Forest. The area is currently in poor condition due to past anthropogenic activities such as logging, agriculture and maintenance practices. Invasive species such as reed canarygrass have also reduced overall diversity (and therefore habitat) of the understory. It is the intent of this habitat enhancement project within the Greenbelt to remove a significant area of invasive species and replant with a mix of native shrubs and trees to enhance overall plant diversity. Plant spacing will be based on the existing site conditions, the submitted planting plans, and the spacing recommendations in the City of Bellevue's Critical Areas Handbook.

Any new plantings will be inspected under a maintenance and monitoring plan for a period of not less than five years from initial planting associated with each of the two phases. **Refer to Condition of Approval regarding a maintenance and monitoring plan in Section X of this report.**

D. Noise

The site is adjacent to single-family homes to the south and east, whose residents are most sensitive to disturbance from noise during evening, late night and weekend hours when they are likely to be at home. Construction noise will be limited by the City's Noise Ordinance (Chapter 9.18 BCC) which regulates construction hours and noise levels. **Refer to Condition of Approval regarding noise control in Section X of this report.**

VII. CHANGES TO PROPOSAL AS A RESULT OF CITY REVIEW

There were no changes to the proposal due to previous review under the Kelsey Creek Center Rezone.

VIII. DECISION CRITERIA

A. Critical Areas Land Use Permit Decision Criteria - LUC 20.30.P.140

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

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

Response: The applicant has applied for a Critical Areas Land Use Permit, a Shoreline Substantial Development Permit, and a Clearing and Grading in Critical Areas Permit. No other permits will be required for this proposal, unless a right-of-way permit is needed for hauling.

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

Response: The project will be implemented using Parks' "Environmental Best Management Practices" and will consider the conditions found at the Larsen Lake site. Most of the work will be performed by hand. However, machinery will be needed to place the woody debris and for some hauling. Impacts from machinery will be minimized by requiring work to be done in the dry season and the use of mats or fabric-reinforced driving surfaces where necessary. All new plantings will receive thick mulch rings to reduce the risk of erosion and sedimentation.

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

Response: As discussed in Section III.B of this report, this habitat improvement proposal is an allowed activity per LUC 20.25H that meets the performance standards and additional provisions for the following:

Habitat Projects	LUC 20.25H.C.3.j.
Critical Areas – Streams	LUC 20.25H.075
Critical Areas – Wetlands	LUC 20.25H.100
Critical Areas – Floodplains	LUC 20.25H.175

4. The proposal will be served by adequate public facilities including street, fire protection, and utilities; and;
Response: The proposed expansion will not impact any existing public facility service level.

5. The proposal includes a mitigation or restoration plan consistent with the requirements of LUC 20.25H.210; and
Response: This proposal is the mitigation required for the Rezone of Kelsey Creek Center (09-113801-LQ); which removed the concomitant restriction requiring the daylighting of Kelsey Creek on the Kelsey Creek Center site. A Conceptual Enhancement Plan was approved under the Rezone. Under this proposal, the detailed enhancement/habitat restoration plan has been submitted; prepared by The Watershed Company in March, 2011. The plans also include a maintenance and monitoring component for a period of not less than five years after any replanting effort. **Refer to Conditions of Approval regarding performance standards and maintenance and monitoring plan in Section X of this report.**

6. The proposal complies with other applicable requirements of this code.
Response: As discussed in Section III of this report, the proposal complies with all other applicable requirements of the Land Use Code.

B. Shoreline Substantial Development Permit Decision Criteria - LUC 20.30R.155.B
The Director may approve, or approve with modifications an application for a Shoreline Substantial Development Permit if:

1. **The applicant has carried the burden of proof and produced evidence sufficient to support the conclusion that the application merits approval or approval with modification;**
Response: The applicant has provided a complete habitat restoration application, including the drawings and report prepared by the Watershed Company that constitute the Kelsey Creek Enhancement at Larsen Lake, dated March 3, 2011. The plan has been evaluated for consistency with the Critical Areas Handbook, as well as with applicable city codes. As conditioned, the applicant has demonstrated significant improvement to the functions and values within the critical areas environments around Larsen Lake and Kelsey Creek as a result of this habitat improvement proposal.

2. **The applicant has demonstrated that the proposal complies with the applicable decision criteria of the Bellevue City Code;**
Response: The proposal complies with all applicable decision criteria as outlined and discussed in this report.

3. **The applicant has demonstrated that the proposal is consistent with the policies and procedures of the Shoreline Management Act and the provisions of Chapter 173-14 WAC and the Master Program.**
Response: The proposal complies with the Shoreline Management Act and the policies and procedures listed in WAC 173-14 and WAC 174-27.

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 does hereby **approve with conditions** the proposal for the proposed vegetation management plan and associated activities.

Note: 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 approval. The applicant must begin work within one year of the Clearing and Grading Permit issuance and the Clearing and Grading permit has a life of three years. In accordance with BCC 23.76.045, the vesting date for a clearing and grading permit requiring a prior discretionary land use permit or approval is the date of issuance of the discretionary land use decision.

In accordance with LUC 20.30R.175, a Shoreline Substantial Development Permit automatically expires and is void if the applicant fails to file for a Building Permit, or other necessary development permits within two years of the effective date of approval, unless the applicant has received an extension for the Shoreline Substantial Development Permit pursuant to LUC 20.30R.180.

X. CONDITIONS OF APPROVAL

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

Applicable Ordinances	Contact Person
Clearing and Grading Code - BCC 23.76	Savina Uzunow, 425-452-7860
Land Use Code - BCC Title 20	Sally Nichols, 425-452-2727
Noise Control - BCC 9.18	Sally Nichols, 425-452-2727
Right-of-Way - BCC 14.30	Dottie Schmidt, 425-452-2888

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

1. Clearing and Grading in Critical Areas Permit

The project will require a Clearing and Grading in Critical Areas Permit (GH Permit) for disturbance activities associated with the removal of noxious species and replanting per Clearing & Grading Code 23.76.025.

If Phase I and II are not executed at the same time, separate Clearing and Grading Permits will be required for each phase.

Authority: Bellevue City Code 23.76
Reviewer: Savina Uzunow, Clearing and Grading

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

Authority: BCC 23.76.093.A
Reviewer: Savina Uzunow, Clearing and Grading

3. **Herbicides, Pesticides, Insecticides and Fertilizers**
   a. Herbicides: Only "aquatic approved" glyphosate-based herbicides Rodeo® or Aquamaster ® shall be applied. All herbicides shall be applied in late season for maximum efficiency per label instructions. The applicant must submit information to Land Use **prior to application** regarding which herbicides are to be used and the time of application. The use of herbicides shall be in accordance with Parks' "Environmental Best Management Practices" and they should only be applied in the later season, after late August, to ensure translocation of the herbicide from leaves to rhizomes and/or roots of the plants.
   b. Pesticides, Insecticides and Fertilizers: No pesticides, insecticides or fertilizers are proposed. However, if within the 5-year maintenance period, it is determined that they are necessary, Parks will be required to submit information regarding each product and their use for **approval by Land Use prior to their application.**

Authority: Bellevue City Code 23.76.100
Reviewer: Sally Nichols, Land Use

4. **Noise Control**
Noise related to construction is exempt from the provisions of BCC 9.18 between the hours of 7 am to 6 pm Monday through Friday and 9 am to 6 pm on Saturdays, except for Federal holidays and as further defined by the Bellevue City Code. Noise emanating from construction is prohibited on Sundays or legal holidays unless expanded hours of operation are specifically authorized in advance. Requests for construction hour extension must be done in advance with submittal of a construction noise expanded exempt hours permit.

Authority: Bellevue City Code 9.18
Reviewer: Sally Nichols, Land Use

5. **Performance Standards**
Performance standards must be met throughout the project, beginning at the end of year one (1) and concluding by the end of year five (5) Annual monitoring reports are required as identified in Condition 4 below. The following standards **must be met within each specific Phase and Type**, and include the following:

A. Survival Rate: 100 percent at the end of Year 1 and 80 percent survival at the end of Year 5.
B. Percent Cover: 80 percent by the end of Year 5.
C. Native Plant Diversity/Non-Native Species: No more than 10% cover by non-native species by the end of Year 5.

Authority: Land Use Code 20.25H.220
Reviewer: Sally Nichols, Land Use

6. Maintenance and Monitoring Report

Monitoring is to begin one year following the installation sign off for each Phase and Type and will continue each year for a five year period. Monitoring will be conducted in the spring (May) and a written Maintenance and Monitoring Report must be submitted annually by the last day of the year to Land Use for each of the five years. The Report shall include the size and location of each monitoring plot on a map, identification of the sampling methodology to be used for monitoring **specific to each Phase and Type**, an outline of the performance goals for that year, an assessment of growing season success and how the performance standards outlined in Condition 5. above were met, and identification of any maintenance measures in addition those outlined in the submitted Maintenance Work Scope that will be required to achieve performance success. These annual reports shall be submitted to the Development Services Department, Land Use Division, c/o Sally Nichols, Land Use Planner. They may be submitted electronically or through the mail.

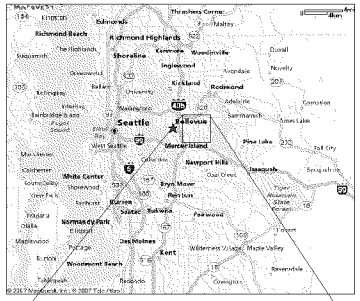
Authority: Land Use Code 20.30P.140
Reviewer: Sally Nichols, Land Use

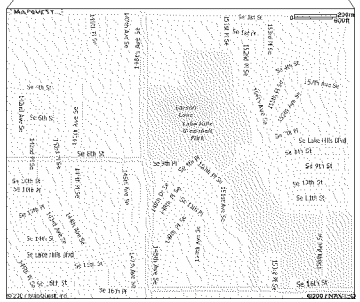
7. Right-of-Way Use Permit

Any land closures and/or hauling in excess of 10 truck loads to and/or from the project site will require a right of way haul route permit.

Authority: Bellevue City Code 14.30
Reviewer: Dottie Schmidt, Right-of-Way

KELSEY CREEK ENHANCEMENT AT LARSEN LAKE





VICINITY MAP

NOT TO SCALE

NOTES

1. BASE MAPPING AND AND ALL EXISTING FEATURES DEPICTED ON PLANS WERE DERIVED FROM CITY OF BELLEVUE GIS DATABASE. LOCATIONS SHOWN ARE APPROXIMATE

SHEET INDEX

1. OVERALL PLAN AND ENHANCEMENT KEY
2. PLAN ENLARGEMENT NORTH
3. PLAN ENLARGEMENT SOUTH
4. PLANTING TYPICALS, PLANT LEGENDS AND QUANTITY
5. SITE AND PLANTING DETAILS; PLANTING SPECIFICATIONS
6. MITIGATION, MAINTENANCE AND MONITORING NOTES

MAP LEGEND

- EXISTING TREES
- EXISTING BLUEBERRY FIELDS
- EXISTING FORESTED AREA
- OPEN STREAM CHANNEL
- PHASE I, TYPE I ENHANCEMENT (126,915 SF, 2.91 AC)
- PHASE I, TYPE II ENHANCEMENT (61,020 SF, 1.40 AC)
- PHASE 2, TYPE I ENHANCEMENT (165,484 SF, 3.80 AC)
- PHASE 2, TYPE II ENHANCEMENT (186,949 SF, 4.22 AC)
- 50'-0" STREAM BUFFER

OVERALL PLAN AND ENHANCEMENT KEY

SCALE: 1" = 120'-0"

0 120' 240' 480'

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KELSEY CREEK ENHANCEMENT

AT LARSEN LAKE

FORMERLY "COSTCO MITIGATION" - PREPARED FOR CITY OF BELLEVUE PARKS & COMMUNITY SERVICES

148TH AVENUE SE & SE 8TH STREET
BELLEVUE, WA 98004

SUBMITTALS & REVISIONS

NO.	DATE	DESCRIPTION	BY
1	12-21-06	REVIEW SET, PRELIMINARY	MG
2	02-16-11	REVIEW SET	MG
3	03-03-11	PERMIT SET	MG

SHEET SIZE:
ORIGINAL PLAN IS 22" x 34"
SCALE ACCORDINGLY

PROJECT MANAGER: KB
DESIGNED: MG
DRAFTED: CL,MG
CHECKED: MG,KB
JOB NUMBER: 070203
SHEET NUMBER: 1 OF 6

DATE: 3/3/2011 PRINTED BY: FRANK HAHN FILENAME: 6:\070-CAD\1-COMP1.DWG

PHASE I, TYPE I & II DESCRIPTION, NOTES

THE KELSEY CREEK EAST BUFFER ENHANCEMENT PROJECT INCLUDES THE ENHANCEMENT OF A TOTAL OF 189,949 SQUARE FEET OF DEGRADED WETLAND AND BUFFER BORDERING KELSEY CREEK. A TOTAL OF 126,919 SQUARE FEET OF THIS AREA IS DOMINATED BY REED CANARY GRASS. THIS AREA, REFERRED TO AS A TYPE I ENHANCEMENT, WILL HAVE THE REED CANARY GRASS MOWED DOWN, TREATED WITH AN APPROVED HERBICIDE, AND THEN RE-PLANTED WITH A MIX OF NATIVE TREE, SHRUB AND GROUNDCOVER SPECIES. IN ADDITION, HABITAT FEATURES INCLUDING 5 LOGS AND 9 SNAGS WILL BE INSTALLED IN THE ENHANCEMENT AREA. SEE SHEET 4 FOR PHASE I TYPICAL PLANTING LEGEND AND QUANTITIES

THE TYPE 2 ENHANCEMENT WILL OCCUR IN 61,030 SQUARE FEET OF EXISTING WILLOW DOMINATED WETLAND AREA THAT HAS SUBSTANTIAL BLACKBERRY GROWTH IN THE UNDERSTORY. IN THIS AREA, THE BLACKBERRY WILL BE HAND CUT, AND TREATED TO CONTROL ITS GROWTH. WILLOW AND DOGWOOD STAKES WILL BE ADDED WHERE APPROPRIATE, AND THE EXISTING OVERSTORY WILL BE ABLE TO GROW UNENCUMBERED BY BLACKBERRY. SEE SHEET 4 FOR PHASE I TYPICAL PLANTING LEGEND AND QUANTITIES.

TYPE I PLANTING NOTES

1. LOCATE ALL EXISTING UTILITIES WITHIN THE LIMIT OF WORK. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY UTILITY DAMAGE AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
2. PLANT INSTALLATION SHALL OCCUR DURING FROST-FREE PERIODS ONLY.
3. REMOVE ANY AND ALL INVASIVE WEEDS AND THEIR ROOTS FROM THE PLANTING AREA. SPECIES TARGETED FOR REMOVAL INCLUDE HIMALAYAN BLACKBERRY, ENGLISH HOLLY, ENGLISH IVY, SCOTS BROOM, JAPANESE KNOTWEED, ENGLISH LAUREL, AND MORNING GLORY.
4. FOR REED CANARY GRASS, MOW GRASS TO THE GROUND. ONE MONTH LATER APPLY HERBICIDE USING A STATE LICENSED HERBICIDE APPLICATION PROVIDER.
5. LOOSEN ANY COMPACTED SOILS IN THE PLANTING AREA.
6. LAYOUT PLANT MATERIAL PER PLAN FOR INSPECTION BY THE LANDSCAPE ARCHITECT OR RESTORATION CONSULTANT. PLANT SUBSTITUTIONS WILL NOT BE ALLOWED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
7. INSTALL PLANTS PER PLANTING DETAILS.
8. ALL NEW PLANTING AREAS SHALL BE MULCHED WITH 3 INCHES OF COARSE WOOD CHIP MULCH.
9. WATER EACH PLANT THOROUGHLY TO REMOVE AIR POCKETS.
10. MAINTAIN A BIDDER-DESIGNED IRRIGATION SYSTEM FOR TWO SUMMERS AFTER INITIAL INSTALLATION.

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.

TYPE II PLANTING NOTES

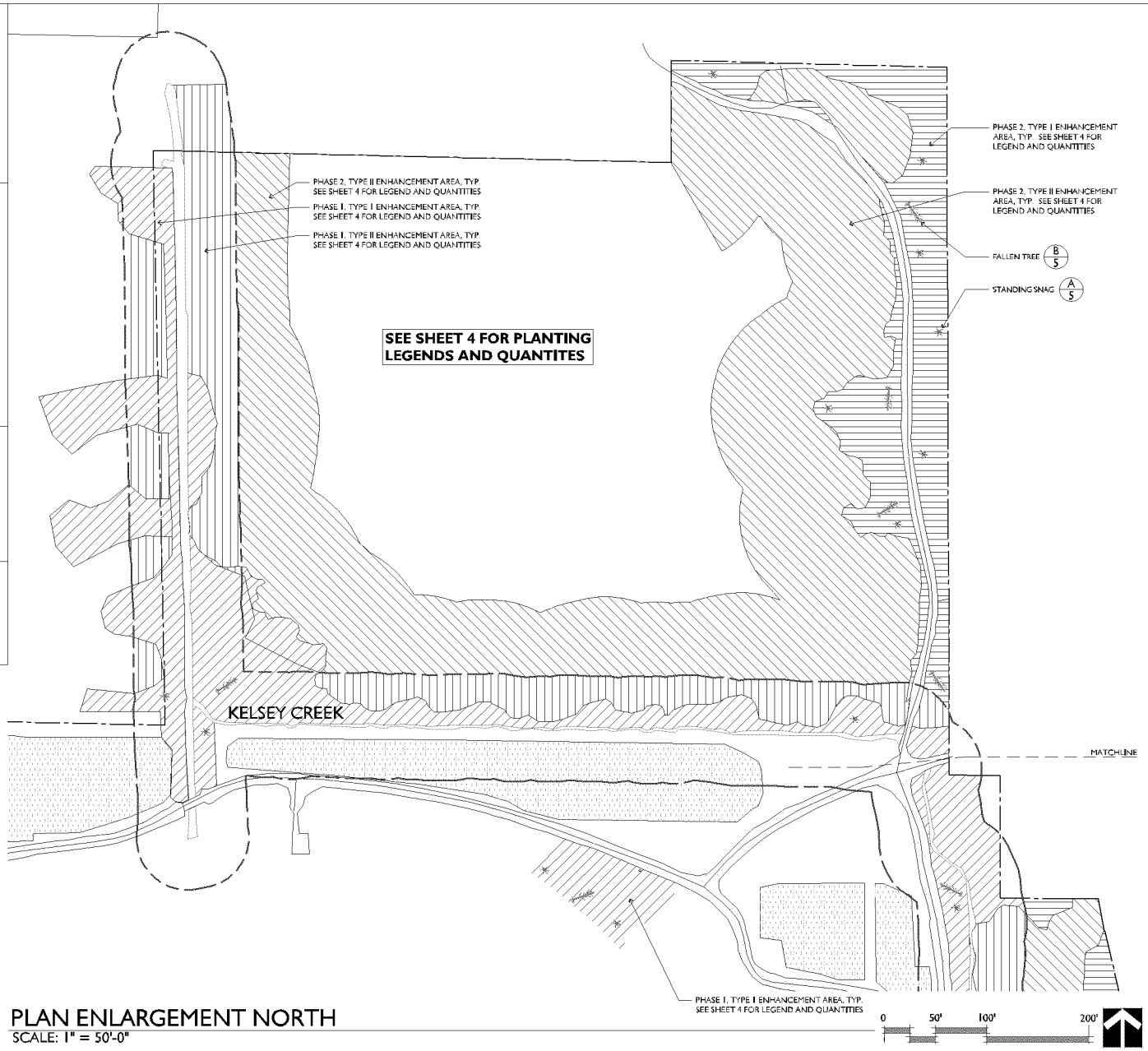
1. LOCATE ALL EXISTING UTILITIES WITHIN THE LIMIT OF WORK. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY UTILITY DAMAGE AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
2. REMOVE ANY AND ALL INVASIVE WEEDS AND THEIR ROOTS FROM THE PLANTING AREA. SPECIES TARGETED FOR REMOVAL INCLUDE HIMALAYAN BLACKBERRY, ENGLISH HOLLY, ENGLISH IVY, SCOTS BROOM, JAPANESE KNOTWEED, ENGLISH LAUREL, AND MORNING GLORY.
3. DO NOT REMOVE REED CANARY GRASS IN TYPE II AREAS.
4. PRESERVE AND PROTECT EXISTING NATIVE WOODY TREES AND SHRUBS.
5. INSTALL WILLOW AND DOGWOOD CUTTINGS WHERE APPROPRIATE.
6. APPLY A 3" DEPTH, COARSE WOOD CHIP MULCH LAYER ACROSS THE ENTIRE WEED REMOVAL AREA.

PHASE 2 DESCRIPTION

PHASE 2 IS A VOLUNTARY EFFORT BY CITY OF BELLEVUE PARKS TO REMOVE BLACKBERRY, SUPPRESS REED CANARY GRASS, AND RESTORE NATIVE TREES AND SHRUBS. SEE SHEET 4 FOR THE PHASE 2 TYPICAL PLANTING LEGEND AND QUANTITIES.

PHASE 2 PLANTING NOTES

FOLLOW THE NOTES ABOVE FOR TYPE I AND TYPE II PLANTING FOR PHASE 2 AREAS



PLAN ENLARGEMENT NORTH

SCALE: 1" = 50'-0"

MAP LEGEND

- EXISTING TREES
- EXISTING BLUEBERRY FIELDS
- EXISTING FORESTED AREA
- OPEN STREAM CHANNEL
- PHASE 1, TYPE I ENHANCEMENT (126,919 SF, 2.91 AC)
- PHASE 1, TYPE II ENHANCEMENT (61,030 SF, 1.40 AC)
- PHASE 2, TYPE I ENHANCEMENT (165,484 SF, 3.80 AC)
- PHASE 2, TYPE II ENHANCEMENT (183,949 SF, 4.22 AC)
- 50'-0" STREAM BUFFER

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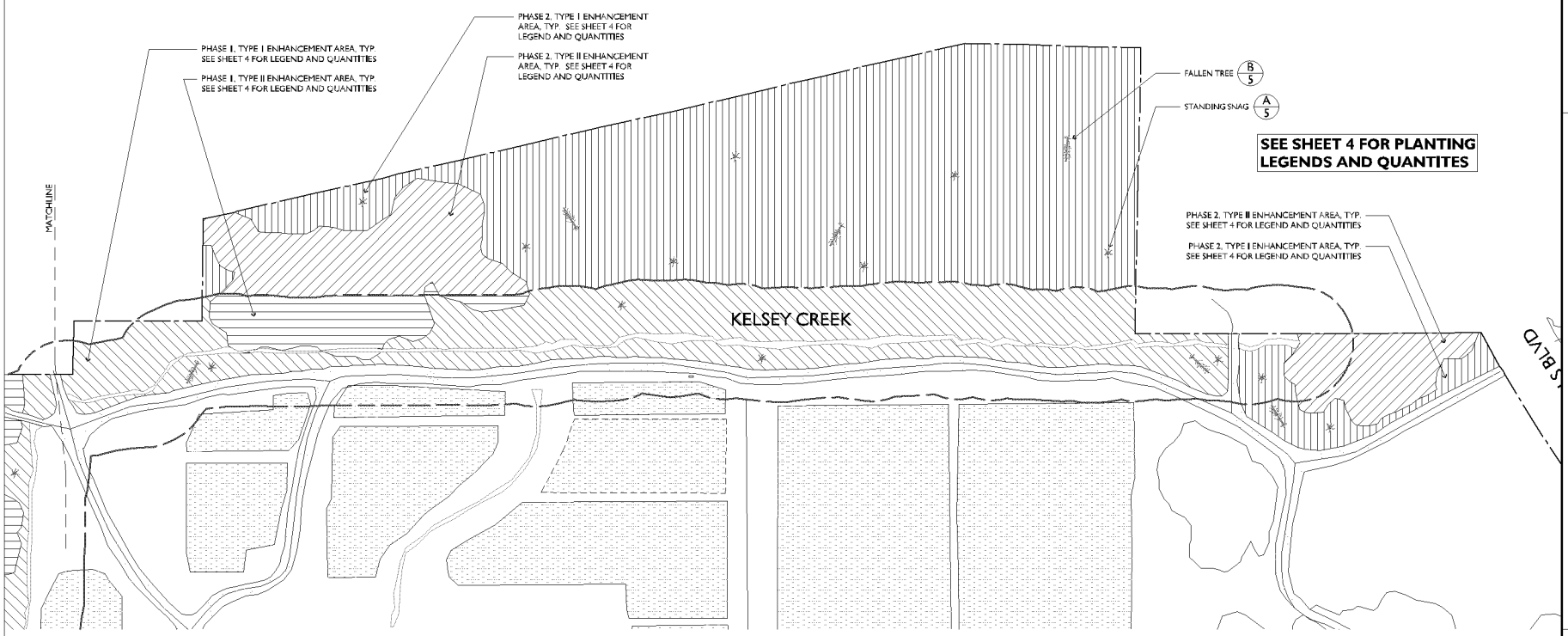
3	03-03-11	PERMIT SET	MG

SHEET SIZE:
ORIGINAL PLAN IS 22" x 34"
SCALE ACCORDINGLY

PROJECT MANAGER: KB
DESIGNED: MG
DRAFTED: CL, MG
CHECKED: MG, KB
JOB NUMBER: 070203
SHEET NUMBER: 2 OF 6

DATE: 3/23/2011 PRINTED BY: PAMPLANN FILENAME: 6-8070-CAD-COMPL.DWG



PLAN ENLARGEMENT SOUTH

SCALE: 1" = 50'-0"

0 50' 100' 200'

MAP LEGEND

- EXISTING TREES
- EXISTING BLUEBERRY FIELDS
- EXISTING FORESTED AREA
- OPEN STREAM CHANNEL
- PHASE I, TYPE I ENHANCEMENT (126,919 SF, 2.91 AC)
- PHASE I, TYPE II ENHANCEMENT (61,030 SF, 1.40 AC)
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ORIGINAL PLAN IS 22" x 34"
SCALE ACCORDINGLY

PROJECT MANAGER: KB
DESIGNED: MG
DRAFTED: CL,MG
CHECKED: MG,KB
JOB NUMBER:
070203
SHEET NUMBER:
3 OF 6

DATE: 3/2/2011 PRINTED BY: PAMPLANN FILENAME: 6:\070-CAD\COMP2.DWG

MAP LEGEND

- EXISTING TREES
- EXISTING BLUEBERRY FIELDS
- EXISTING FORESTED AREA
- OPEN STREAM CHANNEL
- PHASE 1, TYPE I ENHANCEMENT (126,919 SF, 2.91 AC)
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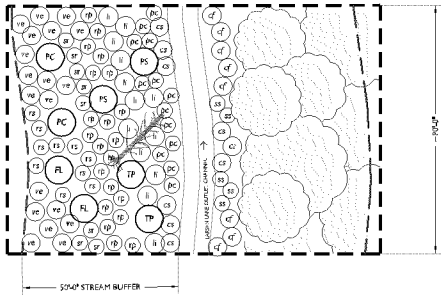
- 50'-0" STREAM BUFFER

PHASE 1 PLANTING LEGEND

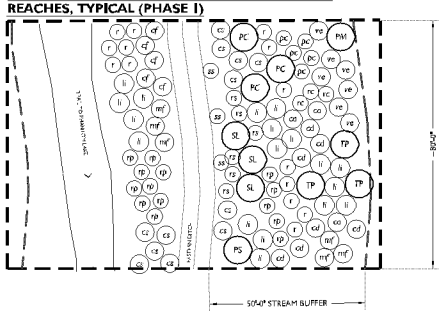
SCIENTIFIC / COMMON NAME	QTY per 10,000 SF	TOTAL QTY	SIZE
TREES			
FL — FRAXINUS LATIFOLIA OREGON ASH	2	25	2 GAL (75%) 5 GAL (25%)
PS — PICEA SITCHENSIS SITKA SPRUCE	3	38	5 GAL (75%) 10-20 GAL (25%)
PC — PINUS CONTORTA SHORE PINE	5	63	5 GAL (75%) 10-20 GAL (25%)
PM — PSEUDOTSUGA MENZIESII DOUGLAS FIR	1	13	5 GAL (75%) 10-20 GAL (25%)
SL — SALIX LASIANDRA PACIFIC WILLOW	15	190	LIVE STAKES (5 STAKES PER SYMBOL)
TP — THUJA PLICATA WESTERN RED CEDAR	5	63	5 GAL (75%) 10-20 GAL (25%)
SHRUBS			
cf — CORNUS FLAVIRAMEA YELLOW TWIG DOGWOOD	13	165	1 GAL
cs — CORNUS SERICEA RED TWIG DOGWOOD	21	267	1 GAL
cd — CRATAEGUS DOUGLASII DOUGLAS' HAWTHORNE	10	127	1 GAL
li — LONICERA INVOLUCRATA BLACK TWINBERRY	31	393	1 GAL
mf — MALUS FUSCA PACIFIC CRABAPPLE	6	76	1 GAL
pc — PHYSOCARPUS CAPITATUS PACIFIC NINEBARK	18	228	1 GAL
rp — ROSA PEOCARPA PEAFRUIT ROSE	35	444	1 GAL
rc — RHAMNUS PURSHIANA CASCARA	3	38	1 GAL
r — RIBES LACUSTRE BLACK SWAMP GOOSEBERRY	14	178	1 GAL
rs — RUBUS SPECTABILIS SALMONBERRY	16	202	1 GAL
sr — SAMBUCUS RACEMOSA RED ELDERBERRY	8	102	1 GAL
ss — SALIX SITCHENSIS SITKA WILLOW	24	305	LIVE STAKES (3 STAKES PER SYMBOL)
ve — VIBURNUM EDULE HIGHBUSH CRANBERRY	26	330	1 GAL
LARGE WOODY DEBRIS			
FALLEN TREES SEE DETAIL B, SHEET 6		4	NOTE: GENERAL LOCATIONS SHOWN ON SHEETS 2 & 3, FIELD PLACE WITH PROJECT BIOLOGIST AND CITY REPRESENTATIVE
STANDING SNAG SEE DETAIL A, SHEET 6		9	
LIVE STAKES			
CORNUS SERICEA RED TWIG DOGWOOD	75	458	LIVE STAKE: MIN 48" HT. ¾" DIA. AT BASE; 4'-0" O.C.
SALIX SITCHENSIS SITKA WILLOW	150	915	LIVE STAKE: MIN 48" HT. ¾" DIA. AT BASE; 4'-0" O.C.
SALIX LASIANDRA PACIFIC WILLOW	500	3052	LIVE STAKE: MIN 48" HT. ¾" DIA. AT BASE; 4'-0" O.C.

EXISTING NATIVE VEGETATION TO REMAIN
INSTALL NEW PLANTS AND/OR CUTTINGS NEAR EXISTING PLANTS TAKING EXTREME CAUTION SO AS NOT TO DAMAGE EXISTING ROOT SYSTEMS.

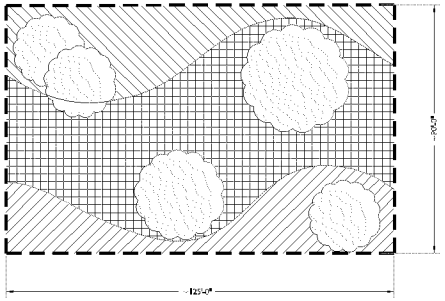
TYPE I, "A" PLANTING; LAKE OUTLET REACH TYPICAL (PHASE I)



TYPE I, "B" PLANTING; EAST AND NORTH DITCH REACHES, TYPICAL (PHASE I)



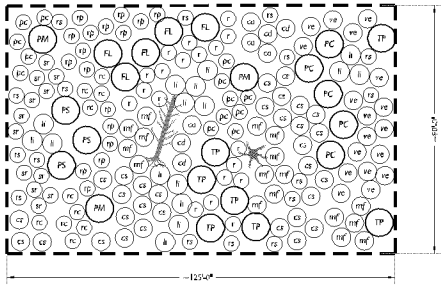
TYPE II PLANTING; (PHASE I & 2)



PHASE 2 PLANTING LEGEND

SCIENTIFIC / COMMON NAME	QTY per 10,000 SF	TOTAL QTY	SIZE
TREES			
FL — FRAXINUS LATIFOLIA OREGON ASH	5	83	2 GAL (75%) 5 GAL (25%)
PS — PICEA SITCHENSIS SITKA SPRUCE	3	50	5 GAL (75%) 10-20 GAL (25%)
PC — PINUS CONTORTA SHORE PINE	5	83	5 GAL (75%) 10-20 GAL (25%)
PM — PSEUDOTSUGA MENZIESII DOUGLAS FIR	3	50	5 GAL (75%) 10-20 GAL (25%)
TP — THUJA PLICATA WESTERN RED CEDAR	7	116	5 GAL (75%) 10-20 GAL (25%)
SHRUBS			
cs — CORNUS SERICEA RED TWIG DOGWOOD	31	513	1 GAL
co — CRATAEGUS DOUGLASII DOUGLAS' HAWTHORNE	8	132	1 GAL
li — LONICERA INVOLUCRATA BLACK TWINBERRY	16	265	1 GAL
mf — MALUS FUSCA PACIFIC CRABAPPLE	17	281	1 GAL
pc — PHYSOCARPUS CAPITATUS PACIFIC NINEBARK	13	215	1 GAL
rp — ROSA PEOCARPA PEAFRUIT ROSE	17	281	1 GAL
rc — RHAMNUS PURSHIANA CASCARA	11	182	1 GAL
r — RIBES LACUSTRE BLACK SWAMP GOOSEBERRY	19	314	1 GAL
rs — RUBUS SPECTABILIS SALMONBERRY	16	265	1 GAL
sr — SAMBUCUS RACEMOSA RED ELDERBERRY	12	199	1 GAL
ve — VIBURNUM EDULE HIGHBUSH CRANBERRY	18	298	1 GAL
LARGE WOODY DEBRIS			
FALLEN TREES SEE DETAIL B, SHEET 6		8	NOTE: GENERAL LOCATIONS SHOWN ON SHEETS 2 & 3, FIELD PLACE WITH PROJECT BIOLOGIST AND CITY REPRESENTATIVE
STANDING SNAG SEE DETAIL A, SHEET 6		16	
LIVE STAKES			
CORNUS SERICEA RED TWIG DOGWOOD	75	1380	LIVE STAKE: MIN 48" HT. ¾" DIA. AT BASE; 4'-0" O.C.
SALIX SITCHENSIS SITKA WILLOW	150	2759	LIVE STAKE: MIN 48" HT. ¾" DIA. AT BASE; 4'-0" O.C.
SALIX LASIANDRA PACIFIC WILLOW	500	9197	LIVE STAKE: MIN 48" HT. ¾" DIA. AT BASE; 4'-0" O.C.

PHASE 2, TYPE I PLANTING



PHASE 1

PHASE 2

PLANTING PLAN TYPICALS

SCALE: 1" = 20'-0"

0 20' 40' 80'

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SHEET SIZE:
ORIGINAL PLAN IS 22" x 34"
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PROJECT MANAGER: KB
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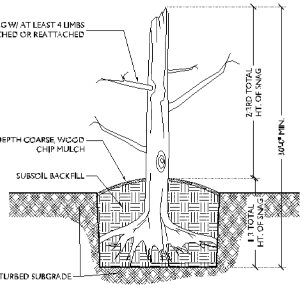
DATE: 3/2/2011 | PRINTED BY: MARK WARD | FILENAME: 6:\070203\CD\PH1.DWG

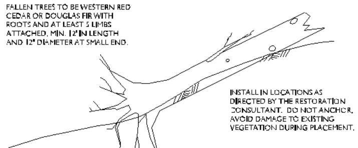


SNAG NOTES:

1. UPRIGHT SNAGS ARE TO BE PLACED AT THE LOCATIONS SHOWN ON THE PLAN
2. ALL SNAGS SHALL BE WESTERN RED CEDAR OR DOUGLAS-FIR TREES WITH A SUBSTANTIAL PORTION OF THEIR LIMBS LEFT INTACT. DO NOT TRIM TOPS HORIZONTALLY; DAMAGED OR BROKEN TOPS ARE PREFERRED. PROVIDE LOGS WITH NUMEROUS UNTRIMMED LIMBS. LOGS USED FOR SNAGS MAY BE PARTIALLY HOLLOW AND CONTAIN CAVITIES AS LONG AS THEY ARE GENERALLY SOUND.
3. SNAGS SHALL BE A MINIMUM OF 18-INCHES IN DIAMETER AT GROUND SURFACE WHEN INSTALLED AND SHALL BE PLACED TO A DEPTH INTO THE GROUND EQUAL TO 1 3RD OF THEIR OVERALL HEIGHT.

(A) STANDING SNAG DETAIL
NTS

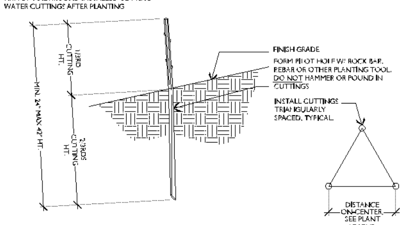
FALLEN TREES TO BE WESTERN RED CEDAR OR DOUGLAS FIR WITH ROOTS AND AT LEAST 5 LIMBS ATTACHED. MIN. 12' IN LENGTH AND 12" DIAMETER AT SMALL END.



INSTALL IN LOCATIONS AS DIRECTED BY THE RESTORATION CONSULTANT. DO NOT ANCHOR. AVOID DAMAGE TO EXISTING VEGETATION DURING PLACEMENT.

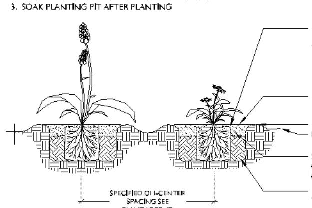
(B) FALLEN TREE INSTALLATION DETAIL
NTS

NOTES:
1. CUTTING SHOULD BE ANGLE CUT (45°) AT THE BASE AND PERPENDICULAR CUT JUST ABOVE A NODE (BUD)
2. INSTALL CUTTING A MIN. OF 2/3RDS INTO SOIL
3. INSURE THAT NODES (BUDS) ARE POINTING UP
4. FIRM UP SOIL AROUND INSTALLED CUTTING
5. WATER CUTTINGS AFTER PLANTING

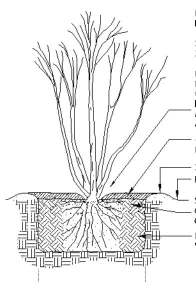


(C) LIVE STAKE INSTALLATION
NTS

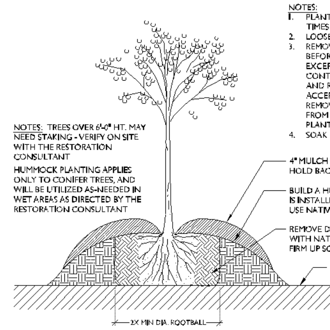
NOTES:
1. PLANTING PIT SHALL NOT BE LESS THAN (2) TIMES THE WIDTH OF THE ROOT BALL DIA.
2. LOOSEN SIDES AND BOTTOMS OF PLANTING PIT
3. SOAK PLANTING PIT AFTER PLANTING



(D) PERENNIALS AND GROUNDCOVERS PLANTING DETAIL
NTS



(E) SHRUB PLANTING DETAIL
NTS



(F) CONIFER HUMMOCK PLANTING
NTS

PLANT INSTALLATION SPECIFICATIONS

NOTE: THESE SPECIFICATIONS ARE A LEGALLY BINDING CONTRACT

GENERAL NOTES

QUALITY ASSURANCE
1. PLANTS SHALL MEET OR EXCEED THE SPECIFICATIONS OF FEDERAL, STATE, AND LOCAL LAWS REQUIRING INSPECTION FOR PLANT DISEASE AND INSECT CONTROL.
2. PLANTS SHALL BE HEALTHY, VIGOROUS, AND WELL-FORMED, WITH WELL DEVELOPED, FIBROUS ROOT SYSTEMS, FREE FROM DEAD BRANCHES OR ROOTS. PLANTS SHALL BE FREE FROM DAMAGE CAUSED BY TEMPERATURE EXTREMES, LACK OR EXCESS OF MOISTURE, INSECTS, DISEASE, AND MECHANICAL INJURY. PLANTS IN LEAF SHALL BE WELL FOLIATED AND OF GOOD COLOR. PLANTS SHALL BE HABITUATED TO THE OUTDOOR ENVIRONMENTAL CONDITIONS INTO WHICH THEY WILL BE PLANTED (HARDENED-OFF).
3. TREES WITH DAMAGED, CROOKED, MULTIPLE OR BROKEN LEADERS WILL BE REJECTED. WOODY PLANTS WITH ABRASIONS OF THE BARK OR SUNSCALD WILL BE REJECTED.

DEFINITIONS
1. PLANTS/PLANT MATERIALS. PLANTS AND PLANT MATERIALS SHALL INCLUDE ANY LIVE PLANT MATERIAL USED ON THE PROJECT. THIS INCLUDES BUT IS NOT LIMITED TO CONTAINER GROWN, B&B OR BAREROOT PLANTS; LIVE STAKES AND FASCINES (WATTLES); TUBERS, CORMS, BULBS, ETC.; SPRIGS, PLUGS, AND LINERS.
2. CONTAINER GROWN. CONTAINER GROWN PLANTS ARE THOSE WHOSE ROOTBALLS ARE ENCLOSED IN A POT OR BAG IN WHICH THAT PLANT GREW.

SUBSTITUTIONS
1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN SPECIFIED MATERIALS IN ADVANCE IF SPECIAL GROWING, MARKETING OR OTHER ARRANGEMENTS MUST BE MADE IN ORDER TO SUPPLY SPECIFIED MATERIALS.
2. SUBSTITUTION OF PLANT MATERIALS NOT ON THE PROJECT LIST WILL NOT BE PERMITTED UNLESS AUTHORIZED IN WRITING BY THE RESTORATION CONSULTANT.
3. IF PROOF IS SUBMITTED THAT ANY PLANT MATERIAL SPECIFIED IS NOT OBTAINABLE, A PROPOSAL WILL BE CONSIDERED FOR USE OF THE NEAREST EQUIVALENT SIZE OR ALTERNATIVE SPECIES, WITH CORRESPONDING ADJUSTMENT OF CONTRACT PRICE.
4. SUCH PROOF WILL BE SUBSTANTIATED AND SUBMITTED IN WRITING TO THE CONSULTANT AT LEAST 30 DAYS PRIOR TO START OF WORK UNDER THIS SECTION.

INSPECTION
1. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE RESTORATION CONSULTANT FOR CONFORMANCE TO SPECIFICATIONS, EITHER AT TIME OF DELIVERY ON-SITE OR AT THE GROWER'S NURSERY. APPROVAL OF PLANT MATERIALS AT ANY TIME SHALL NOT IMPAIR THE SUBSEQUENT RIGHT OF INSPECTION AND REJECTION DURING PROGRESS OF THE WORK.
2. PLANTS INSPECTED ON SITE AND REJECTED FOR NOT MEETING SPECIFICATIONS MUST BE REMOVED IMMEDIATELY FROM SITE OR RED-TAGGED AND REMOVED AS SOON AS POSSIBLE.
3. THE RESTORATION CONSULTANT MAY ELECT TO INSPECT PLANT MATERIALS AT THE PLACE OF GROWTH. AFTER INSPECTION AND ACCEPTANCE, THE RESTORATION CONSULTANT MAY REQUIRE THE INSPECTED PLANTS BE LABELED AND RESERVED FOR PROJECT. SUBSTITUTION OF THESE PLANTS WITH OTHER INDIVIDUALS, EVEN OF THE SAME SPECIES AND SIZE, IS UNACCEPTABLE.

MEASUREMENTS OF PLANTS
1. PLANTS SHALL CONFORM TO SIZES SPECIFIED UNLESS SUBSTITUTIONS ARE MADE AS OUTLINED IN THIS CONTRACT.
2. HEIGHT AND SPREAD DIMENSIONS SPECIFIED REFER TO MAIN BODY OF PLANT AND NOT BRANCH OR ROOT TIP TO TIP. PLANT DIMENSIONS SHALL BE MEASURED WHEN THEIR BRANCHES OR ROOTS ARE IN THEIR NORMAL POSITION.
3. WHERE A RANGE OF SIZE IS GIVEN, NO PLANT SHALL BE LESS THAN THE MINIMUM SIZE AND AT LEAST 50% OF THE PLANTS SHALL BE AS LARGE AS THE MEDIAN OF THE SIZE RANGE. (EXAMPLE: IF THE SIZE RANGE IS 12" TO 18", AT LEAST 50% OF PLANTS MUST BE 15" TALL.)

SUBMITTALS

PROPOSED PLANT SOURCES
1. WITHIN 45 DAYS AFTER AWARD OF THE CONTRACT, SUBMIT A COMPLETE LIST OF PLANT MATERIALS PROPOSED TO BE PROVIDED DEMONSTRATING CONFORMANCE WITH THE REQUIREMENTS SPECIFIED. INCLUDE THE NAMES AND ADDRESSES OF ALL GROWERS AND NURSERIES.

PRODUCT CERTIFICATES
1. PLANT MATERIALS LIST - SUBMIT DOCUMENTATION TO CONSULTANT AT LEAST 30 DAYS PRIOR TO START OF WORK UNDER THIS SECTION THAT PLANT MATERIALS HAVE BEEN ORDERED. ARRANGE PROCEDURE FOR INSPECTION OF PLANT MATERIAL WITH CONSULTANT AT TIME OF SUBMISSION.
2. HAVE COPIES OF VENDOR'S OR GROWERS' INVOICES OR PACKING SLIPS FOR ALL PLANTS ON SITE DURING INSTALLATION. INVOICE OR PACKING SLIP SHOULD LIST SPECIES BY SCIENTIFIC NAME, QUANTITY, AND DATE DELIVERED (AND GENETIC ORIGIN IF THAT INFORMATION WAS PREVIOUSLY REQUESTED)

DELIVERY, HANDLING, & STORAGE

NOTIFICATION
CONTRACTOR MUST NOTIFY CONSULTANT 48 HOURS OR MORE IN ADVANCE OF DELIVERIES SO THAT CONSULTANT MAY ARRANGE FOR INSPECTION.

PLANT MATERIALS
1. TRANSPORTATION - DURING SHIPPING, PLANTS SHALL BE PACKED TO PROVIDE PROTECTION AGAINST CLIMATE EXTREMES, BREAKAGE AND DRYING. PROPER VENTILATION AND PREVENTION OF DAMAGE TO BARK, BRANCHES, AND ROOT SYSTEMS MUST BE ENSURED.
2. SCHEDULING AND STORAGE - PLANTS SHALL BE DELIVERED AS CLOSE TO PLANTING AS POSSIBLE. PLANTS IN STORAGE MUST BE PROTECTED AGAINST ANY CONDITION THAT IS DETRIMENTAL TO THEIR CONTINUED HEALTH AND VIGOR.
3. HANDLING - PLANT MATERIALS SHALL NOT BE HANDLED BY THE TRUNK, LIMBS, OR FOLIAGE BUT ONLY BY THE CONTAINER, BALL, BOX, OR OTHER PROTECTIVE STRUCTURE, EXCEPT BAREROOT PLANTS SHALL BE KEPT IN BUNDLES UNTIL PLANTING AND THEN HANDLED CAREFULLY BY THE TRUNK OR STEM.
4. LABELS - PLANTS SHALL HAVE DURABLE, LEGIBLE LABELS STATING CORRECT SCIENTIFIC NAME AND SIZE. TEN PERCENT OF CONTAINER GROWN PLANTS IN INDIVIDUAL POTS SHALL BE LABELED. PLANTS SUPPLIED IN FLATS, RACKS, BOXES, BAGS, OR BUNDLES SHALL HAVE ONE LABEL PER GROUP.

WARRANTY

PLANT WARRANTY
1. PLANTS MUST BE GUARANTEED TO BE TRUE TO SCIENTIFIC NAME AND SPECIFIED SIZE, AND TO BE HEALTHY AND CAPABLE OF VIGOROUS GROWTH.

REPLACEMENT
1. PLANTS NOT FOUND MEETING ALL OF THE REQUIRED CONDITIONS MUST BE REMOVED FROM SITE AND REPLACED IMMEDIATELY AT THE CONSULTANT'S DISCRETION.
2. PLANTS NOT SURVIVING AFTER ONE YEAR TO BE REPLACED.

PLANT MATERIAL

GENERAL
1. PLANTS SHALL BE NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO OR MORE SEVERE THAN THOSE OF THE PROJECT SITE.
2. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY OR SUBSPECIES. NO CULTIVARS OR NAMED VARIETIES SHALL BE USED UNLESS SPECIFIED AS SUCH.

QUANTITIES
SEE PLANT LIST TABLE ON THIS PAGE.

ROOT TREATMENT
1. CONTAINER GROWN PLANTS (INCLUDES PLUGS): PLANT ROOT BALLS MUST HOLD TOGETHER WHEN THE PLANT IS REMOVED FROM THE POT, EXCEPT THAT A SMALL AMOUNT OF LOOSE SOIL MAY BE ON THE TOP OF THE ROOTBALL.
2. PLANTS MUST NOT BE ROOT-BOUND; THERE MUST BE NO CIRCLING ROOTS PRESENT IN ANY PLANT INSPECTED.
3. ROOTBALLS THAT HAVE CRACKED OR BROKEN WHEN REMOVED FROM THE CONTAINER SHALL BE REJECTED.

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Science & Design

KELSEY CREEK ENHANCEMENT AT LARSEN LAKE
FORMERLY "COSTCO MITIGATION" - PREPARED FOR CITY OF BELLEVUE PARKS & COMMUNITY SERVICES
148TH AVENUE SE & SE 8TH STREET
BELLEVUE, WA 98004

SUBMITTALS & REVISIONS

NO.	DATE	DESCRIPTION	BY
1	12-21-10	REVIEW SET, PRELIMINARY	MG
2	02-18-11	REVIEW SET	MG
3	03-03-11	PERMIT SET	MG

SHEET SIZE:
ORIGINAL PLAN IS 22" x 34"
SCALE ACCORDINGLY

PROJECT MANAGER: KB
DESIGNED: MG
DRAFTED: CL,MG
CHECKED: MG,KB
JOB NUMBER: 070203
SHEET NUMBER: 5 OF 6

DATE	PRINTED BY	FILENAME
3/2/2011	MARK GARFF	070203-COSTCO-MIT.DWG

MITIGATION PLAN NOTES

1.0 ENHANCEMENT CONCEPT AND GOALS

The Kelsey Creek East buffer enhancement project includes the enhancement of a total of 187,949 square feet (4.31 Ac.) of degraded wetland and wetland/stream buffer bordering Kelsey Creek as part of a Phase I enhancement project. The Phase II enhancement project is also shown on these plans, but will be installed at a later time.

For Phase 1, a total of 126,919 square feet of this area is dominated by reed canary grass. This area, referred to as a Type 1 Enhancement, will have the reed canary grass mowed down, treated with an approved herbicide, and then re-planted with a mix of native tree and shrub species. In addition, Large Woody Debris habitat features including 4 fallen trees and 9 standing snags will be installed in the enhancement area.

The Type 2 enhancement will occur in 61,030 square feet of existing willow dominated wetland area that has substantial blackberry growth in the understory. In this area, the blackberry will be hand cut, and treated to control its growth. Native shrub cuttings will be installed to replaced blackberry vines
The enhanced buffer area will be monitored 5 times over a 5 year period. The site will also be maintained over a 5 year period.

1.1 PHASE I ENHANCEMENT GOALS - see section 5.2 for specific performance standards of success.

1.1.1 Enhance 126,919 square feet of riparian buffer and wetland along Kelsey Creek through reed canary grass removal and revegetation with a native tree and shrub species, focusing on species with high habitat value for food, forage, nesting, and shelter.

1.1.2 Enhance 61,030 square feet of degraded willow dominated riparian buffer through blackberry control, removal and revegetation.

2.0 CONSTRUCTION SEQUENCE

The construction sequence of this project will be implemented as follows:

2.1 Pre-construction meeting
2.2 Reed canary grass and blackberry removal
2.3 Large woody debris (LWD) installed
2.4 Plant material installation
2.5 Final Construction inspection and silt fence removal
2.6 Develop and submit as-built plans for agency approval
2.7 5-year monitoring inspection and reporting
2.8 5-year maintenance
2.9 Project completion

2.1 Pre-construction Meeting
A pre-construction meeting will be held on-site prior to commencement of construction, to include City representatives, the Restoration Consultant and the Contractor. The approved plans and specifications will be reviewed to unsure that all parties involved understand the intent of the construction documents, specifications, site environmental constraints, sequences, and inspection requirements.

2.2 Reed Canary Grass and Blackberry Removal
All reed canary grass will be mowed down to ground level and treated with an aquatic-approved herbicide to minimize regeneration. Application must be completed by a state licensed herbicide applicator. Cut plant material will be removed from the enhancement area. All blackberry will be hand cut and also treated with an herbicide to prevent re-growth. Blackberry debris will also be removed from the enhancement area. Weeding and herbicide application shall take place in April, and again in August of each growing season during the monitoring period.

2.3 Large Woody Debris and Plant Material Installation
All large woody debris (logs and snags) will be installed in the mitigation area prior to plant installation, preferably during the months of June through September. If soils in the mitigation area are too soft for access with mechanized equipment, mats, or temporary fabric-supported driving surfaces will be placed to access the area with a small tractor or similar machine to place large woody debris. All non-biodegradable materials used to support driving surfaces shall be removed upon complete installation. All temporary access paths will be restored following placement of large woody debris.

2.4 Plant Material Installation
All plant material will be planted by hand per detail and Construction and Planting Notes. Plant installation should take place during the months of September through November. The Enhancement Plan specifies the required size, species, quantity, and location of plant materials to be installed. The contractor will re-seed or over-seed all hydroseeded areas disturbed during the planting process. Plant substitutions or modifications to locations shall be approved in writing, by the Restoration Consultant prior to installation.

2.5 Construction Inspections and Demobilization
A minimum of five inspections will be conducted by the Restoration Consultant: 1) Site preparation, 2) plant materials delivery 3) woody debris placement 4) 50% plant installation and 5) 100% plant installation. During these inspections, any corrections, substitutions or missing items will be identified in a "punch list." Items of particular importance will be soils in pits, pit size, plant species, plant size, and mulch around pits.

2.6 Agency Approval
Upon completion of planting, if installation or materials vary significantly from the Enhancement Plan, the contractor will submit a reproducible "as-built" drawing to the City. During the as-built inspection the following sampling tools shall be installed:

Phase 1, Type 1 area 20 randomly placed, permanently marked, 1/100ac (24-foot diameter) circular plots. A census of installed plants will be developed within the plots for use in future monitoring.

Phase 1, Type 2 area , 100-fot line intercept transects. Endpoints permanently marked. No census is necessary for Type 2 areas (live-stake cuttings).

Following acceptance of the installation by the Restoration Consultant, a letter will be sent to the City requesting approval of the installation.

2.7 Monitoring Inspection and Reporting
The monitoring program will begin in the first full growing season (approximately one year) following installation approval by the Restoration Consultant. A full growing season begins in March and ends in October. The subsequent monitoring inspections will be conducted in accordance with the approved Monitoring Program.

2.8 Maintenance Program
See section 4.0

2.9 Project Completion
If, after the final year of monitoring, the project has satisfied the objectives and goals of the approved Enhancement Plan, The Restoration Consultant will prepare a letter to the City requesting final approval & closure of the enhancement plan.

3.0 PROJECT INSTALLATION

3.1 SITE PREPARATION

3.1.1 The existing enhancement area has suitable soils for plantings, and the only preparation will be the removal of the invasive blackberry and reed canary grass as detailed in 2.2 above.

3.2 PLANT AND HABITAT MATERIALS

3.2.1 See *PLANT INSTALLATION SPECIFICATIONS* on Sheet 5 of this plan set.

3.3 PLANT MATERIAL INSTALLATION

3.3.1 All plant and habitat materials must be inspected prior to installation to verify conformance of the materials with the plant schedule including size, quality and quantity. Any plant or habitat materials deemed unsatisfactory will be rejected.

3.3.2 All plant materials delivered and accepted should be planted immediately, following installation of the habitat features depicted on the plan. Plant materials not planted within 24 hours will be heeled-in per note.

3.3.3 All planting pits will be circular with vertical sides, and will be sized per detail on the enhancement plan and filled with pit solids approved by the Restoration Consultant. If native soils are determined to be unacceptable by the Restoration Consultant, pit soils will be amended per the Restoration Consultants's recommendations.

3.3.4 Conifer trees installed in wetland areas shall be installed per the *CONIFER HUMMOCK PLANTING* detail as noted on Sheet 5 of this plan set.

3.3.5 In buffer areas only, install "Agriform," or equal plant fertilizer to all planting pits as specified by manufacturer. Fertilizers are allowed only below grade in the planting pits in the buffer areas. No sewage sludge fertilizer ("SteerCo" or "Groweo") is allowed in the enhancement area.

3.3.6 All containerized plant materials will be removed from their containers carefully to prevent damage to the plant and its roots. Plants removed from their containers will be planted immediately.

3.3.7 All plant materials will be placed as shown on the approved enhancement plan. If the final installation varies from the approved enhancement plan, the contractor will provide an as-built of the installed conditions. All plant material will be flagged by the contractor.

3.4 PLANTING SCHEDULE AND WARRANTY

3.4.1 A fall-winter installation schedule (October 1st -March 15th) is preferred for lower mortality rates of new plantings. If plant installation occurs during the spring or summer (March 15th- October 1st) the plantings will be irrigated by hand or temporary irrigation system for 15 minutes every day until fall rains can provide adequate moisture to support plant materials.

3.4.2 The installer will warrant all plant materials to remain healthy and alive for a period of one year after final acceptance. The installer will replace all dead or unhealthy plant materials per the approved plans and specifications.

3.5 SITE CONDITIONS

3.5.1 The installer will coordinate with the City and the Restoration Consultant for construction scheduling.

3.5.2 All plant material will be planted with suitable soils per planting details. Soils from the planting holes will be spread and smoothed across the enhancement area.

4.0 MAINTENANCE PROGRAM

INTRODUCTION

This maintenance program outlines the program, procedures and goals of enhancement of buffer impacts at the enhancement site.

This maintenance program will be the responsibility of the City through the duration of the monitoring period, whichever is longer. The maintenance contractor will complete the work as outlined below.

4.1 MAINTENANCE WORK SCOPE

4.1.1 The primary goals of the plan are to restore buffer areas. To accomplish this goal, normal landscaping methods must be modified to include:

a. Mowing or trimming of ground cover or vegetation in the enhancement area is limited to the control of weedy species to include reed canary grass, thistle, and blackberry. Line trimmers shall not be used around installed plantings.
b. No placement of fertilizers in the enhancement area is allowed, expect as noted in the planting details.
c. No placement of bark mulch or equivalent is allowed in the enhancement area, expect as noted in the planting details.
d. No placement of grass clippings, landscape debris, weed debris, fill or ornamental plant materials is allowed in the enhancement area.

4.1.2 Work to be included in each growing season maintenance site visit (April through October:

a. Remove all litter including paper, plastic, bottles, construction debris, yard debris, etc.
b. Remove all blackberry varieties and their roots and reed canary grass sprouts within the enhancement area. All debris is to be removed from site and disposed in an approved landfill.
c. Repair signage as needed.
d. Treat resprouting blackberry and reed canary grass with an herbicide approved for aquatic use. Treatments shall be applied to active-growing plant parts during the growing season only.

4.1.3 Work to be completed on an annual basis includes:

a. Areas containing Himalayan blackberry and reed canary grass should be controlled by hand cutting and treating the remaining cut stems only with a glyphosphate herbicide such as Roundup or Rodeo.
b. Replace dead or failed plant materials. Replacement plantings are to be of same species, size and location as original plantings. Plantings are to be installed during the dormant season.

4.2 MAINTENANCE SCHEDULE
The City will conduct all items listed in the Maintenance Work Scope from May-October, once per month. Additional work may be required per the Monitoring Report and as approved by the Project Consultant. Additional work may include removal of the grasses around each shrub and tree, installation of wood chips at each shrub and tree base, application of herbicide to invasive weeds, re-staking existing trees and erosion control protection.

4.3 WATERING REQUIREMENTS

4.3.1 If plantings are installed within the dormant period through the winter months (October through March 15th), watering is not required. During seasonally dry or hot summer weather, irrigation is recommended for best plant survival and growth.

4.3.2 If plantings are installed during the summer months (March through October 1st) a temporary irrigation system will be required. The temporary irrigation system may be removed after the first year providing the plantings are established and acclimated to on-site conditions per Construction and Plantings Notes Sec. 3.0.

4.3.3 Irrigation will continue from initiation through October 1st, or between June 1st and October 1st for any subsequent year. Irrigation, if required, will provide head to head coverage for 15 minutes per day, every day.

4.4 CLOSEOUT OF FIVE YEAR MONITORING PROGRAM

Upon completion of the monitoring program and acceptance of the enhancement by the Restoration Consultant, the maintenance of the project will be reduced to include removal of litter and debris, removal of noxious weeds and undesirable vegetation, and repair of vandalized areas.

5.0 MONITORING PROGRAM

5.1 SAMPLING METHODOLOGY

The enhanced buffer area will be monitored five times over a five year period. Monitoring will occur one year following installation sign off. Monitoring will be conducted in the spring (May). Monitoring will be conducted using the techniques and procedures described below to quantify the survival, relative health and growth of plant material. A monitoring report submitted following each monitoring visit will describe and quantify the status of the enhancement at that time.

5.1.1 Native woody species survival
Within the Phase I, Type 1 planting area, survival will be calculated based on a full census of healthy plants within circular plots installed during the as-built documentation (see section 2.6). Survival will be based upon a comparison of healthy, live plants to installed plants as recorded in the as-built documentation. Survival within plots shall be used to extrapolate site-wide survival and plant replacement quantities.

5.1.2 Native woody species cover
Within the Phase I, Type I planting area visual native cover estimates within plots will be recorded.
Within the Phase I, Type II planting area, native woody species cover estimates will be recorded along 5, 100-foot transects installed during the as-built documentation (see section 2.6).

5.1.3 Invasive weed cover
Within the Phase I, Type I planting area visual cover estimates of reed canarygrass, blackberry and other invasive weeds will be recorded within plots.
Within the Phase I, Type II planting invasive weed cover estimates will be recorded along 5, 100-foot transects installed during the as-built documentation (see section 2.6).

Within the Phase I planting area, coverage will be measured in 10 randomly placed, permanently marked, 1/100ac circular plots. Visual estimates of aerial coverage will be made in these plots. Alternatively, 10 50-foot line-intercept transects can be used to measure cover.

5.2 PERFORMANCE STANDARDS

5.2.1 Evaluation of the success of the enhancement project will be based upon a 100% survival of all planted woody vegetation at the end of year 1, and 80% survival at the end of year 5.
5.2.2 Volunteer native, non-invasive species will be included as acceptable components of the enhancement.
5.2.3 Native woody species minimum aerial coverage of 65% at the end of year 5.
5.2.4 Not more than 10% cover by non-native invasive species within the enhancement area.

5.3 CONTINGENCY PLAN

A contingency plan can be implemented if necessary. Contingency plans can include additional plant installation, plant substitutions including type, size, and location and invasive weed removal or control.

If the monitoring results indicate that any of the performance standards are not being met, it may be necessary to implement all of part of the contingency plan. Careful attention to maintenance is essential in ensuring that problems do not arise. Should any of the site areas fail to meet the success criteria, a contingency plan will be developed and implemented with the City approval. Such plans are prepared on a case-by-case basis to reflect the failed enhancement characteristics.

Contingency/maintenance activities will include, but are not limited to:
- Replacing all plants lost to vandalism, drought, or disease, as necessary.
- Replacing any plant species with a 20 percent of greater mortality rate with the same species or similar species approved by the Restoration Consultant.
- Irrigating the enhancement area only as necessary during dry weather if plants appear to be too dry, with a minimal quantity of water.
- Removing all trash or undesirable debris from buffer areas as necessary per 4.0 Maintenance Program.
- More frequent or alternative invasive weed control methods.

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KELSEY CREEK ENHANCEMENT
AT LARSEN LAKE
FORMERLY "COSTCO MITIGATION" - PREPARED FOR
CITY OF BELLEVUE PARKS & COMMUNITY SERVICES
148TH AVENUE SE & SE 8TH STREET
BELLEVUE, WA 98004

SUBMITTALS & REVISIONS

NO.	DATE	DESCRIPTION	BY
1	12-21-10	REVIEW SET, PRELIMINARY	MG
2	02-18-11	REVIEW SET	MG
3	03-03-11	PERMIT SET	MG

SHEET SIZE:
ORIGINAL PLAN IS 22" x 34"
SCALE ACCORDINGLY

PROJECT MANAGER: KB
DESIGNED: MG
DRAFTED: CL,MG
CHECKED: MG,KB
JOB NUMBER:
070203
SHEET NUMBER:
6 OF 6

DATE	PRINTED BY	FILENAME
3/2/2011	MARK GARFF	070203-COSTCO-HMP.DWG

City of Bellevue
Development Services Department
P.O. Box 90012, Bellevue, WA 98009-9012
(425) 452-6800 Fax (425) 452-5225

Shoreline Management Act of 1971
Permit for Shoreline Management Substantial Development
Conditional Use and/or Variance

Application No. 11-104842-WG

Date Received March 3, 2011

[X] Approved / Date July 7, 2011
[ ] Denied / Date

Type of Action:

[X] Substantial Development Permit
[ ] Conditional Use Permit
[ ] Variance Permit

Pursuant to Chapter 90.58 RCW, a permit is hereby granted to: City of Bellevue, Parks & Community Services Department

to undertake the following development:

A five (5)-year Habitat Improvement Management Plan in the Lake Hills Greenbelt – Larsen Lake Area. The Plan will result in improved open space with the removal of invasive noxious species and replanting as needed with native trees and shrubs and placement of woody debris.

upon the following property: 14812 SE 8th Street (Lake Hill Greenbelt – Larsen Lake)

within Phantom Lake
and/or its associated wetlands. The project will be located within Shorelines of Statewide Significance (RCW 90.58.030). The project will be located within a Shoreline Overlay District designation. The following master program provisions are applicable to this development:

- Land Use Code(LUC) Section 20.25E.080 (B) General Regulations Applicable to all Land Use Districts & Activities
- Land Use Code (LUC) Section 20.25E. 080 (G) Clearing and Grading Regulations
- LUC 20.25H.055.C.3.i Vegetation Management Habitat Projects
- Bellevue Comprehensive Plan, Shoreline Management Program Element, Policy SH-13

Development pursuant to this permit shall be undertaken in accordance with the following terms and conditions:

1. **Clearing and Grading in Critical Areas Permit**
   The project will require a Clearing and Grading in Critical Areas Permit (GH Permit) for disturbance activities associated with the removal of noxious species and replanting per Clearing & Grading Code 23.76.025.

   If Phase I and II are not executed at the same time, separate Clearing and Grading Permits will be required for each phase.

   Authority: Bellevue City Code 23.76
   Reviewer: Savina Uzunow, Clearing and Grading

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

   Authority: BCC 23.76.093.A
   Reviewer: Savina Uzunow, Clearing and Grading

3. **Herbicides, Pesticides, Insecticides and Fertilizers**

a. Herbicides: Only "aquatic approved" glyphosate-based herbicides Rodeo® or Aquamaster ® shall be applied. All herbicides shall be applied in late season for maximum efficiency per label instructions. The applicant must submit information to Land Use **prior to application** regarding which herbicides are to be used and the time of application. The use of herbicides shall be in accordance with Parks' "Environmental Best Management Practices and they should only be applied in the later season, after late August, to ensure translocation of the herbicide from leaves to rhizomes and/or roots of the plants.

b. Pesticides, Insecticides and Fertilizers: No pesticides, insecticides or fertilizers are proposed. However, if within the 5-year maintenance period, it is determined that they are necessary, Parks will be required to submit information regarding each product and their use for **approval by Land Use prior to their application.**

Authority: Bellevue City Code 23.76.100
Reviewer: Sally Nichols, Land Use

4. **Noise Control**

Noise related to construction is exempt from the provisions of BCC 9.18 between the hours of 7 am to 6 pm Monday through Friday and 9 am to 6 pm on Saturdays, except for Federal holidays and as further defined by the Bellevue City Code. Noise emanating from construction is prohibited on Sundays or legal holidays unless expanded hours of operation are specifically authorized in advance. Requests for construction hour extension must be done in advance with submittal of a construction noise expanded exempt hours permit.

Authority: Bellevue City Code 9.18
Reviewer: Sally Nichols, Land Use

5. **Performance Standards**

Performance standards must be met five years after each year's planting activities, beginning in year three. Annual monitoring reports are required as identified in Condition 4 below. The following standards, <u>within each phase and zone</u>, must be met.

Include the following:

A. Survival Rate: 100 percent at the end of Year 1 and 80 percent survival at the end of Year 5.
B. Percent Cover: 85 percent by the end of Year 5.
C. Native Plant Diversity/Non-Native Species: No more than 10% cover by non-native species by the end of Year 5.

Authority: Land Use Code 20.25H.220
Reviewer: Sally Nichols, Land Use

6. **Maintenance and Monitoring Plan**

Each year (of five), prior to the commencement of any work in the proposed enhancement area, a detailed written maintenance and monitoring plan shall be submitted to the City of Bellevue which shall be specific to each zone being managed that year.

Monitoring is to begin one year following the installation sign off for each phase and zone and will continue each year for a five year period. Monitoring reports must be submitted annually by the last day of the year to Land Use and should include an assessment of growing season success.

Reports shall include the location of each monitoring area and address the following (also see Condition 3. Above):

A. Survival Rate
B. Percent Cover
C. Native Plant Diversity
A. Percent Cover of non-native/invasive weeds

Authority: Land Use Code 20.30P.140
Reviewer: Sally Nichols, Land Use

7. **Right-of-Way Use Permit**

Any land closures and/or hauling in excel of 10 truck loads to and/or from the project site will require a right of way haul route permit.

Authority: Bellevue City Code 14.30
Reviewer: Dottie Schmidt, Right-of-Way

This permit is granted pursuant to the Shoreline Management Act of 1971 and nothing in this permit shall excuse the applicant from compliance with any other federal, state or local statutes, ordinances or regulations applicable to this project, but not inconsistent with the Shoreline Management Act (Chapter 90.58 RCW).

This permit may be rescinded pursuant to RCW 90.58.140(8) in the event the permittee fails to comply with the terms and conditions hereof. Construction pursuant to this permit, or substantial progress toward construction, must be undertaken within two years of the date of final approval. This permit shall expire five years from the date of local approval.

Construction pursuant to this permit will not begin or is not authorized until twenty-one (21) days from the date of filing, as defined in RCW 90.58.140(6) and WAC 173-27-130, or until all review proceedings initiated within twenty-one (21) days from the date of such filing have terminated; except as provided in RCW 90.58.140(5) (A) (B) (C).

7/6/11
Date

Carol V Helland
City of Bellevue, Land Use Division

CC: Attorney General, Department of Ecology, Northwest Region
Dept. of Fish and Wildlife, 1775 12th Ave. NW Suite 201 Issaquah, WA 98027
DOE, Dave Radabaugh, 3190 160th Avenue SE, Bellevue, WA 98008-5452

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

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: City of Bellevue, Parks & Community Services Department, Geoff Bradley

LOCATION OF PROPOSAL: Larsen Lake/Lake Hills Greenbelt – 14812 SE 8th Street

DESCRIPTION OF PROPOSAL:
Request for SEPA threshold determination, Substantial Shoreline Permit approval, and Critical Areas Land Use Permit approval for a 5-year Habitat Improvement Plan along Kelsey Creek in the Lake Hills Greenbelt – Larsen Lake Area. Work will be in 2 phases and will result in improved open space with the removal of invasive noxious species and replanting as needed with native trees and shrubs. Phase I is required work for Kelsey Creek Center Rezone - 09-113801-LQ.

FILE NUMBER: 11-104842-WE

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 July 28, 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.

Carol V Helland
Environmental Coordinator

7/6/11
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

Sally Nichols
June 10, 2011

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.

Received
MAR 03 2011
Permit Processing

SN

City of Bellevue Submittal Requirements	27a

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: **City of Bellevue** ✓

Proponent: **City of Bellevue – Parks and Community Services Department, Attn: Geoff Bradley** ✓
450 110th Ave NE
Bellevue, WA 98004
(425) 452-2740

Contact Person: **The Watershed Company, Attn: Kenny Booth** ✓
(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: **Kelsey Creek Enhancement at Larsen Lake** ✓

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

Project is located on the east side of 148th Avenue SE, just north of SE 8th Street - Bellevue, 98007, King County. Project is located within ten parcels: ✓

1. **360 148th Avenue SE, Tax parcel 3525059065, Legal:** S 1/2 OF NW 1/4 OF SW 1/4 LESS W 1050 FT OF N 100 FT LESS RD LESS BEG NE COR SD SUBD TH N 88-39-59 W 270.71 TH S 00-13-47 E 100 FT TH N 88-40-00 W 507.53 FT TH S 01-16-32 E 562.66 FT TO S LN OF NW 1/4 OF SW 1/4 TH E TO SE COR SD SUBD TH N 00-09-31 W 662.01 FT TO POB

2. **362 148th Avenue SE, Tax parcel 3525059078, Legal:** BEG SE COR OF S 1/2 OF NW 1/4 OF SW1/4 TH N88-41-10W ALG S LN THOF 767.1 FT TH N01-16-32W 562.66 FT TH S 88-40-00 E 507.53 FT TH N 00-13-47 W 100 FT TO N LN OF SD SUBD TH ALG SD LN S 88-39-59 E 270.71 FT TO E LN SD NW 1/4 OF SW 1/4 TH S 00-09-31 E ALG SD E LN TO POB TGW POR DAF - SW 1/4 OF SW 1/4 COMM NW COR OF SD 1/4 1/4 TH S 88-41-10 E 659.42 FT ALG N LN OF SD 1/4 1/4 TO POB TH CONT ALG SD N LN S88-41-10 E 46.35 FT TH S 88-48-18 W 57.10 FT TH N 78-09-45 E 10.99 FT TO POB

3. **370 148th Avenue SE, Tax parcel 3525059080, Legal:** POR OF SW 1/4 OF SW 1/4 SEC 35-25-5 LY N OF LN DAF-BEG NW COR THOF TH S 00-13-21 E 101.81 FT ALG W LN SD 1/4 SEC TH N 89-46-39 E 30 FT TO TPOB SD LN TH N 89-46-39 E 219.88 FT TH N 78-09-45 E 406.87 FT TH N 88-47-10 E 53.70 FT M/L TO N LN SD SUBD & TERM LESS POR DAF - SW 1/4 OF SW 1/4 COMM NW COR OF SD 1/4 1/4 TH S 88-41-10 E 659.42 FT ALG N LN OF SD 1/4 1/4 TO POB TH CONT ALG SD N LN S 88-41-10 E 46.35 FT TH S 88-48-18 W 57.10 FT TH N 78-09-45 E 10.99 FT TO POB

4. **400 148th Avenue SE, Tax parcel 3525059009, Legal:** POR OF SW 1/4 OF SW 1/4 DAF - BEG SE COR OF S 1/2 OF NW1/4 OF SW1/4 SEC 35-25-5 TH N 88-41-10 W 199.80 FT TO TPOB TH S 68-54-01 W 164.14 FT TH N 61-51-45 W 138.69 FT TH S 88-41-10 E 275.51 FT TO TPOB TGW POR DAF BEG SW COR OF NW 1/4 OF SW 1/4 SD SEC TH S 00-13-21 E 101.81 FT ALG W LN SD SEC TH N 89-46-39 E

30 FT TO TPOB TH N 89-46-39 E 219.88 FT TH S 52-14-30 W 277.28 FT TH N 00-13-21 W 168.93 FT TO TPOB

5. **420 148th Avenue SE, Tax parcel 3525059066, Legal:** POR OF SW 1/4 OF SW 1/4 BAAP S 00-13-47 E 1595.68 FT & N 89-46-13 E 30 FT FR NW COR OF SW 1/4; TH N 52-15-38 E 277.17 FT TH N 78-09-45 E 406.87 FT TH N 88-48-18 E 57.10 FT TO NXN N LN SD SUBD TH CONTG ALG SD LN ELY TAP 475.31 FT WLY OF NE COR SD SUBD TH S 61-51-45 E 138.69 FT TH N 68-54-01 E 164.14 TAP ON N LN SD SUBD AAP 199.80 FT W OF NE COR TH ELY ALG SD N LN 199.80 FT TO SD COR TH S ALG E LN SD SUBD 30 FT TH S 68-53-51 W 248.29 FT TH S 16-24-50 E 258.48 FT TH S 28-54-16 W 264.41 FT TH S 00-39-31 E 222.61 FT TH S 45 W 80 FT TH N 81-51-13 W 588.35 FT TH N 44-13-41 W 368.4 FT TH N 22-28-52 W 144.44 FT TH S 89-46-13 W 52.89 FT TO E MGN 148TH AVE SE TH N ALG SD MGN 157.11 FT TO POB

6. **14812 SE 8th Street, Tax parcel 3525059067, Legal:** POR OF SW 1/4 OF SW 1/4 LY SLY OF FOLG DESC LN-BEG NE COR OF SD SUBD TH S ALG E LN THOF 30.01 FT TH S 68-53-51 W 248.29 FT TH S 16-24-50 E 258.48 FT TH S 28-54-16 W 264.41 FT TH S 00-39-21 E 222.61 FT TH S 45-00-00 W 80 FT TH N 81-51-13 W 588.35 FT TH N 44-13-41 W 368.40 FT TH N 22-28-52 W 144.44 FT TH S 89-46-13 W 52.89 FT TO ELY MGN OF 148TH AVE SE & TERMINUS OF SD DESC LN S 30 FT FOR RD

7. **No address, Tax parcel 3525059010, Legal:** POR OF NW 1/4 OF NW 1/4 OF SE 1/4 OF SW 1/4 LY WLY OF PLAT OF LAKE HILLS # 23 LESS W 35 FT LESS S 120 FT OF N 150 FT MEAS ALG W LN

8. **15240 Lake Hills Blvd., Tax parcel 3525059023, Legal:** W 1/2 OF SE 1/4 OF SW 1/4 LESS S 300 FT LESS N 330 FT LESS W 35 FT LESS POR PLATTED LAKE HILLS # 23

9. **No address, Tax parcel 3525059038, Legal:** W 35 FT OF SE 1/4 OF SW 1/4 LESS CO RD-S 30 FT THOF FOR RD

10. **No address, Tax parcel 2207200911, Legal:** EASTGATE HILLS EVERGREEN ADD # 2 BEG 37.21 FT W OF NE COR OF TR B TH W 82.79 FT TH S 01 DEG 35 MIN 04 SEC W TO NLY LN OF EASTGATE HILLS BLVD TH NELY TO PT S 01 DEG 35 MIN 04 SEC W OF BEG TH N 01 DEG 35 MIN 04 SEC E TO BEG

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

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

1. General description:

The City of Bellevue, Parks and Community Services Department proposes to carry out enhancement activities on City-owned property at Lake Hills Greenbelt Park. Activities include removal of existing invasive species; the planting of native trees and shrubs; and the placement of habitat snags and fallen trees. The primary purpose of the proposed project is mitigation for off-site impacts associated with the K-Mart/Costco redevelopment project. Parks intends to utilize funds made available by the K-Mart/Costco redevelopment project to implement the approved conceptual mitigation plan. Parks further intends to supplement the conceptual plan by proposing additional areas of habitat enhancement. A total of 537,382 square feet of enhancement is proposed.

08-113801-LO removes concrete to daylight Kelsey Creek

Proposed improvements are expected to occur within wetland areas, wetland buffers, and the buffers of Kelsey Creek and Larsen Lake. No permanent impacts will result from enhancement activities and an overall net gain in critical area functions and values is expected. Activities will occur in two phases. Phase 1 enhancement activities are associated with the approved conceptual mitigation for the K-Mart/Costco project. Phase 2 enhancement is associated with voluntary habitat improvement efforts led by the City of

Bellevue Parks and Community Services Department.

2. Acreage of site:

   Tax parcel 3525059065 is 5.67 acres.
   Tax parcel 3525059078 is 10.58 acres.
   Tax parcel 3525059080 is 1.03 acres.
   Tax parcel 3525059066 is 17.51 acres.
   Tax parcel 3525059067 is 20.40 acres.
   Tax parcel 3525059010 is 0.59 acre.
   Tax parcel 3525059023 is 3.58 acres.
   Tax parcel 3525059038 is 1.04 acres.
   Tax parcel 2207200911 is 0.09 acre.

   However, the project area (where enhancement will occur) is approx. 537,382 sq. ft. (12.33 acres). ✓ thruout parcels

3. Number of dwelling units/buildings to be demolished: **None** ✓

4. Number of dwelling units/buildings to be constructed: **None** ✓

5. Square footage of buildings to be demolished: **N/A** ✓

6. Square footage of buildings to be constructed: **N/A** ✓

7. Quantity of earth movement (in cubic yards): **Cut: none / Fill: 2,650 cubic yards** 150 cy native soil for woody debris installation 2,500 cy mulch for native plantings habitat improvement LUC 20.25H.055 L.3.j ✗

8. Proposed land use: **The project area is located within the Lake Hills Greenbelt Park. The project area is currently undeveloped and owned by the City of Bellevue. There are no changes proposed to the existing land use.** ✓ no structures & development other than noxious species removal & planting of native species/add. of woody debris

9. Design features, including building height, number of stories, and proposed exterior materials: **No structures are proposed as part of the enhancement project. Native plantings and woody debris are to be added to portions of the park.** ✓

10. Other

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

Phase I

Once started, clearing (non-native/invasive species removal) and native planting should take approximately four to eight weeks. It is anticipated that construction would occur sometime in the summer/fall of 2011. Regular maintenance including weeding and plant replacement, will take place during a 5-year establishment period following initial installation.

Phase I funded Phase II occur as $ avail. maintenance & monitoring plan req'd.

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.

Phase II as funding secured

maint. and monitoring for 5 yrs. from any planting activity

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

Background work to create conceptual Enhancement plan for Rezone

None.

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known.

None.

List any government approvals or permits that will be needed for your proposal, if known. If permits have been applied for, list application date and file numbers, if known.

Critical Areas Land Use Permit – submitted concurrently with this SEPA Checklist (City of Bellevue) 11-104840-LO
Shoreline Exemption Permit – submitted concurrently with this SEPA Checklist (City of Bellevue) 11-104842-WE
Clearing and Grading Permit – ~~not yet applied~~ (City of Bellevue) 11-110261-GH
U.S. Army Corps of Engineers – Section 404
WA. Dept of Ecology – Section 401
NPDES – Stormwater General Permit

* BCC 14.30 - F.O.W. permit may be needed for hauling

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

GN

A. ENVIRONMENTAL ELEMENTS

1. **EARTH**

a. General description of the site (circle one): [Flat] Rolling Hilly Steep slopes Mountains Other:

The project site is relatively flat throughout the project area.

b. What is the steepest slope on the site (approximate percent slope)?

The project area is nearly completely flat, with the exception of the banks of Kelsey Creek (approximately 25%).

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 the King County Soil Survey, the entire project area is mapped as Seattle Muck (SK).

wetlands assoc. w/ Phantom Lk/ Kelsey Creek

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

No indications of unstable soils were observed.

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

No excavation is proposed. Filling includes the use of 150 cubic yards of native soil as backfill for installation of habitat snags and for conifer hummock planting. Additional filling includes 2,500 cubic yards of mulch associated with native plant installation.

mulch mats 3-4" help prevent erosion see h. below. 4-9

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.

and as directed by CE inspector

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. To minimize impacts, the applicant proposes to use temporary erosion and sedimentation control measures such as silt fencing. The fencing would be installed around soil stockpile areas and exposed soils as necessary to prevent any silt-laden water from reaching adjacent waters during rainfall. Matting or fabric-reinforced driving surfaces will be used where necessary for woody debris installation. All plants will be mulched with wood chips upon installation.

It is not anticipated that soils would be left exposed for more than two days. However, to ensure that erosion potential is minimized, disturbed soils shall be covered with straw,

hydroseeded, or otherwise revegetated with native plants as soon after construction as possible. In all cases, exposed soil must be covered at the end of the construction week and/or also at the threat of rain. before

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.

and equipt for woody debris install.

Any air quality impacts from construction-related vehicle trips would be temporary. After project completion, no further impacts to air would occur.

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

There are no off-site sources of emissions that will affect the project.

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

Standard methods of reducing impacts to air would be utilized, and include keeping all hand-held power equipment and construction vehicles in good operating condition and managing disturbed soils as described above under 1h.

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.

Wetlands assoc. w/ Phantom Lake

The project site is adjacent to Larsen Lake, Kelsey Creek, and associated wetland areas. Kelsey Creek is classified as a Type F water.

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.

w/in wetlands, wetland buffers, shoreline overlay, District & stream wetland

The proposed enhancement activities (see attached plans) will occur within some areas of wetlands and almost entirely within 200 feet of either wetlands or Kelsey Creek.

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.

The only fill to be placed in wetlands is wood 2500 CY **chip mulch and native soil** 150 CY **associated with enhancement activities. A total of approximately 150 cubic yards of native soil will be used as backfill to install habitat snags and for conifer hummock planting. An additional 2,500 cubic yards of mulch will be installed throughout the project area as part of the enhancement activities. No fill (of any kind) will be placed in Kelsey Creek or Larsen Lake.**

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

No.

SN

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

Yes. The project site does lie within a 100-year floodplain.

Almost entirely w/in 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.

No intentional discharges of waste materials would occur during project construction.

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.

There will be no withdrawal of or discharge to ground water associated with this project.

only water assoc. w/ watering new plantings

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.

There will be no waste material from septic tanks or other sources 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.

It is not expected that waste materials will enter the on-site wetlands, Kelsey Creek, or Larsen Lake. Enhancement activities will be done by hand. A crane may be utilized to install fallen trees and habitat snags. However, the crane would be positioned on existing access paths/trails or temporary access paths may be created using mats or temporary fabric-supported driving surfaces. All temporary access paths will be restored following log/snag placement.

no work w/in 5' of Kelsey creek & no woody debris in creek to keep channel open. Kelsey creek part of Utilities Dept stormwater mgmt.

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

The erosion control measures described under question A.1.h. 1h would help control impacts to surface and runoff water. In addition, all hand-held power equipment would be in good working order.

4. PLANTS

a. Check or circle types of vegetation found on the site:

☒ deciduous tree: **alder**, **maple**, aspen, other:
☒ evergreen tree: **fir**, **cedar**, **pine**, other:

- ☒ shrubs: **Himalayan blackberry, salmonberry, sword fern, willow, red-osier dogwood, black twinberry, evergreen blackberry** ✓
- ☐ pasture
- ☒ crop or grain blueberry fields / pea patch
- ☒ wet soil plants: **cattail**, **buttercup**, bulrush, **skunk cabbage**, other: **stinging nettle, salal, knotweed**
- ☒ water plants: water lily, eelgrass, milfoil, other:
- ☐ other types of vegetation: canary reed grass

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

Significant amounts of non-native vegetation will be removed from the site, including Himalayan blackberry and reed canarygrass. No significant trees or native vegetation is proposed for removal. All replaced w/ native species

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: ✓

537,382 square feet of enhancement is proposed. This includes removal of existing invasive species and the planting of native trees and shrubs. Proposed native plantings include Oregon ash, Sitka spruce, shore pine, Douglas-fir, pacific willow, western red cedar, yellow twig dogwood, red twig dogwood, Douglas hawthorne, black twinberry, pacific crabapple, pacific ninebark, peafruit rose, cascara, black swamp gooseberry, salmonberry, red elderberry, Sitka willow, and highbush cranberry. Further, a total of 12 fallen trees and 25 habitat snags are proposed. (4 in Phase I, 8 in Phase II) (9 in Phase I, 16 in Phase II) spacing per COB Critical Areas Handbook ✓

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:
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. ✓ Kelsey creek class. Red as Type F - fish bearing stream

Adult and juvenile chinook salmon, steelhead trout (listed as Threatened under the Federal Endangered Species Act) and coho salmon (listed as a Species of Concern under the Federal Endangered Species Act) migrate through Lake Washington and into portions of Kelsey Creek. Adults migrate upstream to reach spawning grounds; juveniles migrate downstream from their natal streams to reach the ocean. Presence of these fish within the immediate project area is unlikely, it is however possible.

c. Is the site part of a migration route? If so, explain. ✓ Pacific Flyway ✓ entire Puget Sound.

No.

Refer to Lake Hills Greenbelt Park - Wildlife assessment by Skillings/Connolly 7/24/06 in project file

SW

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

Habital Enhancement per LUC 20.25H.055

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. ✓

Hand-held power equipment or a mower will be used for vegetation removal. A crane and/or tracked equipment may be utilized to install fallen trees and snags. However, no energy will 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. ✓

No

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: ✓

No forms of energy are necessary for the completed project.

7. ENVIRONMENTAL HEALTH

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

Typical hazards related to electrical and gasoline powered hand tools and equipment are associated with construction of the proposed project. Machinery for woody debris placement will use petroleum fuel and lubricants.

1) Describe special emergency services that might be required. ✓

Emergency services are not anticipated at the site. In the unlikely event that an accident (spill, fire, other exposure) occurs involving toxic chemicals or hazardous wastes, the local Fire Department's Hazardous Materials Team would respond. If necessary, local medical services might also be required. The full range of safety and accident response supplies would be on site to treat any emergency during construction.

2) Proposed measures to reduce or control environmental health hazards, if any: ✓

Condition of Approval - use only "aquatic approved" herbicide used in accord. w/ CoB Best Management Practices

Standard precautions would be taken to ensure the safety of the work crew. The construction manager would be contacted by a crew member immediately upon discovery of a spill. The construction manager would then ensure that the spill is cleaned up in the manner dictated by the chemical use instructions and would contact the appropriate authorities.

b. Noise

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

SN

The project site is located adjacent to 148th Avenue SE, a heavily traveled road. However, proposed enhancement activities are located more than 400 feet from the roadway.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Noise associated with the proposed project would be restricted to the use of a mower, hand-operated power tools, and construction vehicles entering/exiting the park. Construction noise would be limited to normal daytime working hours as dictated by the City of Bellevue's noise policy. There would be no significant long-term noise associated with the proposed project.

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

As mentioned above, noise would be limited to daylight weekday hours and possibly some Saturdays. No other noise-control measures are necessary.

8. LAND AND SHORELINE USE

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

The City of Bellevue currently owns all parcels upon which enhancement is proposed. The parcels are designated open spaces within the City and lie within the limits of the Lake Hills Greenbelt Park. Additional areas of the park are located to the west and south of the project area; single-family residences are located easterly of the site; and the former K-Mart shopping center site is located north of the site.

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

Yes, portions of the park contain blueberry fields, which are annually farmed. No impacts to the blueberry fields are proposed.

c. Describe any structures on the site.

A visitor center is located in the southwestern portion of the park, near the intersection of 148th Avenue SE and SE 8th Street. Proposed enhancement activities are located over 1,000 feet from the structure. No other structures are located on the project 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 project site is designated as Single-Family Residential Office (R-1) zoning.

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

The project site has a Comprehensive Plan designation of Parks/Single-Family Residential – Low Density (P/SF-L).

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

Shoreline Overlay District LUC 20.25.E

The project site lies within jurisdiction of the City's existing Shoreline Master Program. However, no specific designation currently exists.

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

The project site contains areas of wetland, Kelsey Creek, Larsen Lake, and a 100-year floodplain. These areas are considered to be "environmentally sensitive" areas. The applicant will apply for a Critical Areas Land Use Permit to allow for activities within the sensitive area and sensitive area buffers.

All work w/in critical area or ~~or~~ critical area buffer LUC 20.25.H 20.25.E

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

No person will reside or work in the completed project.

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

No person will 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:

The size, sensitive area status of the site, and City-ownership will prevent any future development opportunities. Therefore, it is appropriate and compatible that the site be used as open space and managed by the Parks and Community Services Department. The enhancement activities are in accordance with the City's long-term goal of making open and natural spaces accessible to citizens for passive recreation.

no changes to use and will not encourage new active recreation

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 the enhancement project.

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

Habital Enhancement = ~~[illegible]~~ improved animal habital also

Views within the project area may actually improve with removal of invasive species and replacement with native plantings. Overall, the proposed project will provide increased passive recreational and wildlife viewing opportunities for the public. Otherwise, views will not be altered or obstructed.

More trees -

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

No 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 will be produced by the proposed project.

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

No.

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

None.

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

No measures are necessary.

12. RECREATION

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

The project site is currently part of the Lake Hills Greenbelt Park. The Lake Hills Greenbelt is a wetland corridor encompassing more than 150 acres of diverse wildlife habitat including forests, wetlands, streams and lakes. Amenities include trails, picnic areas, blueberry farms and seasonal produce stands.

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

but will not add any rec. amenities such as trails benches etc.

No. The proposed project will enhance passive recreational use within the area by removing invasive vegetation and adding native plants.

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

some newly planted ~~[illegible]~~ species helpful keeping ~~out~~ people & pets ~~from~~ out of wetland

No 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 places or objects of this type are known to exist in the immediate vicinity. √

Blueberry Farm and bldgs ~~on~~ in Greenbelt but not w/in project area

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

There is no known evidence of historic or cultural importance on the project site.

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

Should historic, archeological, scientific or cultural 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 148th Avenue SE. Site access would not change 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 148th Avenue SE and SE 8th Street, at the southwestern corner of the park.

also on Lake Hills Blvd.

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

This project will 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).

No new roads, streets, or improvements to existing streets are proposed.

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

Water, rail, or air transportation would not be utilized by the completed project.

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

None.

BCC 14.30 r.o.w. permit may be req'd for hauling.

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

None.

15. PUBLIC SERVICES

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

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

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

None.

16. UTILITIES

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

No utilities are currently available at the site. √

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.

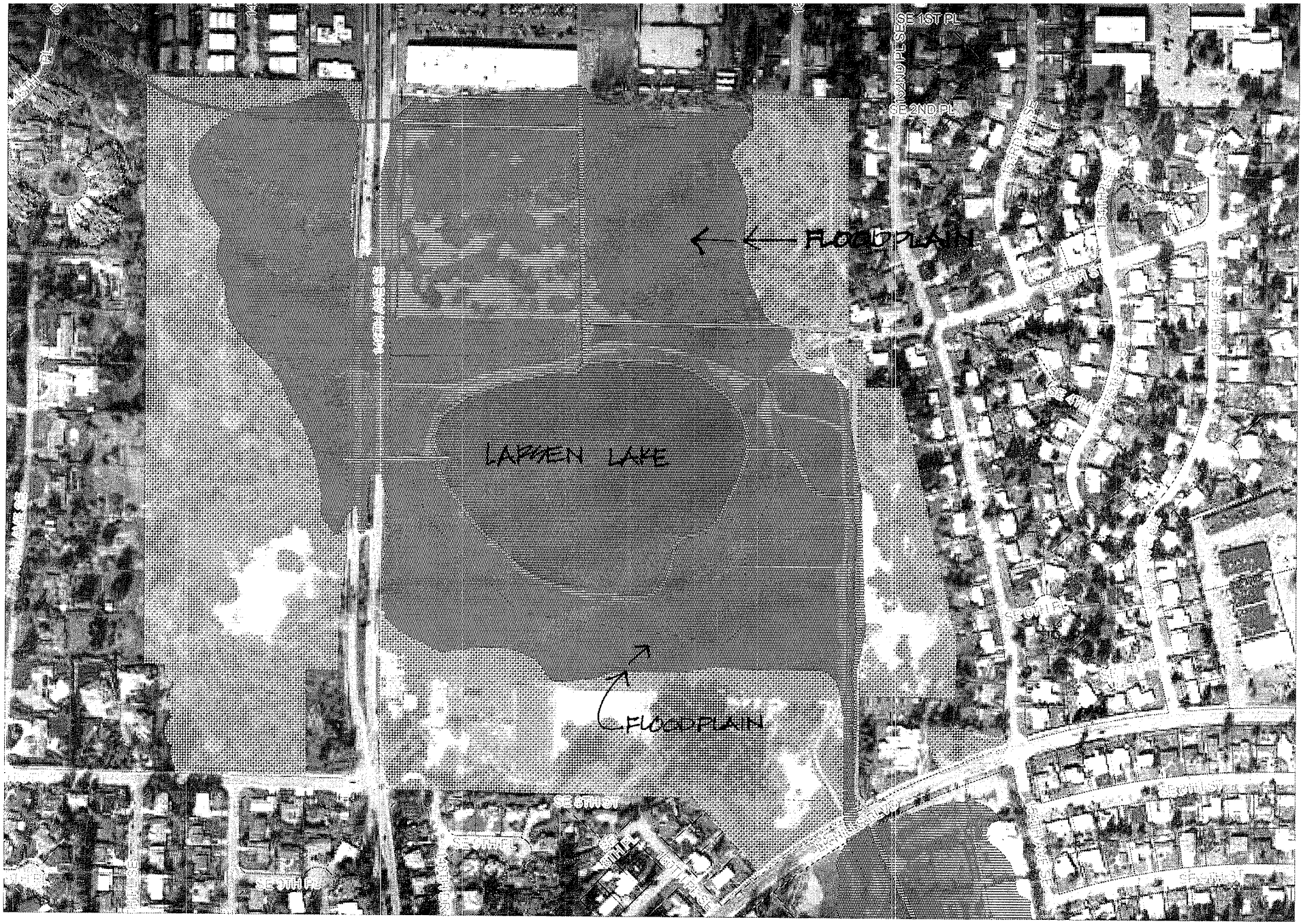
Signature

Kenny Booth, AICP

Date Submitted: 7/3/11

SN

Vicinity Map from Google Earth (top) and iMAP (bottom)



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