



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

Proposal Name: Vaddadi Dock and Boatlift

Proposal Address: 3026 West Lake Sammamish Parkway SE

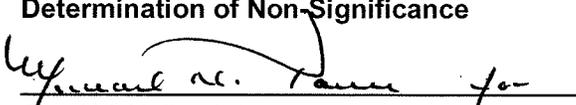
Proposal Description: The applicant requests a Shoreline Substantial Development Permit for the construction of a 479-square foot fixed-pile pier and installation of a free-standing boatlift.

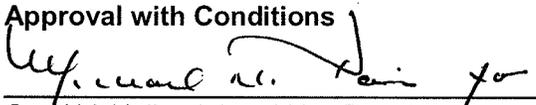
File Number: 11-114907-WG

Applicant: Phani and Seeta Vaddadi

Decisions Included: Shoreline Substantial Development Permit
(Process II. LUC 20.30R)

Planner: Kevin LeClair, Planner

**State Environmental Policy Act
Threshold Determination:** **Determination of Non-Significance**

Carol V. Helland, Environmental Coordinator
Development Services Department

Director's Decision: **Approval with Conditions**

Carol V. Helland, Land Use Director
Development Services Department

Application Date: June 3, 2011
Notice of Application Publication Date: June 16, 2011
Decision Publication Date: August 4, 2011
SEPA Appeal Deadline: August 18, 2011
SSDP Appeal Deadline: August 25, 2011

For information on how to appeal a proposal, visit Development Services Center at City Hall or call (425) 452-6800. Comments on State Environmental Policy Act (SEPA) Determinations can be made with or without appealing the proposal within the noted comment period for a SEPA Determination. Appeal of the Decision must be received in the City's Clerk's Office by 5 PM on the date noted for appeal of the decision.



DEVELOPMENT SERVICES DEPARTMENT
 ENVIRONMENTAL COORDINATOR
 450 110th Ave NE., P.O. BOX 90012
 BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Phani Vaddadi

LOCATION OF PROPOSAL: 3026 West Lake Sammamish Parkway SE

NAME & DESCRIPTION OF PROPOSAL:

Shoreline Substantial Development Permit for the construction of a 479-square foot fixed-pile pier and installation of a free-standing boatlift.

FILE NUMBER: 11-114907-WG

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 August 18, 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.

[Signature]
 Environmental Coordinator

8/4/2011
 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



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. 11-114907-WG

Date Received 6/3/2011

Approved / Date 8/4/2011
 Denied / Date _____

Type of Action:

- Substantial Development Permit
- Conditional Use Permit
- Variance Permit

Pursuant to Chapter 90.58 RCW, a permit is hereby granted to: Phani Vaddadi

to undertake the following development:
 for the construction of a 479-square foot fixed-pile pier and installation of a free-standing boatlift.

upon the following property: 3026 West Lake Sammamish Parkway SE

within Lake Sammamish
 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:
- LUC Section 20.25E.080 (N) Moorage Regulations; LUC Section 20.30R.155 Shoreline Substantial Development Permit
- Bellevue Comprehensive Plan, Shoreline Management Program Element, Policy SH-13 and SH-50

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

Conditions of Approval (Land Use Division)

- 1. Mitigation for New Permanent Disturbance:** A mitigation plan for permanent new disturbance is required to be submitted for review and approval by the City of Bellevue prior to issuance of the Building Permit. The plan shall specify the species and quantity of native plants to be installed within the critical area buffer and critical area structure setback to offset impacts associated with the construction of the new dock. The planting area associated with the dock construction shall be equal to 400 square feet.
- 2. Rainy Season restrictions:** Due to the proximity to Lake Sammamish, no clearing and grading activity may occur during the rainy season, which is defined as October 1 through April 30 without written authorization of the Development Services Department. Should approval be granted for work during the rainy season, increased erosion and sedimentation measures, representing the best available technology must be implemented prior to beginning or resuming site work.
- 3. Pesticides, Insecticides, and Fertilizers:** The applicant must submit as part of the required Clearing and Grading Permit information regarding the use of pesticides, insecticides, and fertilizers in accordance with the City of Bellevue's "Environmental Best Management Practices".
- 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.

5. Land Use Inspection: To ensure revegetation work has been performed in accordance with approved plans the applicant must call for and obtain an inspection from a Land Use Planner from the City of Bellevue, following installation of said revegetation measures. This inspection is listed as a #600 land use inspection on the approved building permit.

6. In-water work window: To mitigate adverse impacts to the fisheries resources, in-water construction shall occur during the period of July 16th through December 31st, unless otherwise determined by the Hydraulics Project Approval issued by the Washington State Department of Fish and Wildlife.

7. Silt curtain: To ensure suspended sediment in the water column generated from the installation of the proposed piles does not migrate out of the work area, the applicant must install a silt containment boom.

8. Sewer Lake Line Protection: To ensure protection of the sanitary sewer line in the vicinity of the proposed pier, the applicant is required to locate the underground sewer line, depict it on the project plans, and protect it from damage by maintain at least a five foot separation between the sewer line and all improvements.

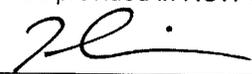
This permit is granted pursuant to the Shoreline Management Act of 1971 and nothing in this permit shall excuse the applicant from compliance with any other federal, state or local statutes, ordinances or regulations applicable to this project, but not inconsistent with the Shoreline Management Act (Chapter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

August 4, 2011

Date


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

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Attachments

1. Environmental Checklist
2. Site Plan

I. Proposal Description

The applicant is requesting a Shoreline Substantial Development Permit (SSDP) for the construction of a 479-square foot fixed-pile pier and the installation of a free-standing boatlift. The pier is proposed to be 4 feet wide by 90 feet long with a 6-foot by 23-foot ell. The boatlift is proposed to be located on the north side of the pier, near its eastern end.

The Land Use Code's (LUC) 20.25E.040, states that a SSDP is required for development within the Shoreline Overlay District that is not specifically exempted by LUC 20.25E.050. The total estimated construction value of the pier and boatlift is expected to be \$36,000, which exceeds the exemption threshold of \$5,718.

The proposal must demonstrate compliance with the development standards for New or Expanded Residential Moorage Facilities in LUC 20.25E.080 and the Decision Criteria for a SSDP in LUC 20.30R.155.

II. Site Description, Zoning, and Land Use Context

A. Site Description

The property is located at 3026 West Lake Sammamish Parkway SE. The property is approximately 100 feet wide and 325 feet deep. The property slopes down from an elevation of 73 feet at the edge of the Right-of-Way to the ordinary high water mark of Lake Sammamish at 31.8 feet of elevation (NAVD88).

The property is currently being developed with a single-family residence under building permit # 10-130528-BS.

B. Zoning

The property is zoned R-5 and is within the Shoreline Overlay District and the Critical Areas Overlay District. The proposed use is allowed with a Shoreline Substantial Development permit.

C. Land Use Context

The surrounding land use zoning districts are R-5 to the north and the east, across West Lake Sammamish Parkway SE. The property to the south is zoned R-30 and is developed with a multi-family condominium complex.

III. Consistency with Land Use Code Requirements:

A. Zoning District Dimensional Requirements:

The site is located in the R-5 zoning district. The dimensions of the underlying land use zoning district do not apply to the proposal to construct a single-family pier for private use of the residents.

B. Shoreline Performance Standards:

**i. General Regulations Applicable to All Land Use Districts and Activities
LUC 20.25E.080.B**

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

The City will ensure water quality is maintained through required on-site inspections, Temporary Erosion and Sedimentation Controls, and an approved Turbidity Monitoring Plan.

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.

The entire project area is within the Shoreline Overlay District and therefore the entire project is governed by the Shoreline Master Program policies.

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 Part 20.25H LUC, City of Bellevue Clearing and Grading regulations, Chapter 23.76 BCC, and the Comprehensive Plan.

The project enhances shoreline vegetation by adding native trees, shrubs and groundcovers in the required planting area adjacent to the lake. Temporary erosion and sedimentation controls will be in place and inspected by the City of Bellevue. A Turbidity Monitoring Plan will also be in place and implemented by a third party consultant during the projects duration.

d. Special care shall be exercised to preserve vegetation in wetland, shoreline and stream corridor bank areas in order to prevent soil erosion. Removal of vegetation from or disturbance of shoreline critical areas and shoreline critical area buffers, and from other critical area and critical area buffers shall be prohibited, except in conformance with Part 20.25H LUC and the specific performance standards of this section.

The project enhances shoreline vegetation by adding native trees, shrubs and groundcovers in the required planting area area. Temporary erosion and sedimentation controls will be in place and inspected by the City of Bellevue. A Turbidity Monitoring Plan will also be in place and implemented by a third party consultant during the projects duration.

e. Maximum height limitation for any proposed structure within the Shoreline Overlay District shall be 35 feet, except in land use districts with more restrictive height limitations. The method of measuring the maximum height is described in WAC 173-14-030(6). Variances to this height limitation may be granted pursuant to Part 20.30H LUC.

The proposed pier will be 18 to 24 inches above the ordinary high water mark and less than 35 feet in height. The proposal complies.

f. The Bellevue Shoreline Master Program, in conjunction with existing Bellevue land use ordinances and Comprehensive Plan policies, shall guide all land use decisions in the Shoreline Overlay District.

The project is consistent with the Bellevue Shoreline Master Program and

Comprehensive Plan policies. For example, Goal #6 recognizes existing residential uses and promotes the regulation of residential construction within the intent of the policies. The proposal complies with the development regulations for a new dock.

g. Any development within the Shoreline Overlay District shall comply with all applicable Bellevue ordinances, including but not limited to the Bellevue Land Use Code, Sign Code, and clearing and grading regulations.

The proposed project complies with all applicable Bellevue ordinances and regulations.

h. The dead storage of watercraft seaward of the ordinary high water mark of the shoreline is prohibited.

No dead storage of watercraft will occur as a result of the proposed project.

i. Where applicable, state and federal standards for the use of herbicides, pesticides and/or fertilizers shall be met, unless superseded by City of Bellevue ordinances. Use of such substances in the shoreline critical area and shoreline critical area buffer shall comply with the City's "Environmental Best Management Practices."

The project's proposed vegetation enhancement is consistent with the City's "Environmental Best Management Practices."

j. Adequate storm drainage and sewer facilities must be operational prior to construction of new development within the Shoreline Overlay District. Storm drainage facilities shall be separated from sewage disposal systems.

No storm drainage or sewer facilities are required for the proposed project as it is classified as a shoreline stabilization avoidance measure.

ii. Moorage Regulations LUC 20.25E.080.N

a. The only structures permitted in the first 30 feet waterward of the ordinary high water mark are piers and ramps.

The proposal includes a single pier extending more than 30 feet waterward of the ordinary high water mark. The proposal complies.

b. No skirting is allowed on any structure.

No skirting is proposed. The proposal complies.

c. Surface coverage for moorage facilities serving on residential waterfront lot shall not exceed 480 square feet.

The proposed moorage facility will cover 479 square feet. The proposal complies.

d. Location, width and length.

The regulations allow for a maximum facility length of 150 feet, a pier width of 4 feet, and an ell of 6 feet wide by 26 feet long, fully grated. The pier is proposed to be 90 feet long, by 4 feet wide, with an ell that is 20 feet long by 6 feet wide. The entire facility will be grated. The proposal complies with the regulations. There are no ramps or floats proposed.

e. Structural piling specifications.

All of the pilings are specified to be 4 inch diameter galvanized steel, which complies with the regulations. The first set of piles will be at least 18 feet waterward of the ordinary high water mark.

f. Shoreline critical area and buffer functions.

The proposal includes a plan to install native plantings within the first 20 feet of the shoreline buffer adjacent to the ordinary high water mark. The proposal also preserves an existing multi-stem willow shrub at the OHWM, as well as an existing Oregon Ash tree within the buffer. The proposal complies.

g. Setback from property lines.

The proposed moorage structure is planned to be 15 feet from the adjacent property line. The proposal complies.

h. Boatlift

The proposal includes the installation of one free-standing boatlift on the north side of the moorage structure. No cover is proposed. The proposal complies.

IV. Public Notice and Comment

Application Date:	June 3, 2011
Public Notice (500 feet):	June 16, 2011
Minimum Comment Period:	July 11, 2011

The Notice of Application for this project was published in the City of Bellevue weekly permit bulletin on June 16, 2011. It was mailed to property owners within 500 feet of the project site. No comments have been received from the public as of the writing of this staff report.

V. Summary of Technical Reviews

Clearing and Grading:

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

Utilities

The Utilities Department's Development Review Division has reviewed the proposed development for compliance with Bellevue Utilities' codes and standards. The Utilities Development Review staff found that the following condition of approvals should be included in the in order to protect the public infrastructure in the vicinity.

1. Field locate sewer main prior to construction.
2. Do not build on or within 5 feet of the sewer main.

VI. State Environmental Policy Act (SEPA)

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

A. Earth and Water

Erosion and sediment control best management practices include the installation of a silt barrier around the work area to prevent migration of suspended sediment to the surrounding water column. The applicant will also be required perform turbidity monitoring during construction to ensure suspended sediment is contained to the work area. The applicant is also required to adhere to the City Environmental Best Management Practices related to the use of pesticides, insecticides, and fertilizers to avoid impacts to water resources. See Section X for a related condition of approval.

B. Animals

The project area is within Lake Sammamish. Lake Sammamish is known contain migrating adult and juvenile Chinook salmon (listed as Threatened under the Federal Endangered Species Act). Lake Sammamish also contains Coho salmon (listed as Species of Concern under the Federal Endangered Species Act). The Lake is also potential habitat for bull trout, a salmonid listed as Threatened under the Federal Endangered Species Act.

The City of Bellevue commissioned a report entitled, "A Summary of the Effects of Bulkheads, Piers and other Artificial Structures and Shorezone Development on ESA-listed Salmonids in Lakes", to analyze the effects of bulkheads, piers and other artificial structures, and shoreline development on salmonids and other species listed as threatened, endangered, or as candidate species under the Endangered Species Act (ESA).

The report found that compliance with conditions imposed by the City of Bellevue, the state and other federal agencies can adequately mitigate for adverse impacts to the fish and other aquatic organisms in the lake can be partially mitigated by.

Hydraulics Project Approval is required from the State Department of Fish and Wildlife, which will limit the times of construction to periods which will be less impacting to the fisheries resources.

To prevent the suspension of sediments by construction activities, a protective silt fence will be required in the water. The silt fence will remain in place during the duration of construction activities and for a period after construction when turbidity has

returned to acceptable levels.

Work on the project will occur during the prescribed work windows established by federal and state wildlife management agencies. No trees will be removed as part of the project and all plantings will be of native species.

See Section X for related conditions of approval.

C. Plants

The proposal includes a plan for the installation of native tree, shrubs and ground covers. The plan also includes specification for maintenance and monitoring. See Section X for related conditions of approval.

D. Noise

A sound and vibration attenuating device will be used on the pile driver in the proposed project. This type of driver results in less sediment transfer and disturbance to the immediate environment than an impact driver. Because of the short duration of pile driving activities, this impact will be limited. Impacts are adequately mitigated by the City's Noise Ordinance (Chapter 9.18 BCC) which limits construction hours.

Short-term increases in noise will be limited to the construction period (less than 1 month) and are expected to attenuate to ambient levels within approximately 1,676 feet from the construction.

Construction noise will be concentrated between 7 am to 5 pm, Monday through Friday.

See Section X for related conditions of approval.

VII. Changes to proposal as a result of City review

No changes were made to the proposal as a result of City review.

VIII. Decision Criteria

A. Shoreline Substantial Development Permit Decision Criteria- LUC 20.30R.155.B

The Director of Planning and Community Development may approve or approve with modifications if:

3. The applicant has carried the burden of proof and produced evidence sufficient to support the conclusion that the application merits approval or approval with modifications; and

Finding: The applicant has supplied the City of Bellevue with sufficient evidence to demonstrate compliance with the applicable development standards for new residential moorage. Compliance with the performance standards is discussed in Section III of this report.

4. The applicant has demonstrated that the proposal complies with the applicable decision criteria of the Bellevue City Code; and

Finding: The applicant has demonstrated that the proposal complies with the decision criteria for a Shoreline Substantial Development Permit.

5. 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.

Finding: The applicant has demonstrated consistency with the Shoreline Management Act and Bellevue's Shoreline Master Program.

IX. Conclusion and Decision

After conducting the various administrative reviews associated with this proposal, including Land Use Code consistency, SEPA, City Code and Standard compliance reviews, the Director of Planning and Community Development does hereby **approve with conditions** the proposal to construct a 479-square foot fixed-pile pier and installation of a free-standing boatlift in Lake Sammamish.

Note- Expiration of Approval: In accordance with LUC 20.30R.175, a Shoreline 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 the Shoreline Substantial Development Permit.

X. Conditions of Approval

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

<u>Applicable Ordinances</u>	<u>Contact Person</u>
Clearing and Grading Code- BCC 23.76	Janney Gwo, 425-452-6190
Land Use Code- BCC 20.25H	Kevin LeClair, 425-452-2928
Noise Control- BCC 9.18	Kevin LeClair, 425-452-2928

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

1. Mitigation for New Permanent Disturbance: A mitigation plan for permanent new disturbance is required to be submitted for review and approval by the City of Bellevue prior to issuance of the Building Permit. The plan shall specify the species and quantity of native plants to be installed within the critical area buffer and critical area structure setback to offset impacts associated with the construction of the new dock. The planting area associated with the dock construction shall be equal to 400 square feet.

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

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

Authority: Bellevue City Code 23.76.093.A,
Reviewer: Janney Gwo, Clearing and Grading

3. Pesticides, Insecticides, and Fertilizers: The applicant must submit as part of the required Clearing and Grading Permit information regarding the use of pesticides, insecticides, and fertilizers in accordance with the City of Bellevue's "Environmental Best Management Practices".

Authority: Land Use Code 20.25H.220.H
Reviewer: Planner, Land Use

4. Noise Control: Noise related to construction is exempt from the provisions of BCC 9.18 between the hours of 7 am to 6 pm Monday through Friday and 9 am to 6 pm on Saturdays, except for Federal holidays and as further defined by the Bellevue City

Code. Noise emanating from construction is prohibited on Sundays or legal holidays unless expanded hours of operation are specifically authorized in advance. Requests for construction hour extension must be done in advance with submittal of a construction noise expanded exempt hours permit.

Authority: Bellevue City Code 9.18
Reviewer: Planner, Land Use

5. Land Use Inspection: To ensure revegetation work has been performed in accordance with approved plans the applicant must call for and obtain an inspection from a Land Use Planner from the City of Bellevue, following installation of said revegetation measures. This inspection is listed as a #600 land use inspection on the approved building permit.

Authority: Land Use Code 20.25E.080.B
Reviewer: Kevin LeClair, Planning and Community Development Department

6. In-water work window: To mitigate adverse impacts to the fisheries resources, in-water construction shall occur during the period of July 16th through December 31st, unless otherwise determined by the Hydraulics Project Approval issued by the Washington State Department of Fish and Wildlife.

Authority: Land Use Code 20.25H.160, Comprehensive Plan Policy EN-26 and Shoreline Master Program Policy SH-13
Reviewer: Kevin LeClair, Land Use

7. Silt curtain: To ensure suspended sediment in the water column generated from the installation of the proposed piles does not migrate out of the work area, the applicant must install a silt containment boom.

Authority: Land Use Code 20.25E.080.B
Reviewer: Kevin LeClair, Land Use

8. Sewer Lake Line Protection: To ensure protection of the sanitary sewer line in the vicinity of the proposed pier, the applicant is required to locate the underground sewer line, depict it on the project plans, and protect it from damage by maintain at least a five foot separation between the sewer line and all improvements.

Authority: Sanitary Sewer Engineering Standards, January 2011
Reviewer: Mark Frazier, Utilities

ENVIRONMENTAL CHECKLIST

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

Bellevue File
11-114907-WG

Property Owner: **Phani K. Vaddadi and Seeta Vaddadi**

Proponent: **Gregory W. Ashley - Ashley Shoreline Design & Permitting**

Reviewed by:
Kevin LeClair

Contact Person: **Gregory W. Ashley - Ashley Shoreline Design & Permitting**
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: **16412 NE 10th Pl.**
Bellevue, WA 98008-3707
Phone: **(425) 957-9381**

Proposal Title: **Vaddadi pier & boatlift**

Proposed Location: **3026 W Lk. Samm. Pkwy. SE**
(Street address and nearest cross street or intersection) Provide a legal description if available.

Please attach an 8 1/2" x 11" vicinity map that accurately locates the proposed site.

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

General description: **Build new 479 SF fixed pile pier and install a free standing portable boatlift.**

1. Acreage of site: **31,000 SF**
2. Number of dwelling units/buildings to be demolished: **None, does not apply**
3. Number of dwelling units/buildings to be constructed: **None, does not apply**
4. Square footage of buildings to be demolished: **None, does not apply**
5. Square footage of buildings to be constructed: **None, does not apply**
6. Quantity of earth movement (in cubic yards): **None, does not apply**
7. Proposed land use: **Private single-family residence**
8. Design features, including building height, number of stories and proposed exterior materials: **Does not apply**

REVIEWED

By Kevin LeClair at 12:39 pm, Jun 09, 2011

9. Other: **Does not apply**

Estimated date of completion of the proposed timing of phasing: **Construction to be carried out during the timing window of July 16 through Dec. 31**

Do you have any plans for future additions, expansions, or further activity related or connected with this proposal? If yes, explain. **No**

List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. **A shoreline planting plan (SPP) to be prepared by EcoPacific Environmental Services**

Do you know whether applications are pending for government approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known? **No**

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

A single-family addition building permit is required for dock construction

- Shoreline Management Permit
Site Plan

A - ENVIRONMENTAL ELEMENTS

1. EARTH

a. General description of the site (circle one): flat; rolling; hilly; steep slopes; mountainous; other:

b. What is the steepest slope on the site (approximately percent slope)? **< 1%**

REVIEWED
By Kevin LeClair at 12:39 pm, Jun 09, 2011

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.

Sand & gravel

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

No

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

None, does not apply

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

No, does not apply

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

None, does not apply

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

None, does not apply

A sediment curtain will be required around the work area during dock construction to prevent suspended sediment from leaving work area per BCC 23.76

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.

None, does not apply

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

No, does not apply

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

None, does not apply

3. **WATER**

a. **Surface**

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Yes, Lake Sammamish

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.

Yes, build new pier and install boatlift.

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

None, does not apply

4) Will the proposal required surface water withdrawals or diversions? Give general description,

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purpose and approximate quantities if known.
No, does not apply

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

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, does not apply

b. Ground

1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximately quantities if known.
No, does not apply

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, agriculture; etc.).
None, does not apply

3) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.
None, does not apply

c. Water Runoff (including storm water)

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow? Will this water flow into other waters? If so, describe.
None, does not apply

2) Could waste materials enter ground or surface waters? If so, generally describe.
No, does not apply

A turbidity monitoring plan will be required in advance of the building permit and turbidity will be monitored during construction.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:
None, does not apply

A sediment curtain will be required around the work area during dock construction to prevent suspended sediment from leaving work area per BCC 23.76

4. PLANTS

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

Deciduous tree: Alder, Maple, Aspen, other

Evergreen tree: Fir, Cedar, Pine, other

Shrubs

Grass

Pasture

Crop or grain

There is a willow shrub at the shoreline/water interface that will remain.

Wet soil plants: Cattail, Buttercup, Bulrush, Skunk Cabbage, other

Water plants: Water Lily, Eelgrass, Milfoil, other

Other types of vegetation

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- b. What kind and amount of vegetation will be removed or altered?
None
- c. List threatened or endangered species known to be on or near the site.
Salmon
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
Native vegetation to be planted along the shore. Scope of planting to be determined by EcoPacific Environmental Services

5. **ANIMALS**

- a. Check or circle any birds and animals which have been observed on or near the site or are known to be on or near the site:
 - Birds:** Hawk, Heron, Eagle, Songbirds, other: Eagles utilize the lakeshore for foraging. No nests are in the vicinity.
 - 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.
Salmon
- c. Is the site part of a migration route? If so, explain
Possibly a Salmon outmigration rout
- d. Proposed measures to preserve or enhance wildlife, if any:
Adhere to all regulations and guidelines

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.
None, does not apply
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
No, does not apply
- 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:
None, does not apply

7. **ENVIRONMENTAL HEALTH**

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.
No
 - 1) Describe special emergency services that might be required.
None, does not apply

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- 2) Proposed measures to reduce or control environmental health hazards, if any:
None, does not apply

b. **Noise**

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

None, does not apply

- 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.

Construction, Monday through Friday, 8:00 A.M. to 4:30 P.M.

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

Limit time of construction to M-F, 8:00 A.M to 4:30 P.M.

Sound attenuation devices shall be used during pile driving to minimize negative impacts.

8. **LAND USE AND SHORELINE USE**

- a. What is the current use of the site and adjacent properties?
Private single-family residence
- b. Has the site been used for agriculture? If so, describe.
No
- c. Describe any structures on the site.
Private single-family residence
- d. Will any structures be demolished? If so, what?
No
- e. What is the current zoning designation of the site?
R-5
- f. What is the current comprehensive plan designation of the site?
- g. If applicable, what is the current Shoreline Master Program designation of the site (check with City Planning staff)?
- h. Has any part of the site been classified an "environmentally sensitive" area? If so, specify.
Yes, the shoreline
- i. Approximately how many people would reside or work in the completed project?
None, does not apply
- j. Approximately how many people would the completed project displace?
None, does not apply
- k. Proposed measures to avoid or reduce displacement impacts, if any?
None, does not apply
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
Adhere to all regulations and guidelines

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9. **HOUSING**

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
None, does not apply
- b. Approximately how many units, if any, would be eliminated? Indicate whether high-, middle-, or low-income housing.
None, does not apply
- c. Proposed measures to reduce or control housing impacts, if any:
None, does not apply

10. **AESTHETICS**

- a. What is the tallest height of any proposed structures(s), not including antenna; what is the principal exterior building material(s) proposed?
Approximately 36" above the OHWM, wood
- b. What views in the immediate vicinity would be altered or obstructed?
None
- c. Proposed measures to reduce or control aesthetic impacts, if any:
None

11. **LIGHT AND GLARE**

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
None, does not apply
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
No, does not apply
- c. What existing off-site sources of light or glare may affect your proposal?
None, does not apply
- d. Proposed measures to reduce or control light and glare impacts, if any:
None, does not apply

No dock lighting is proposed. No canopy is proposed over the boatlift.
--

12. **RECREATION**

- a. What designated and informal recreational opportunities are in the immediate vicinity?
Water sports
- b. Would the proposed project displace any existing recreational uses? If so, describe.
No
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project of applicant, if any:
None

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By Kevin LeClair at 12:46 pm, Jun 09, 2011

13. HISTORICAL 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.
None known
- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.
None known
- c. Proposed measures to reduce or control impacts, if any:
None

14. TRANSPORTATION

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on-site plans, if any.
Does not apply
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
Does not apply
- c. How many parking spaces would the completed project have? How many would the project eliminate?
None, does not apply
- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).
No, does not apply
- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
No, does not apply
- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.
None, does not apply
- g. Proposed measures to reduce or control transportation impacts, if any:
None, does not apply

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, does not apply
- b. Proposed measures to reduce or control direct impacts on public services, if any.
None, does not apply

16. UTILITIES

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.
Does not apply

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- 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.
None, does not apply

SIGNATURE

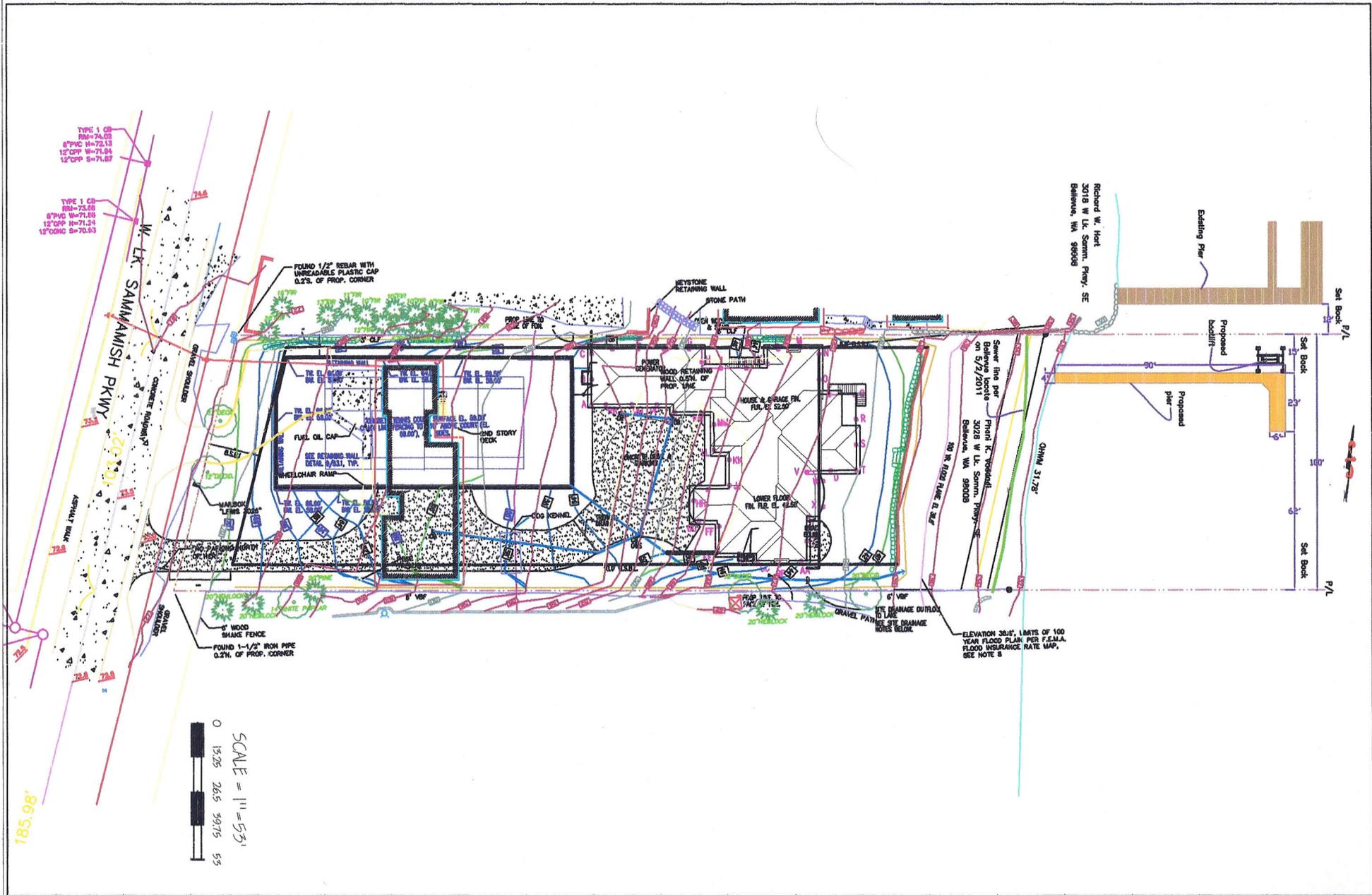
The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:  _____

Date Submitted: 6/3/2011

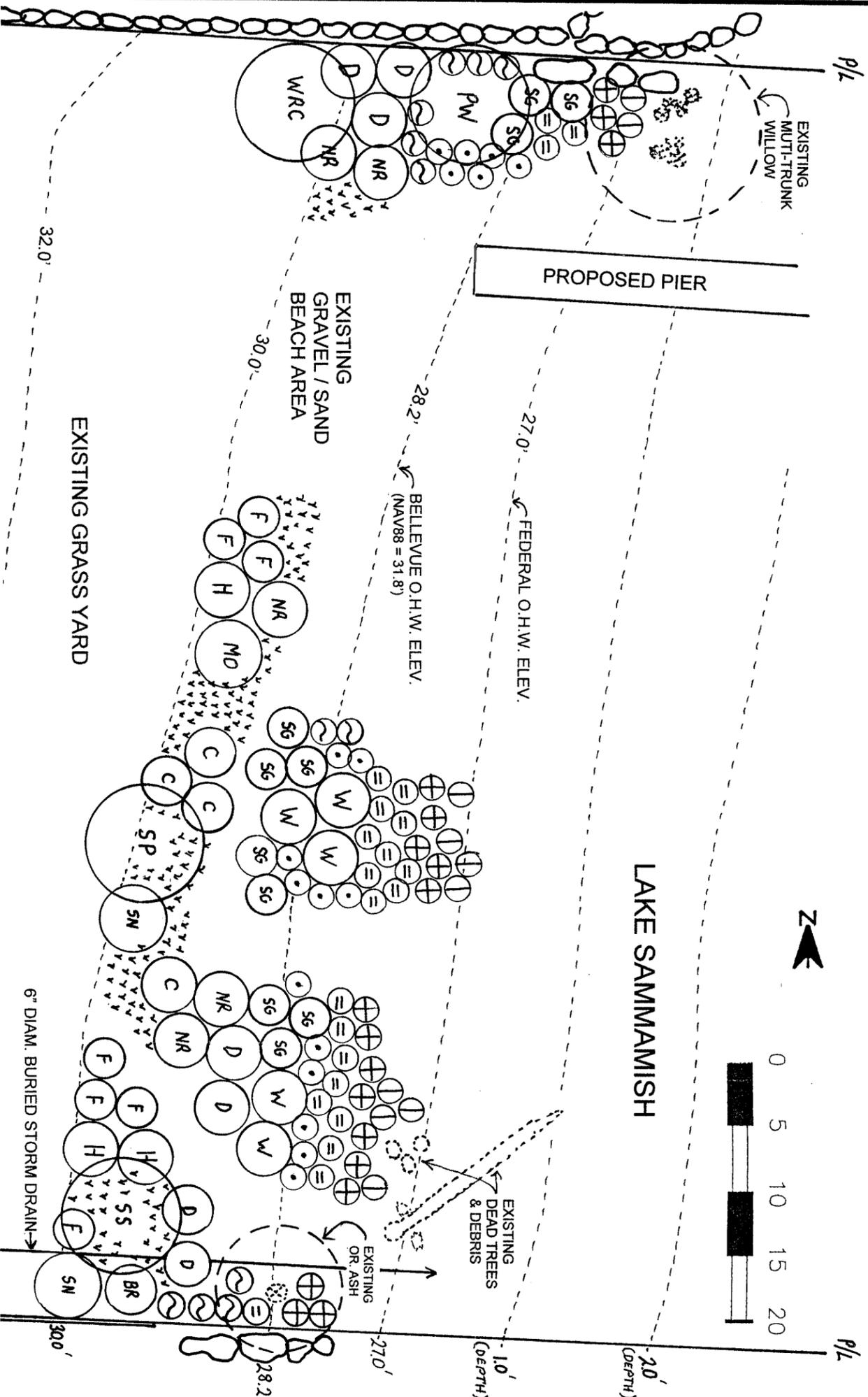
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By Kevin LeClair at 12:46 pm, Jun 09, 2011



SCALE = 1" = 55'
 0 15.25 26.5 39.75 55

SHORELINE PROJECT FOR : PAGE: 2 of 3	Phani K. Vaddadi 3026 W L. Samm. Pkwy. SE Bellevue, WA 98008	LOCATION: Lake Sammamish DATUM: NAVD 1988 LAT: 47° 34' 58" North LONG: 122° 06' 40" West LENGTH FROM OHWM: 90' SQ. FT. : 579	PROJECT DESCRIPTION: Build new fixed pile pier & install free standing portable boatlift DATE: 5/29/2011
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PROPOSED REVEGETATION
(>1,000 SQ. FT. NEW NATIVE PLANTINGS)

SHORELINE PLANT SCHEDULE - Vaddadi Residence

Sym.	Qty.	Scientific Name / Common Name	Cond.	Size	Spacing
WRC	1	Thuja plicata / Western red cedar	5 gal.	6-8'	as shown
SS	1	Picea sitchensis / Sitka spruce	5 gal.	6-8'	as shown
SP	1	Pinus contorta var. contorta / Shore pine	5 gal.	6-8'	as shown
PW	1	Salix lasiandra / Pacific willow	5 gal.	6-8'	as shown

Sym	Qty	Scientific Name / Common Name	Cond.	Size	Spacing
W	5	Salixitchensis / Sitka willow	cutting	4'	as shown (3/symbol)
D	7	Cornus sericea / Red osier dogwood	cutting	3-4'	4' o.c. (3/symbol)
SN	2	Snowberry / Symphoricarpos albus	2 gal.	30-36"	as shown
MO	1	Philadelphus lewisii / Mock orange	2 gal.	30-36"	as shown
BR	1	Rosa gymnocarpa / Baldhip rose	2 gal.	30-36"	as shown
NR	5	Rosa nutkana / Nootka rose	2 gal.	30-36"	as shown
C	4	Ribes sanguineum / Red-flowering currant	2 gal.	30-36"	3' o.c.
H	3	Vaccinium ovatum / Evergreen huckleberry	2 gal.	30-36"	as shown
SG	11	Myrica gale / Sweet gale	1 gal.	12-18"	as shown
F	7	Polystichum munitum / Sword fern	1 gal.	8-12"	as shown
	70-75 (total)	Mixture (roughly equal numbers) of: Fragaria chiloensis / Wild strawberry; Sisyrinchium idahoensis / Blue-eyed grass; Sisyrinchium californicum / Golden-eyed grass	4" pot	2-4"	1' o.c.
	12(48)	Juncus effusus / Common rush	plugs	8-10"	1.5' o.c. (4/symbol)
	18(72)	Carex obnupta / Slough sedge	plugs	8-10"	1.5' o.c. (4/symbol)
	22(88)	Juncus ensifolius / Daggerleaf rush	plugs	8-10"	1.5' o.c. (4/symbol)
	18(72)	S. microcarpus / Sm. fruited bulrush	plugs	10"	1.5' o.c. (4/symbol)
	10(40)	Scirpus acutus / Hardstem bulrush	plugs	10"	1.5' o.c. (4/symbol)

Vertical Datum: 1929 NGVD (Bellevue/NAV88 -3.58)
Topography: D.R. Strong Consulting Engineers (10/26/2010)
Bathymetry: EcoPacific Environmental Services (3/17/2011)

SHORELINE PLANTING PLAN (FOR AGENCY REVIEW)
Vaddadi Pier Project - 3026 W. Lake Samm. Parkway SE, Bellevue, WA

SCALE: 1" = 10'	APPROVED BY:	DRAWN BY T.M.
DATE: 05/16/11		REVISED 05/26/11

EcoPacific Environmental Services
9215 156th Place NE Redmond, WA 98052
Phone (425) 417-3785 Email: ecopacific@seanet.com

JUN 09 2011

EcoPacific

DRAWING NUMBER
Pier SHEET 1 of 2

SHORELINE PLANTING PLAN (SPP) NOTES AND SPECIFICATIONS (05/26/2011)

Objectives

The purpose of the SPP is to make environmental and aesthetic improvements on 100 feet of Lake Sammamish shoreline at 3026 West Lake Sammamish Parkway SE in Bellevue, WA. These improvements are intended to act as impact reduction and conservation measures for a proposal to construct a new residential recreational pier at the site. The SPP involves removal of non-native and invasive plants and replacement with over 1,000 sq. feet. of native shoreline species. New plantings include a mix of riparian trees, shrubs, groundcover, and emergents.

Primary environmental benefits of the SPP are as follows:

- Provide a natural buffer (runoff treatment and wildlife habitat) between the property and the lake.
- Increase shading of the shallow littoral fringe with overhanging vegetation.
- Increase inputs of leaf litter, small woody debris, and detritus to the lake.
- Increase allochthonous inputs of insects to the lake.

Responsibilities

Landscape planting elements (plant removal and replacement) shall be implemented by a landscape contractor experienced with shoreline planting projects. Overall supervision of the SPP shall be carried out by the owner or a designated restoration ecologist (e.g. EcoPacific). Upon installation of new plantings, the site shall be inspected by the consulting ecologist and the SPP adjusted as necessary. The ecologist shall also be responsible for completion of routine site monitoring reports.

In the event the property is sold, the owner/seller shall ensure this SPP and all associated requirements are fully disclosed in the Washington Seller Disclosure Statement (Form 17). Thus, all owner responsibilities would be passed on to the buyer/new owner.

Landscape Planting Procedure

1. Install reinforced silt fencing along all portions of the shoreline to be disturbed. The fence shall be located at least 2' inland of the water's edge (at time of construction) and remain in place until landward plantings are installed and exposed soil areas are stabilized.
2. All non-native and invasive vegetation in the new planting areas shall be removed (without use of herbicides) for offsite disposal. Care shall be taken to prevent invasive plant material from entering the lake.
3. Digging of planting holes should not result in the need for importing topsoil. If a small amount of imported soil is required, it shall be aged, weed free, and contain 10-20% organic matter by volume. Where possible, native soil shall be used for backfilling the bottom half of planting holes. Any compacted soils in the planting area shall be loosened.
4. Install plantings as per Sheet 1, preferably during the fall (Oct. 15 – Dec. 15) or a frost-free period within the dormant season (Nov.-March). Bare root specimens may be used during the dormant season if properly handled. Container or balled-in burlap specimens shall be used for planting during the growing season.
5. Plant materials shall be local genetic stock (western WA), healthy, bushy, and true to size, name, and variety (nomenclature from *Flora of the Pacific Northwest* by Hitchcock and Cronquist, UW Press, 1973 and/or *A Field Guide to the Common Wetland Plants of Western Washington & Northwestern Oregon*, ed. Sarah Spear Cooke, Seattle Audubon Society, 1997). All plants shall be free of damage and disease and shall be habituated to local outdoor conditions. Plants in leaf shall be well foliated and of good color. Root systems shall be fibrous and free of dead or tightly balled roots.
6. Cuttings shall only be planted from Dec. through March. In other months, live rooted or container saplings shall be substituted. Cuttings shall be at least .5" in diameter and have a minimum of 4 lateral buds above ground after planting. Cuttings must be fresh (<24 hrs. from cutting), kept moist, and have side branches cleanly removed and bark intact. Butt ends shall be cleanly cut at an angle for easy insertion and dipped in a plant rooting hormone prior to planting. A pilot hole of at least 18" shall be made prior to planting in dense and gravelly soils. Cuttings shall be inserted to a depth of at least 18", leaving a minimum of 30" extending above ground.
7. Plant spacing for listed species shall be somewhat random (naturalistic) and not in a regular grid pattern. On-center spacing in the plant list indicates the "average" spacing distance. Where groundcover species mixtures are specified, conspecifics should be planted in clusters of >5 plants to facilitate easy identification and weeding.

8. Where possible, emergent plugs shall be planted above the current level of lake inundation. If in-water planting is attempted, protective measures must be used to ensure the plugs are not destroyed by wave action and stems (if plant is non-dormant) must extend above the water surface by at least 6". Plugs shall have healthy rhizomes and tops and apparent growing buds. Weeds in the plugs shall be removed by hand. Leaves and stems shall be clipped a small amount prior to planting to encourage root production.

9. Install a biodegradable, non-floating erosion control material such as a coir blanket in all areas of exposed soil from 28' to 31' NGVD elevation. Use 6" sod stakes on 1.5' centers. Holes will be cut as necessary in this fabric to accommodate new plantings.

10. A 4" layer of wood chip mulch (not sawdust or coarse hog fuel) shall be placed around the base of each tree (36" diameter ring) and shrub (12" diameter ring) for erosion, weed control, and moisture retention. This only applies to plantings above 29' NGVD.

11. Temporary fencing, mesh cylinders, or plastic tree guards shall be installed around new vegetation susceptible to physical damage or feeding by animals such as dogs, beavers, geese, and ducks. The owner or consulting ecologist shall remove protective materials when appropriate (after one or two growing seasons).

12. The owner or landscape contractor shall have discretion to substitute alternative planting methods or materials (size, condition, spacing, etc.) following assessment of site-specific conditions. Substitution of different species, smaller size, or greater spacing shall not be allowed without prior approval of the consulting ecologist (e.g. EcoPacific). Substantive changes shall be recorded upon completion of work.

13. The landscape contractor shall guarantee survival of all plant materials for one growing season. However, he / she shall not be responsible for mortality or damage caused by high wave action, unusual inundation (above 28.2' NGVD), unavoidable destruction by animal pests, or lack of proper maintenance (see below).

Maintenance and Monitoring

Maintenance and monitoring shall be the responsibility of the owner and/or his designated representative. Performance goals for new plantings shall be 100% survival for the first year and 80% survival (or native understory aerial cover) in subsequent years. Ongoing maintenance and monitoring shall include the following:

- Care not to use chemical pesticides or phosphorus (P) fertilizer in the shoreline planting area. If fertilizer is required, it shall be used at least one year after planting and should be a P-free, organic formulation such as "Lake Whatcom Blend" (Whatcom Farmers Coop.) or Scott's "Turf Builder - Phosphorus Free".
- Regular watering with care not to over water and cause soil erosion. The watering protocol shall provide a minimum of 1-inch of water a week to installed plantings from July 1 to October 15 during the first two years following plant installation. Irrigation rates shall be increased as necessary during periods of prolonged hot, dry weather to prevent plant mortality. Once plants are established (after two full growing seasons), little or no watering should be required.
- Weeding (at least twice yearly) to remove non-native and invasive species (aerial cover shall not exceed 15%). Over the long term, allow natural colonization of other native species if such growth is not highly invasive. Native volunteer species may count towards performance standards.
- Regular inspection and repair of erosion control materials and wildlife protection features until they are no longer needed.
- Replacement of plants as required once the obligation of the landscape contractor is over. The site is known to be subject to occasional unusual high wave action. If this results in repeated destruction of low elevation plantings (i.e., emergents), the owner / ecologist can discontinue replacement planting at his /her discretion and note this in the monitoring record.
- Submission of a "Status Report for Impact Reduction Construction" within one year of USACE permit issuance (see *Appendix D of Proposed USACE Regional General Permit 3, March 2005*).
- Submission of a "Mitigation Planting Monitoring Report" annually for five years following USACE acceptance of the "Status Report" (see *Appendix E of Proposed USACE Regional General Permit 3, March 2005*). Note: Clear photographs of the entire shoreline area shall be taken before work occurs, immediately after project installation, and at least once each year for five years.
- If there is difficulty meeting performance standards, a contingency plan will be developed by the consulting ecologist and implemented. Contingency plans can include, but are not limited to: soil amendment; additional plant installation; and plant substitutions of type, size, quantity, and location.
- During the monitoring period, the owner shall allow periodic site inspections by NMF/S/USACE or qualified individuals specified by these agencies. Agency monitors shall notify the applicant at least one week prior to the inspection.