City of Bellevue
Development Services Department
Land Use Staff Report

Proposal Name:	**Tyee Middle School**
Proposal Address:	13630 SE Allen Road
Proposal Description:	Application for a Critical Areas Land Use Permit to replace the existing dirt soccer field with an expanded synthetic turf field. Expansion of the field requires modification of the western edge of the steep slope and stream buffers via a critical areas study.
File Number:	11-13630-LO
Applicant:	Bellevue School District, #405
Decisions Included:	Critical Areas Land Use Permit (Process II. 20.30P)
Planner:	Antoinette Pratt, Senior Planner
State Environmental Policy Act Threshold Determination:	**Determination of Non-Significance Issued November 29, 2011, by Bellevue School District #405.**
Director's Decision:	**Approval with Conditions** **Michael A. Brennan, Director** Development Services Department By: Carol V Helland Carol V. Helland, Land Use Director

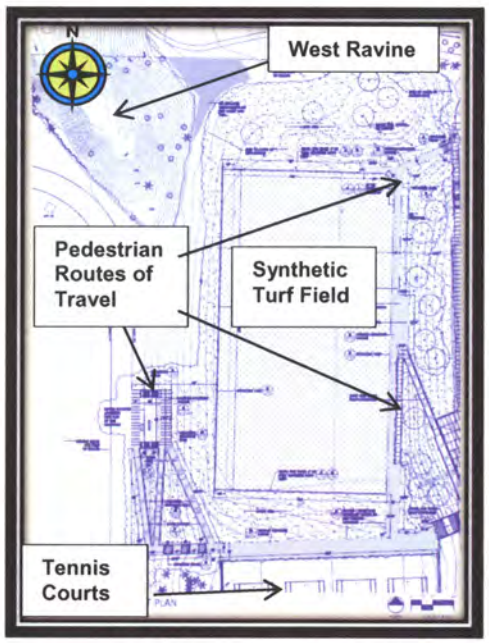
Application Date:	November 17, 2011
Notice of Application Publication:	December 1, 2011
Decision Publication Date:	February 2, 2012
Appeal Deadline:	February 16, 2012

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

I. PROPOSAL DESCRIPTION

The Bellevue School District (BSD) requests a Critical Areas Land Use Permit (CALUP) in order to reduce the prescribed 50-foot critical area buffers from Sunset Creek which is classified as a Type F or fish bearing stream and the 50-foot buffer required for steep slopes. Land Use Code (LUC) 20.25H.075.C.1 and LUC 20.25H.120.C.1.b prescribes a 50-foot critical area buffer from the top of bank of this stream and steep slopes respectively. The request is to reduce the prescribed buffer areas by 2,143 square feet. LUC 20.25H.230 allows for the modification of a critical area buffer through a critical areas study. The critical areas study is a mechanism by which certain LUC requirements may be modified for a specific proposal.

Tyee Middle School is classified as an essential public facility per LUC 20.25H.055.B. This allows the BSD to construct within the critical area buffers as noted above by 2,143 square feet. The BSD has hired the Watershed Company to complete a mitigation plan to compensate for this encroachment. This study is intended to provide flexibility for sites where the expected critical areas functions and values are not present due to degraded conditions. The associated buffer for Sunset Creek is currently low functioning. Buffer functions are proposed to be improved with this application. See Section II.D for further discussion.



The BSD plans to replace the school's existing dirt soccer field with a new synthetic turf field. User groups from different athletic affiliations petitioned the District to upgrade the existing dirt field to synthetic to allow for year round use and improved safety conditions for players. This request was recently approved by the Bellevue School Board; hence, the submittal of this application.

Currently this site is under construction as the BSD is now in the process of building a new middle school facility. The City approved an Administrative Conditional Use approval (09-122385 LA) to demolish an existing 95,000 square foot school with exception of the existing 10,000 square foot community gymnasium. A two-story 117,900 square foot facility is proposed with building square footage totaling 127,900 square feet. End of construction is scheduled for August 2012. Approval of this application will allow the contractor to fold these improvements into the existing plans.

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

A. SITE DESCRIPTION

Tyee Middle School is bounded on three sides by public right-of-way at its north, east and southeast property boundaries: SE 40 Street, 138th Avenue SE, and SE Allen Road respectively. Additionally, all of the properties to the northeast and east are located within unincorporated King County. Therefore, the King County Department of Development and Environmental Services (DDES) sets the development standards for these areas.

This site is primarily surrounded by single-family residences that were generally constructed from the 1950's through 1990's. The homes tend to be two stories with rambler style homes as well. At the northwest corner of the site is the West Ravine as highlighted in red in the aerial. This ravine is adjacent to a parcel that is owned by the City of Bellevue's Utilities Department. Sunset Creek flows west from King County onto the Tyee campus through both piped and open channels as noted in green in the aerial. It is classified as a Type F stream that is fish bearing. It then crosses the existing private swim club (Edgebrook Club) property and is piped north into the Sunset Ravine.

B. ZONING

The subject site and surrounding properties are single-family residential with exception of a small pocket of R-15 zoning at the southern portion of this site. Nonresidential uses such as schools are permitted within the R-3.5 land use district.

C. LAND USE CONTEXT

Site topography is relatively level where the school is located. Slopes gradually decline from 138th Avenue SE to the school and then further slopes to the west past the existing football field. Towards the west property boundary the property rises west to the adjacent single-family residences. Overall site relief is approximately 55 feet. The majority of the elevation change occurs west and north of the school facility as it connects to the West Ravine with large pockets of 40 percent slopes located in this area.

D. CRITICAL AREAS FUNCTION AND VALUE, REGULATIONS

i. Streams and Riparian Areas

Most of the elements necessary for a healthy aquatic environment rely on a dynamic interaction between the stream and the adjacent riparian area. The closure of streams in pipes or culverts interrupts this relationship and severely degrades, if not completely eliminates the functions and values provided.

Riparian vegetation along stream banks mitigates the impacts of urbanization and supports healthy stream conditions. Riparian vegetation affects water temperature by providing shade to reduce solar exposure and regulate high ambient air temperatures, slowing or preventing increases in water temperature. The roots of riparian plants also hold soil and prevent erosion and sedimentation that may affect spawning success or other behaviors, such as feeding.

Both upland and wetland riparian areas reduce the effects of flood flows. Riparian areas and wetlands reduce and desynchronize peak crests and flow rates of floods. Upland and wetland areas can infiltrate flood flows, which in turn, are released to the stream as base flow.

Stream riparian areas, or buffers, can be a significant factor in determining the quality of wildlife habitat. For example, buffers comprised of native vegetation with multi-canopy structure, snags, and down logs provide habitat for the greatest range of

wildlife species. Vegetated riparian areas also provide a source of large woody debris that helps create and maintain diverse in-stream habitat, as well as create woody debris jams that store sediments and moderate flood velocities.

Sparsely vegetated or vegetated buffers with non-native species may not perform the needed functions of stream buffers. In cases where the buffer is not well vegetated, it is necessary to either increase the buffer width or require that the standard buffer width be restored or re-vegetated. Until the newly planted buffer is established the near term goals for buffer functions may not be attained.

Riparian areas often have shallow groundwater tables, as well as areas where groundwater and surface waters interact. Groundwater flows out of riparian wetlands, seeps, and springs to support stream base flows. Surface water flows in to riparian areas during floods or as direct precipitation, infiltrates into groundwater and is stored for later discharge to the stream.

ii. Geologic Hazard Areas

Geologic hazards pose a threat to the health and safety of citizens when commercial, residential, or industrial development is inappropriately sited in areas of significant hazard. Some geologic hazards can be reduced or mitigated by engineering, design, or modified construction practices. When technology cannot reduce risks to acceptable levels, building in geologically hazardous areas is best avoided (WAC 365-190). Steep slopes may serve several other functions and possess other values for the City and its residents. Several of Bellevue's remaining large blocks of forest are located in steep slope areas, providing habitat for a variety of wildlife species and important linkages between habitat areas in the City. These steep slope areas also act as conduits for groundwater, which drains from hillsides to provide a water source for the City's wetlands and stream systems. Vegetated steep slopes also provide a visual amenity in the City, providing a "green" backdrop for urbanized areas enhancing property values and buffering urban development.

iii. Habitat Associated with Species of Local Importance

Urbanization, the increase in human settlement density and associated intensification of land use, has a profound and lasting effect on the natural environment and wildlife habitat (McKinney 2002, Blair 2004, Marzluff 2005 Munns 2006), is a major cause of native species local extinctions (Czech et al 2000), and is likely to become the primary cause of extinctions in the coming century (Marzluff et al. 2001a). Cities are typically located along rivers, on coastlines, or near large bodies of water. The associated floodplains and riparian systems make up a relatively small percentage of land cover in the western United States, yet they provide habitat for rich wildlife communities (Knopf et al. 1988), which in turn provide a source for urban habitat patches or reserves. Consequently, urban areas can support rich wildlife communities. In fact, species richness peaks for some groups, including songbirds, at an intermediate level of development (Blair 1999, Marzluff 2005).Protected wild areas alone cannot be depended on to conserve wildlife species. Impacts from catastrophic events, environmental changes, and evolutionary processes (genetic drift, inbreeding, colonization) can be magnified when a taxonomic group or unit is confined to a specific area, and no one area or group of areas is likely to support the biological processes necessary to maintain biodiversity over a range of geographic scales (Shaughnessy and O'Neil 2001). As well, typological approaches to taxonomy or the use of indicators present the risk that evolutionary potential will be lost when depending on reserves for preservation (Rojas 2007). Urban habitat is a vital link in the process of wildlife conservation in the U.S.

Critical Areas Overlay District/Critical Area Land Use Permit

A CALUP is required to encroach into required stream and steep slope buffer areas.

III. CONSISTENCY WITH LAND USE CODE REQUIREMENTS:

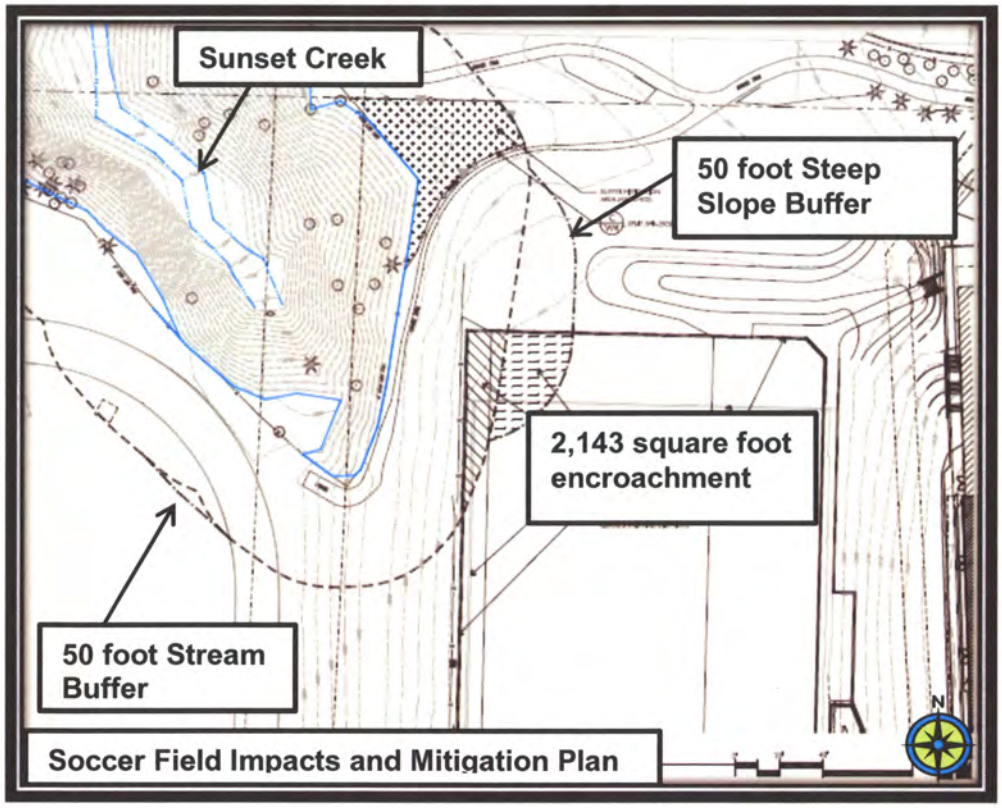
A. ZONING DISTRICT DIMENSIONAL REQUIREMENTS:

The dimensional standards of the R-3.5 land use district will be applicable to this proposal. Dimensional standards can be found in 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 existing field is smaller than the standard soccer field size; hence, the need for a regulation size sporting field. The proposed synthetic turf field will encroach into the required stream and steep slope buffers by 2,143 square feet. No direct stream or geological hazard area impacts will occur with this application. The new field will increase 32 feet in length and 4 feet in width at the north and west of the existing field boundaries. Logistically, the field could only be expanded to the north and west due to the presence of existing tennis courts to the south and topographic challenges to the east.



Soccer Field Impacts and Mitigation Plan

The following performance standard applies:

Critical Area	Stream and Geohazard
Performance Standards	20.25H.080 20.25H.125

C. Critical Areas Requirements LUC 20.25H.055:
Analysis of Technical Feasibility for New or Expanded Essential Public Facilities

Finding: RCW 36.70A.200 classifies public schools as an essential public facility which the LUC formally accepts per LUC 20.50.018, Definitions. As such, schools may be allowed in a critical area, critical area buffer or critical area structure setback. Applicants of such facilities must still provide analysis of critical area to be disturbed along with necessary mitigation for such encroachments.

D. LUC 20.25H.080: Performance Standards – Stream Performance Standards:
The performance standards for streams described in LUC 20.25H.080.A, will be met as a condition of approval of the subsequent clearing and grading permit to implement buffer area mitigation.

The performance standards for development on a site with a Type F stream, or an associated critical area buffer are being met as follows:

- A significant number of native plantings will be installed within the stream and steep slope buffers. Fencing along with plantings will limit pet and human use in these areas. (See sheets W3-W5).

E. LUC 20.25H.220: Mitigation and Restoration Plan requirements.

Previously, with the review of the Administrative Conditional Use Permit (09-122385 LA), the BSD hired the Watershed Company to conduct a stream delineation study for this site. See file for study dated April 7, 2009 along with additional addendums submitted November 9th, December 7th, 2009, and most recently November 7, 2011. Site reconnaissance was conducted on March 2, 2009, for wetland and fisheries assessments.

The Watershed Company noted that this site is located in the Mercer Slough Drainage Basin of the Cedar-Sammamish Watershed. Sunset creek is located on this site and flows through a series of buried culverts and open ditches. There are three segments of Sunset Creek on the Tyee property: an open channel adjacent to SE Allen road which then flows west into a culvert onto the Edgebrook Club, it then re-enters the site at the southwest corner adjacent to the existing athletic field where it flows freely before entering a buried culvert that flows north to the northwest corner of the site and into the Sunset Ravine which becomes open channel in this location. There are no wetlands landward of the top of the bank. Sunset Creek is classified by the LUC as Type F stream which generally requires a 50 foot buffer but is encroached upon already by the existing dirt field by 545 square feet (278 square feet in the stream buffer and 267 square feet in the steep slope buffer).

The applicant has proposed mitigation for the synthetic turf field by enhancing the top of bank (eastern edge) of the Sunset Ravine and placing it in a Native Growth Protection Area (NGPA) at a 1:1 ratio. Dense native plantings in the degraded buffer will improve buffer function overall.

Mitigation measures will include:

- Removal of all non-native and invasive weedy species within the buffer area.
- Native species will be placed in this area, i.e., paper birth, western red cedar, Douglas fir, vine maple, tall Oregon grape, red flowering currant, baldhip rose, snowberry, kinnikninnick, salal and sword fern.
- Placement of topsoil in all cleared and grubbed restoration/enhancement areas.
- Placement of 3 inches of mulch over all restored and enhanced areas.
- Installation of a split-rail fence around the on-site portion of the restored buffer area.
- All mitigation areas will be monitored for five years post construction. The monitoring report will include the goals of the mitigation plan, performance standards, monitoring methodology, the results of the monitoring, photographic documentation, and any contingency needed. See Section IX for related condition.

In sum, staff has reviewed and approved the critical areas study submitted by the Watershed Company.

F. Consistency With LUC 20.25H.080 and 20.25H.125

In compliance with 20.25H.230, the District submitted a geotech report from Associated Earth Sciences (AES), Inc. dated August 20, 2008, May 20, 2009, and most recently, an addendum completed February 1, 2010.

AES found that there are two areas of steep slope: one at the northwest ravine just north of the existing track and field and the other along the westerly property line. Both areas meet the definition of steep slope per LUC 20.25H.120.A.2. AES reviewed both slopes and found that the northwest ravine used to originally extend southward across the site. A drain was inserted into the ravine for a drainage culvert and filled to the existing site conditions. The slope at the westerly property line was created through past grading efforts to create the existing track and field. No slope failures or instabilities were observed by AES.

IV. PUBLIC NOTICE AND COMMENT

As of the date of this staff report, the City did receive a copy of public comments addressed to the Bellevue School District from Karen Walters, Watershed and Land Use Team Leader with the Muckleshoot Indian Tribe. Ms. Walter's stated that they have no concerns about the project as proposed. However, she did note that there are two existing partial barrier culverts on this site that should be replaced. She recommended that the District begin a planning process to repair these culverts.

V. SUMMARY OF TECHNICAL REVIEWS

A. CLEARING AND GRADING

The Clearing and Grading Division of the Development Services Department has reviewed and approved this application.

VI. STATE ENVIRONMENTAL POLICY ACT (SEPA)

The Bellevue School District is an agency with SEPA jurisdiction, which permits the District to complete its own environmental determinations. The District has chosen to exercise this right for this project. A Determination of Non-Significance (DNS) was issued on November 29,

2011, with an appeal period ending December 13, 2011. A copy of this DNS is located within the project file.

VII. DECISION CRITERIA

A. 20.30P.140 CRITICAL AREA LAND USE PERMIT DECISION CRITERIA

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

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

Finding: The applicant must obtain building and clearing and grading permits prior to construct the synthetic field, routes of travel, bleachers, etc. for this area. Upon review and approval of this permit, the applicant will submit for all ancillary permits.

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

Finding: The synthetic field will be placed in the same general vicinity as existing dirt field. The field will be expanded by 32 feet in length and 4 feet in width over the existing field. Again, this increase can only occur to the north and west due to the presence of the tennis courts to the south and topography to the east. Total intrusion into the buffer setbacks amounts to 2,143 square feet. The applicant proposes to compensate for this encroachment based upon mitigations listed in Section III.E (see above). Additionally, a temporary chain link fence is required to limit buffer impacts beyond which has been noted above. <u>See Section IX for related condition.</u>

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

Finding: As discussed in Section III of this report, the applicable performance standards of LUC 20.25H are being met.

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

Finding: The proposed activity will not affect public services or facilities.

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

Finding: The Watershed Company has proposed a mitigation plan for the synthetic field expansion. Staff has reviewed and approved the plantings noted on Sheet W3 of 5. Upon installation, staff will review for compliance with submitted plans.

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

Finding: As discussed in this report, the proposal complies with all other applicable requirements of the Land Use Code.

VIII. CONCLUSION AND DECISION

After conducting the various administrative reviews associated with this proposal, including Land Use Code consistency, City Code and Standard compliance reviews, the Director of Development Services Department does hereby **approve with conditions** the modifications of stream buffer to Sturtevant Creek. **Approval of this Critical Areas Land Use Permit does not constitute a permit for construction. A Clearing and Grading permit is required and all plans are subject to review for compliance with applicable City of Bellevue codes and standards.**

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

IX. CONDITIONS OF APPROVAL

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

Applicable Ordinances	Contact Person
Clearing and Grading Code- BCC 23.76	Janney Gwo, 425-452-6190
Land Use Code- BCC Title 20	Antoinette Pratt, 425-452-5374
Noise Control- BCC 9.18	Antoinette Pratt, 425-452-5374

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

1. **Building and Clearing/Grading Permits Required:** Approval of this Critical Areas Land Use Permit does not constitute an approval of a clearing and grading permit. Application for a clearing and grading permit must be submitted and approved prior to work commencing.

   Authority: LUC 20.30P.140
   Reviewer: Antoinette Pratt

2. **Mitigation Planting and Monitoring:** Mitigation planting shall be undertaken within the stream and steep slope buffers to mitigate for the impacts associated with the expansion of the synthetic turf field. The mitigation planting shall, at a minimum, contain the plants and quantities specified in the approved mitigation planting plans as prepared by the Watershed Company. The mitigation plantings shall be monitored for a period of five years, consistent with a monitoring plan approved pursuant to LUC 20.25H.210. A report on plan health, survival, and maintenance activity shall be submitted every year for 5 years to verify that the plan is performing as proposed. Reports shall be submitted to the Development Services Department per Chapter 9, Monitoring Methods, pages 12 through 14, Critical Areas Report and Mitigation Plan.

   Authority: Land Use Code 20.30P.140
   Reviewer: Antoinette Pratt

3. **Land Use Inspection:** Following installation of planting the applicant shall contact Land Use staff to inspect the planting area as part of the clearing and grading permit process.

   Authority: LUC 20.30P.140
   Reviewer: Antoinette Pratt

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: Antoinette Pratt

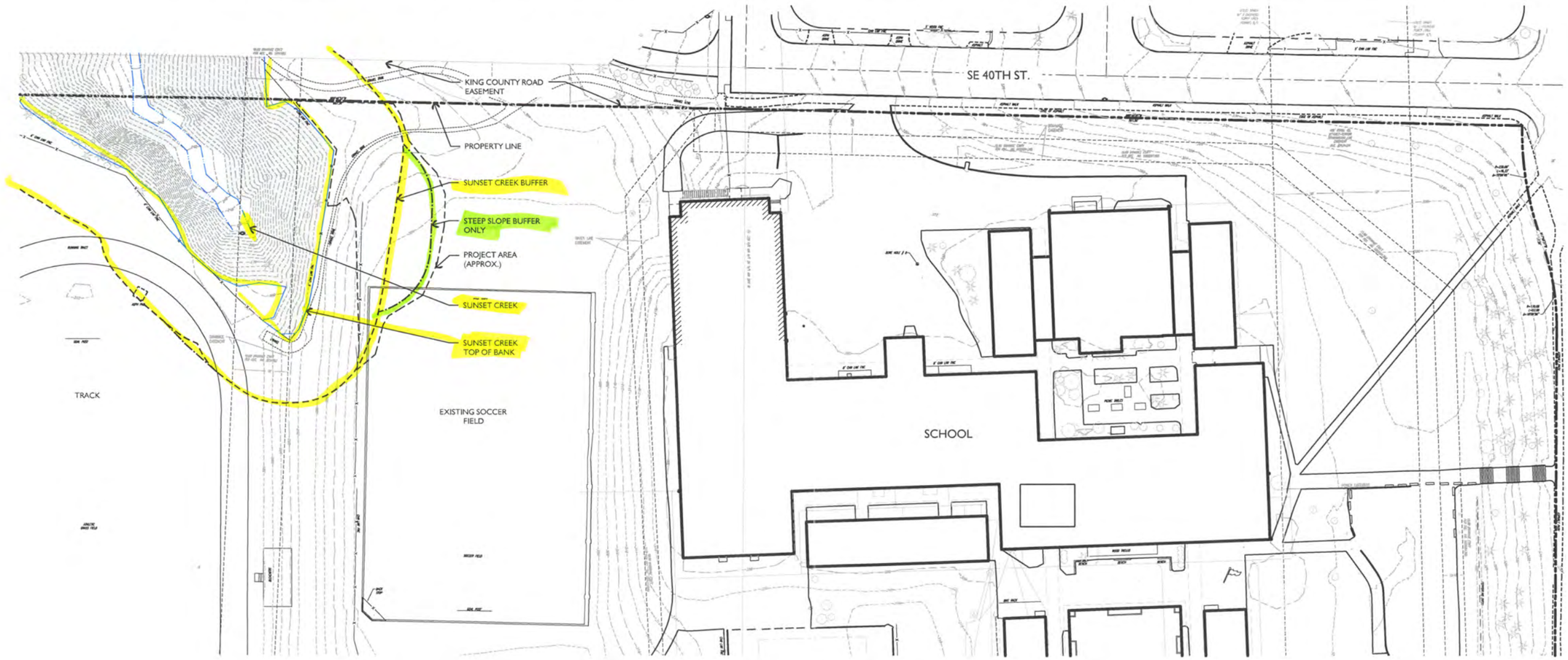
5. **Chain Link Fence:** A temporary, 6-foot chain link fence is required to limit construction activities adjacent to the proposed synthetic field. This fence shall be erected prior to the issuance of clearing and grading and building permits. Furthermore, a site inspection from City staff shall take place prior to the start of construction activities.

   Authority: LUC 20.20.520.E.2.a
   Reviewer: Antoinette Pratt, (425) 452-5374

ATTACHMENTS

Project Plans

TYEE MIDDLE SCHOOL: SOCCER FIELD MITIGATION PLAN



EXISTING CONDITIONS

SCALE: 1" = 40'-0"

0' 40' 80' 160'

VICINITY MAPS

PLAN LEGEND

- SUNSET CREEK
- SUNSET CREEK TOP OF BANK
- STEEP SLOPE
- SUNSET CREEK BUFFER
- STEEP SLOPE BUFFER

CONTACTS

CLIENT:	**TYEE MIDDLE SCHOOL**
CONTACT:	JIM O' MALLEY
SITE ADDRESS:	13630 SE ALLEN RD BELLEVUE, WA 98005
PROJECT CONSULTANT:	**THE WATERSHED COMPANY**
ADDRESS:	750 6TH ST S KIRKLAND, WA 98033
CONTACT:	NELL LUND, PROJECT MGR.
PHONE NUMBER:	425-822-5242

SHEET INDEX

W1 EXISTING CONDITIONS
W2 SOCCER FIELD IMPACTS AND MITIGATION PLAN
W3 PLANTING PLAN
W4 PLANT INSTALLATION SPECIFICATIONS & PLAN DETAILS
W5 MITIGATION PLAN NOTES

Received
NOV 17 2011
Permit Processing

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www.watershedco.com
Science & Design

TYEE MIDDLE SCHOOL
SOCCER FIELD MITIGATION PLAN
PREPARED FOR: JIM O' MALLEY
BELLEVUE SCHOOL DIST. #405
13630 SE ALLEN ROAD
BELLEVUE, WA 98005

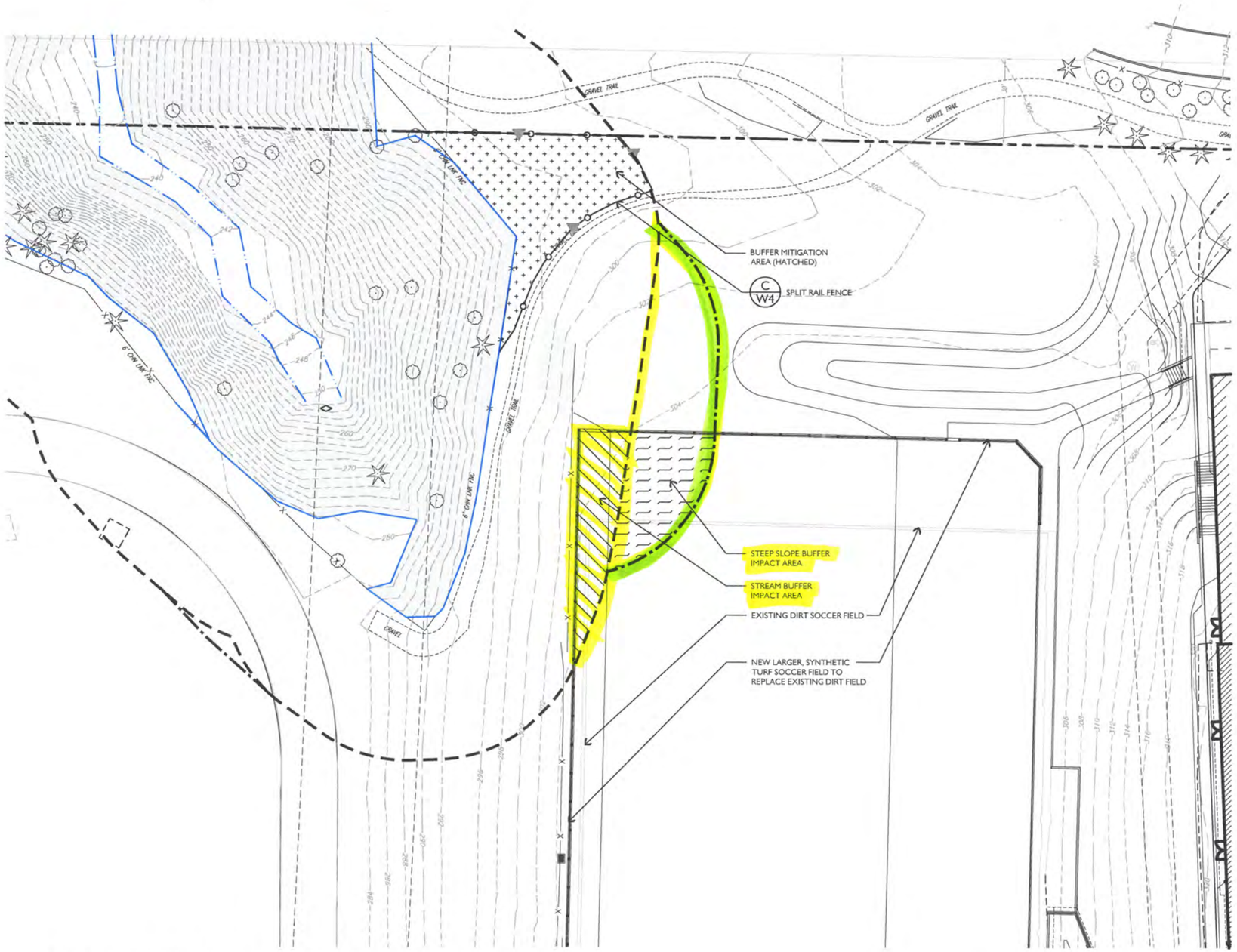
SUBMITTALS & REVISIONS

NO.	DATE	DESCRIPTION	BY
1	11-4-11	REVIEW SET	

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

PROJECT MANAGER: NL
DESIGNED: CL,NL
DRAFTED: CL
CHECKED: NL,MG,HM
JOB NUMBER: 090310
SHEET NUMBER: W1 OF 5

DATE 11/7/2011 | PRINTED BY COURTNEY LANDOLL | FILENAME 090310-SOCCER FIELD PMT.DWG



PLAN LEGEND

- SUNSET CREEK
- SUNSET CREEK TOP OF BANK
- STEEP SLOPE
- SUNSET CREEK BUFFER
- STEEP SLOPE BUFFER

IMPACTS AND MITIGATION LEGEND

	STREAM BUFFER IMPACT AREA	985 SF
	STEEP SLOPE BUFFER IMPACT AREA	1,158 SF
	TOTAL IMPACTS	**2,143 SF**
	MITIGATION AREA (1:1 MITIGATION TO IMPACT RATIO)	**2,143 SF**
	NGPE FENCE WITH 3 SIGNS (175 LF)	C W4

SOCCER FIELD IMPACTS AND MITIGATION PLAN

SCALE: 1" = 20'-0"

0' 20' 40' 80'

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PROJECT MANAGER: NL
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DATE: 11/7/2011 | PRINTED BY: COURTNEY LANDOLL | FILENAME: 090310-SOCCER FIELD MIT.DWG

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PLANT SCHEDULE

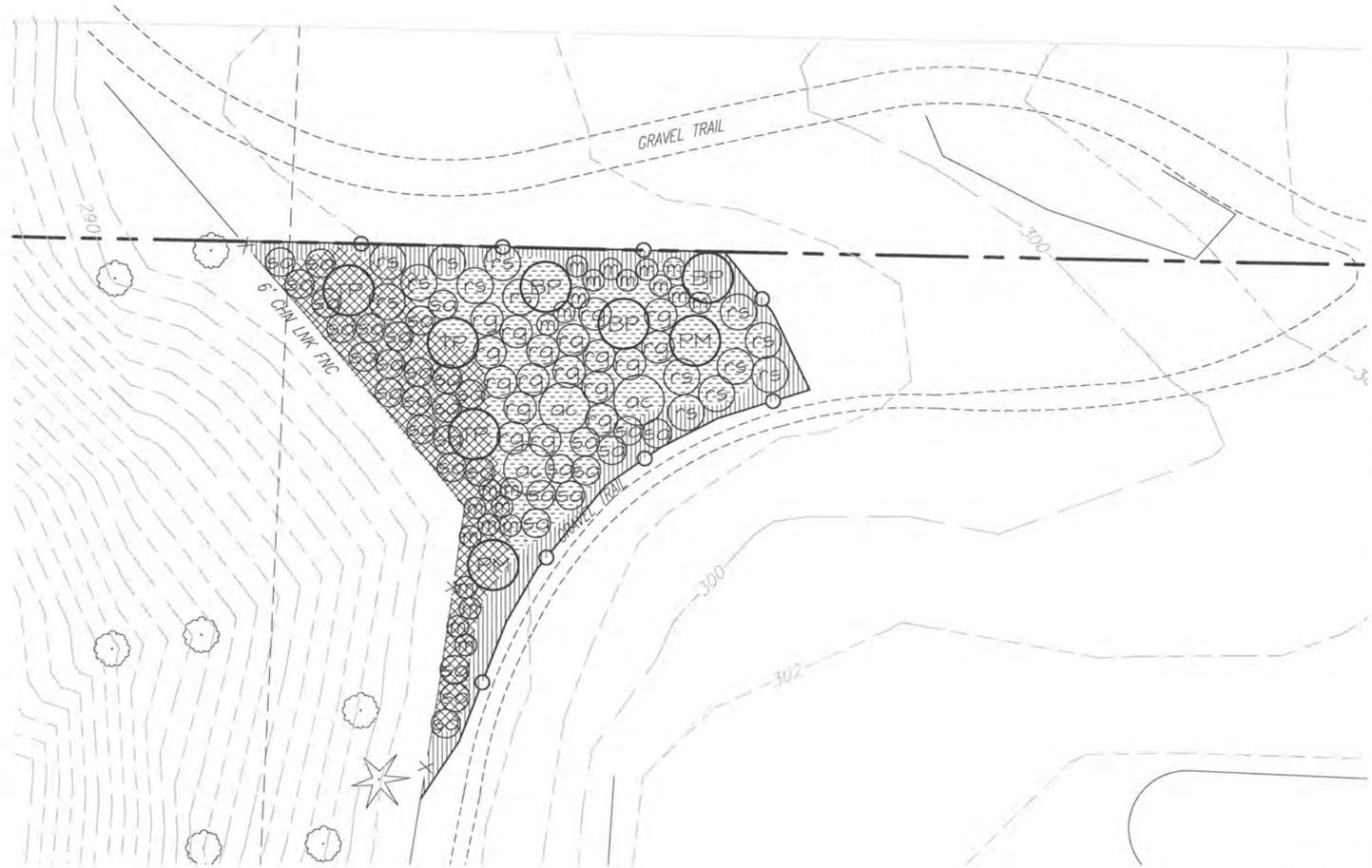
TREES	PLANT SPECIES	QTY.	SIZE
BP	BETULA PAPYRIFERA PAPER BIRCH	3	2 GAL.
TP	THUJA PLICATA WESTERN RED CEDAR	3	2 GAL.
PM	PSEUDOTSUGA MENZIESSII DOUGLAS FIR	2	2 GAL.
SHRUBS			
ac	ACER CIRCINATUM VINE MAPLE	3	1 GAL.
m	MAHONIA AQUIFOLIUM TALL OREGON GRAPE	23	1 GAL.
rs	RIBES SANGUINEUM RED FLOWERING CURRANT	14	1 GAL.
rg	ROSA GYMNOCARPA BALDHIP ROSE	18	1 GAL.
sg	SYMPHORICARPOS ALBUS SNOWBERRY	33	1 GAL.
GROUNDCOVER AND PERENNIALS			
	ARCTOSTAPHYLOS UVA-URSI KINNIKINNICK	432	4 IN. POTS @ 12" O.C.
	GAULTHERIA SHALLON SALAL	92	1 GAL @ 30" O.C.
	POLYSTICHUM MUNITUM SWORD FERN	220	1 GAL @ 24" OC

* SEE PLANTING DETAILS AND PLANTING SPECIFICATIONS ON SHEET W4.

GENERAL PLANTING NOTES

(REFER TO MITIGATION PLAN NOTES ON SHEET W5 FOR ADDITIONAL INFORMATION)

1. NATIVE PLANT INSTALLATION SHALL OCCUR BETWEEN OCTOBER 15TH AND DECEMBER 15TH DURING FROST-FREE PERIODS ONLY.
2. LOOSEN ANY COMPACTED SOILS AND AMEND EXISTING TOPSOIL IN THE PLANTING AREA, BEING CAREFUL NOT TO ROTOTILL WITHIN THE DRIP LINE OF EXISTING TREES. REFER TO MITIGATION PLAN NOTES ON SHEET W5 UNDER WORK SEQUENCE FOR DETAILED INFORMATION ON SOIL DECOMPACTION AND AMENDMENT.
3. LOCATE ALL EXISTING UTILITIES AND PROPOSED UTILITIES WITHIN THE LIMIT OF WORK. NO TREES SHALL BE PLANTED WITHIN 8 FEET OF UNDERGROUND UTILITY LINES. THE CONTRACTOR IS RESPONSIBLE FOR ANY UTILITY DAMAGE AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
4. LAYOUT PLANT MATERIAL PER PLAN FOR INSPECTION BY THE RESTORATION CONSULTANT. PLANT SUBSTITUTIONS WILL NOT BE ALLOWED WITHOUT THE APPROVAL OF THE RESTORATION CONSULTANT.
5. INSTALL PLANTS PER PLANTING DETAILS.
6. WATER EACH PLANT THOROUGHLY TO REMOVE AIR POCKETS.
7. ONE YEAR AFTER INITIAL PLANT INSTALLATION, APPLY ORGANIC, SLOW-RELEASE, PHOSPHORUS FREE FERTILIZER.
8. 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 WARRANTIED AND MAINTAINED FOR A PERIOD OF ONE YEAR FOLLOWING FINAL OWNER ACCEPTANCE.



PLANTING PLAN

SCALE: 1" = 10'-0"

0' 10' 20' 40'

THE WATERSHED COMPANY

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13630 SE ALLEN ROAD
BELLEVUE, WA 98005

SUBMITTALS & REVISIONS

NO.	DATE	DESCRIPTION	BY
1	11-4-11	REVIEW SET	

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

PROJECT MANAGER: NL
DESIGNED: CL,NL
DRAFTED: CL
CHECKED: NL,MG,HM
JOB NUMBER: 090310
SHEET NUMBER: W3 OF 5

DATE: 11/17/2011 | PRINTED BY: COURTNEY LANDOLL | FILENAME: 090310-SOCCER FIELD MIT.DWG

Received
NOV 17 2011
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GENERAL NOTES

QUALITY ASSURANCE
1. PLANTS SHALL MEET OR EXCEED THE [illegible]CATIONS 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 LANDSCAPE ARCHITECT / 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 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 CONSULTANT MAY ELECT TO INSPECT PLANT MATERIALS AT THE PLACE OF GROWTH. AFTER INSPECTION AND ACCEPTANCE, THE 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
PLANTS MUST BE GUARANTEED TO BE TRUE TO SCIENTIFIC NAME AND SPECIFIED SIZE, AND TO BE HEALTHY AND CAPABLE OF VIGOROUS GROWTH.

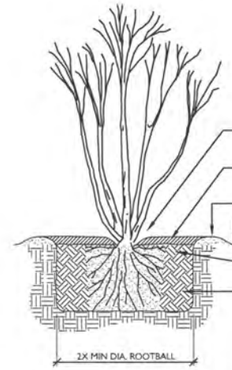
REPLACEMENT
1. PLANTS NOT FOUND MEETING ALL OF THE REQUIRED CONDITIONS MUST BE REMOVED FROM SITE AND REPLACED IMMEDIATELY AT THE CONSULTANT'S DISCRETION.
2. PLANTS NOT SURVIVING AFTER ONE YEAR TO BE REPLACED AT THE CONTRACTOR'S EXPENSE.

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 ON ACCOMPANYING PLANS.

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.



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

REMOVE FROM POT & ROUGH-UP ROOT BALL BEFORE INSTALLING. UNTANGLE AND STRAIGHTEN CIRCLING ROOTS - PRUNE IF NECESSARY. IF PLANT IS EXCEPTIONALLY ROOT-BOUND, DO NOT PLANT AND RETURN TO NURSERY FOR AN ACCEPTABLE ALTERNATIVE

4" MULCH LAYER. HOLD BACK MULCH FROM TRUNK/STEMS

3" MIN HT. WATER BASIN

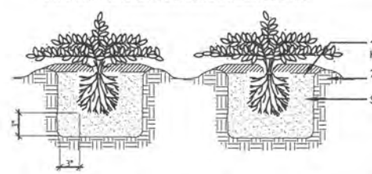
FINISH GRADE

SLOW RELEASE GRANULAR FERTILIZER, OSMOCOTE OR APPROVED EQUIV. (OUTSIDE OF O.H.W.M. ONLY) APPLIED ONE YEAR AFTER INITIAL PLANTING

REMOVE DEBRIS AND LARGE ROCKS AND BACKFILL WITH NATIVE SOIL. FIRM UP SOIL AROUND PLANT

A TREE & SHRUB PLANTING DETAIL
NTS

NOTES:
1. PLANT GROUNDCOVER AT SPECIFIED DISTANCE ON-CENTER (O.C.) USING TRIANGULAR SPACING, TYP.
2. LOOSEN SIDES AND BOTTOM OF PLANTING PIT AND REMOVE DEBRIS
3. LOOSEN ROOTBOUND PLANTS BEFORE INSTALLING
4. SOAK PIT BEFORE AND AFTER INSTALLING PLANT

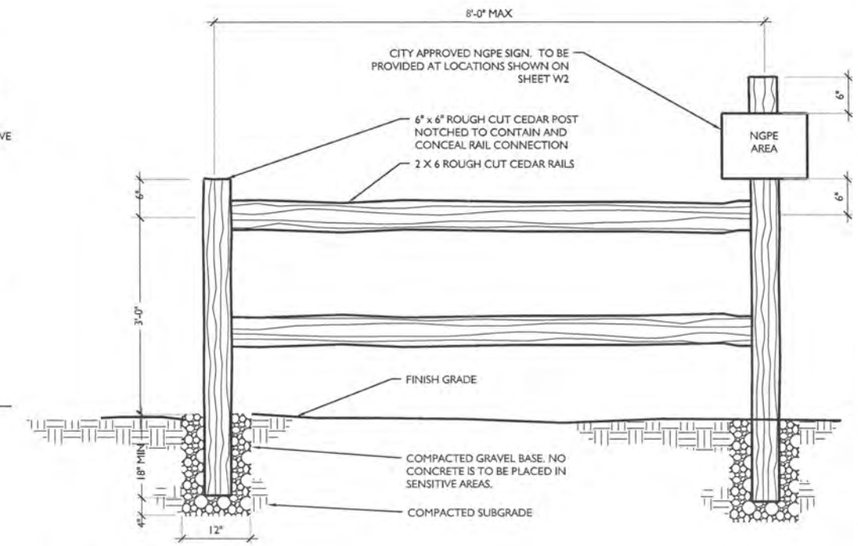


4" SPECIFIED MULCH LAYER, HOLD BACK FROM STEMS

2" HT. WATER BASIN; NATIVE SOIL OR MULCH

SOIL AMENTMENTS AS SPECIFIED

B GROUNDCOVER & PERENNIAL PLANTING DETAIL
NTS



C SPLIT RAIL FENCE DETAIL
NTS

PLANT INSTALLATION SPECIFICATIONS AND PLAN DETAILS

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Science & Design

TYEE MIDDLE SCHOOL
SOCCER FIELD MITIGATION PLAN
PREPARED FOR: JIM O' MALLEY
BELLEVUE SCHOOL DIST. #405
13630 SE ALLEN ROAD
BELLEVUE, WA 98005

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Executive Summary

vue School District is currently rebuilding Tyee Middle School. While construction was underway, the district ed that improvements to the existing soccer field were necessary. To improve usability and safety, the existing dirt will be expanded and converted to a synthetic turf. A portion of the improved soccer field will be within overlapping critical area buffers for Sunset Creek and the steep slope ravine. Proposed stream buffer and steep slope buffer impacts are 985 SF and 1,158 SF, respectively; proposed impacts total 2,143 SF. Buffer impacts will be offset by buffer enhancement at a one-to-one ratio.

Existing Conditions

As noted in prior reports, Sunset Creek is conveyed into the site via a culvert under SE Allen Road, it flows through a short open channel, and then crosses 135th Avenue SE via culvert. An open channel continues on the adjacent property and curves back on-site southeast of the existing athletic track. A buried culvert conveys the stream beneath the athletic track before it daylights in the open ravine to the north.

The northwest corner of the Tyee Middle School campus contains a running track, soccer field, gravel/dirt trails, and a portion of Sunset Creek ravine. The ravine is forested and contains dense patches of non-native blackberry. A chain-link fence surrounds the top of the ravine. The existing soccer field has a dirt surface and adjacent areas are primarily open and grassy. On-site trails connect the running track and soccer field to the main building. A King County trail system path crosses the Sunset Ravine Open Space just north of the campus.

Avoidance & Minimization

Impacts to the stream and steep slope are avoided. Due to constrained space, existing site layout and topography, avoidance of the buffers was not possible and minimization options are limited. However, buffer impacts were minimized by maintaining the existing trails instead of expanding and resurfacing. Additionally, proposed improvements are generally within the footprint of the existing soccer field. The new field does extend 32 feet further north and 4 feet further west. This expansion could not be shifted south due permitted tennis court improvements, nor east due to topography. To accommodate a regulation-size field in this site, 1,589 SF of new buffer impacts are necessary (706 SF stream buffer, 883 SF steep slope buffer). Additionally 554 SF of existing dirt field within the buffer will be converted to turf. Therefore, buffer impacts total 2,143 SF.

The change in surface permeability will also be managed by a drainfield as shown on the engineering plan.

Mitigation

Buffer enhancement will mitigate for conversion of a dirt field to a synthetic turf at a one-to-one ratio. This conversion will result in a total buffer loss of 2,143 square feet (985 SF stream buffer and 1,158 SF steep slope buffer). An equivalent buffer area that is continuous with the forested ravine and adjacent open space will be converted from meadow grass to a native forest and shrub community. The proposed mitigation is intended to improve buffer function despite the reduction. Fencing and signage will help ensure establishment and continued protection of the buffer enhancement area. All mitigation will occur with the completion of site construction or as required by the City of Bellevue.

Goals

1. Improve buffer functions.
   a. Establish native trees, shrubs and groundcovers within the mitigation area.
   b. Increase native plant cover and diversity.
   c. Restrict pedestrian and pet use of the mitigation area.

Performance Standards

The performance of the mitigation area will be gauged using standards designed to measure its success. If performance standards are met at the end of Year 5, the site will then be deemed successful. The performance standards below only apply to plantings within the mitigation area.

1. Survival:
   a. Achieve 100% survival of installed plants by the end of Year 1. This standard can be met through plant establishment or through replanting as necessary to achieve the required numbers.
   b. A survival standard of 80% of native trees and shrubs by Year 5 may apply in lieu of standard 2. b., below, in the case that standard 2. b. is not achieved.
2. Native woody vegetation cover in all planted areas:
   a. Achieve 60% cover of native trees and shrubs by Year 3. Volunteer species may count towards this cover standard.
   b. Achieve 80% cover of native trees and shrubs by Year 5. Volunteer species may count towards this cover standard.
3. Species diversity: Establish at least three species of native trees, four species of native shrubs, and two species of native herbaceous plants in the buffer enhancement area.
4. Invasive cover: No more than 10% cover by invasive weed species in the mitigation areas in any monitoring year.

Monitoring Plan

This monitoring program is designed to track the success of the mitigation site over time and to measure the degree to which it is meeting the performance standards outlined elsewhere in this document.

An as-built plan will be prepared by the biologist prior to the beginning of the monitoring period. The as-built plan will be a mark-up of the planting plans included in this plan set. The as-built plan will document any departures in plant placement or other components from the accepted mitigation plan.

Monitoring will take place twice annually for five years. During each year there will be a spring and a late summer or fall visit. First-year monitoring will be performed in the first spring subsequent to installation. In Year 1, a total plant count will be conducted. In Years 2 through 5, representative samples of the mitigation area will be assessed and progress toward the performance standards measured. Transects and/or visual cover class estimates will be used to evaluate native cover. If 80% cover by native trees and shrubs is not achieved in Year 5, a full plant count will be conducted to measure survival (see Performance Standard 1.b.). Invasive species cover will be visually estimated in each year.

The spring monitoring visit will record maintenance issues such as the need for plant replacement and invasive species removal. Following the spring visit, the biologist will notify the owner and/or maintenance crews of necessary early growing season maintenance needs. The late summer/early fall monitoring visit will include performance standard measurements and a subsequent annual report submitted to the City of Bellevue. The report will contain:

1. General summary of the spring visit.
2. First-year counts of plants by species in the planted area.
3. Counts of dead plants where mortality is significant in any monitoring year.
4. Estimate of native sapling tree and shrub cover using the line intercept method along random transects and/or visual cover class estimates.
5. Estimate of invasive weedy cover using the line-intercept method along established transects and/or visual cover class estimates.
6. Photographic documentation from fixed reference points.
7. Intrusions into the planting areas, vandalism or other actions that impair the intended functions of the planted areas.
8. Recommendations for maintenance or repair of any portion of the mitigation area.

Note: specifications for iten f can be found below under "Material Specifications and Definitions."

Note: The Watershed Com, .5) 822-5242] personnel, or other persons qualified to evaluate environmental on projects, shall monitor:

1. All site preparation
   a. Invasive weed management and soil preparation.
2. Plant material inspection
   a. Plant material delivery inspection.
   b. Plant installation inspection.

General Work Sequence

1. Control invasive species in the planting area: cut back any encroaching Himalayan and evergreen blackberry vines beyond the existing chain-link fence.
2. Soil preparation in the planting area: break up the existing grass and amend the soil in the planting area by roto-tilling to deconsolidate the soil and adding 4 inches of compost throughout (approximately 26 cubic yards needed).
3. All plant installation is to take place between October 15 and March 1, during frost-free periods only, for best survival.
4. Prepare a planting pit for each plant and install per the planting details on sheet W4.
5. Apply site-wide layer of mulch in the planting area with **wood chip mulch** (26 cubic yards needed), four inches thick. To prevent rot, keep mulch a few inches away from the stem of each plant.
6. Install a temporary, aboveground **irrigation system** to provide full coverage to all plants within the restoration area.
7. Install a split-rail fence and add sensitive area signage around the on-site buffer area per the plan details provided on sheet W4. Fencing and signage should be posted at locations shown on sheet W3.

Material Specifications and Definitions

1. **Biologist**: Watershed Company [(425) 822-5242] personnel, or other persons qualified to evaluate environmental restoration projects.
2. **Fertilizer**: Slow release, granular PHOSPHOROUS-FREE fertilizer. Follow manufacturer's instructions for application. Keep fertilizer in a weather-tight container while on site. Note that fertilizer is to be applied only in Years 2, 3, 4 and 5 and not in the first year.
3. **Irrigation system:** Automated system capable of delivering at least two inches of water per week from June 1 through September 30 for the first two years following installation.
4. **Wood chip mulch**: Arborist chips (chipped woody material) approximately 1 to 3 inches in maximum dimension (not sawdust or coarse hog fuel). This material is sold as "Animal Friendly Hog Fuel" at Pacific Topsoils [(800) 884-7645]. Mulch shall not contain appreciable quantities of garbage, plastic, metal, soil, and dimensional lumber or construction/demolition debris. Quantity required: 49 cubic yards.
5. **Compost**: Nutrient rich soil amendment that improves soil fertility. Cedar Grove Compost or equivalent product. 100% vegetable compost with no appreciable quantities of sand gravel, sawdust, or other non-organic materials. Approximately 49 cubic yards will be required.

Maintenance Plan

The site will be maintained for five years following completion of the construction. Note: specifications for items in **bold** can be found above under "Material Specifications and Definitions."

1. Replace each plant found dead in the summer monitoring visits during frost-free periods only in the upcoming fall dormant season (October 15 to March 1) for the first monitoring year. Replace plants as directed in monitoring reports from Years 2 through 5.
2. Follow the recommendations noted in the spring monitoring site visit.
3. General weeding for all planted areas:
   a. At least twice yearly, remove all competing grass and weeds, including roots, from beneath each installed plant and any desirable volunteer vegetation to a distance of 18 inches from the main plant stem. Weeding should occur at least twice during the spring and summer. Frequent weeding will result in lower mortality and lower plant replacement costs.
   b. More frequent weeding may be necessary depending on weed conditions that develop after plan installation.
   c. Do not weed the area near the plant bases with string trimmer (weed whacker/weed eater). Native plants are easily damaged or killed, and weeds easily recover after trimming.
   d. To keep weed coverage throughout the planting area below the 10% threshold, problem weeds such as Himalayan blackberry should be removed from the mitigation area during spring and summer maintenance checks.
4. Apply slow release granular **fertilizer** to each installed plant annually in the spring (by June 1) of Years 2 through 5.
5. Mulch the weeded areas beneath each plant with **wood chips** as necessary to maintain a 4-inch-thick mulch layer and keep down weeds.
6. The school district shall ensure that water is provided for the entire planted area with a minimum of 2 inches of water provided per week from June 1 through September 30 for the first two years following installation through the operation of a temporary irrigation system.

MITIGATION PLAN NOTES

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