



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

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No. 12-111843-LO
Project Name/Address: Eastgate Kennels Reasonable Use Exception
1807 134th Ave SE
Planner: David Pyle / dpyle@bellevuewa.gov
Phone Number: 425-452-2973

Minimum Comment Period: May 31, 2012

Materials included in this Notice:

- Blue Bulletin
- Checklist
- Vicinity Map
- Plans
- Other:

City of Bellevue File Number 12-111843-LO
05/17/2012
Eastgate Kennels Reasonable Use Exception
1807 134th Ave SE
Critical Areas Land Use Permit Application

EASTGATE KENNELS PROJECT NARRATIVE

Project Site Description

The site is undeveloped and is located in the City of Bellevue, Washington. The property address is 1807 – 134th Ave SE, tax parcel 032405-9151, and is located within the R-20 Multifamily Residential zone.

Topography on the site generally slopes moderately down from east to west, with steeper slopes locate along the eastern boundary of the property. Vegetation on the site consists primarily of a mix of deciduous forest interspersed with brushy areas. The majority of the property consists of a Category I wetland. In addition, one stream flows from northeast to southwest within the wetland in the northwestern portion of the site. The required buffers for said critical areas nearly encumber the entire site.

Minimum Impact Analysis

Alternative A

This alternative explored a 50 unit apartment building, the highest and best use for the site. This type of use is standard within the R-20 zone. Due to the amount of encroachment into the existing wetland, stream and associated buffers this alternative would create, this option was not feasible.

Alternative B

This alternative explored a triplex in the northwest corner of the site, however in order to avoid any encroachment into the wetland and/or stream itself the owner decided against this alternative

Preferred Alternative

The preferred alternative is the action of the proposed duplex under a reasonable use exception. A reasonable use exception allows for disturbance of up to 10% of the total site area for development. The proposed development (duplex, grading, utilities & impervious surface) equates to approximately 6,250 sf or 5.7% disturbance. The proposed development is located outside of any critical area.

Decision Criteria for LUC 20.30P

The proposal for this reasonable use exception will meet the decision criteria contained in LUC 20.30P.140 including:

- A. The proposal will obtain all other permits required by the Land Use Code (including SEPA Determination, Forest Practices Permit (if required), Drainage Plan approval, Water and Sewer Construction Plan approval, Grading Permit and Residential Building Permits); and

B. The proposal will utilize 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; and

C. The proposal incorporates the performance standards of Part 20.25H LUC to the maximum extent applicable (see section below); and

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

E. The proposal includes a mitigation or restoration plan consistent with the requirements of LUC 20.25H.210 (see sheets 8 & 9 of the Wetland and Stream Report and Habitat Assessment);

F. The proposal complies with other applicable requirements of section LUC 20.30P.

Decision Criteria for LUC 25.25H

This proposal will meet all criteria and performance standards related to the applicable reasonable use exception criteria and performance standards found in LUC 20.25H.190 -205.

Decision Criteria for LUC 25.25H.230

A Critical Areas Report is not required for this action.

CITY OF BELLEVUE
ENVIRONMENTAL CHECKLIST

Project: Eastgate Kennels
Reasonable Use Exception

Owner/Applicant: Andrew Michael Construction
Attn: Bob Wenzl
PO Box 6127
Kirkland, Washington 98034
(425) 893-8478

Representative/Contact: Core Design, Inc.
Attn: Lafe Hermansen
14711 NE 40th Place, Suite 101
Bellevue, Washington 98007
Phone: (425) 885-7877

Date: March 1, 2012

TABLE OF CONTENTS

A. BACKGROUND.....	1
B. ENVIRONMENTAL ELEMENTS.....	3
1. EARTH.....	3
2. AIR.....	4
3. WATER.....	4
4. PLANTS.....	6
5. ANIMALS.....	7
6. ENERGY AND NATURAL RESOURCES.....	7
7. ENVIRONMENTAL HEALTH.....	8
8. LAND AND SHORELINE USE.....	9
9. HOUSING.....	10
10. AESTHETICS.....	10
11. LIGHT AND GLARE.....	11
12. RECREATION.....	11
13. HISTORIC AND CULTURAL PRESERVATION.....	12
14. TRANSPORTATION.....	12
15. PUBLIC SERVICES.....	13
16. UTILITIES.....	13
C. SIGNATURE.....	14

Appendices

- Appendix A -- Legal Description
- Appendix B -- Vicinity Map

ENVIRONMENTAL CHECKLIST

INTRODUCTION

Purpose of Checklist:

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

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer or if a question does not apply to your proposal, write "do not know" or "does not apply". Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals: (A nonproject proposal includes plans, policies and programs where actions are different or broader than a single site-specific proposal)

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply". IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

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

A. BACKGROUND

Name of proposed project, if applicable:

Eastgate Kennels
Reasonable Use Exception

Name of applicant:

Andrew Michael Construction

City of Bellevue File Number 12-111843-LO
05/17/2012
Eastgate Kennels Reasonable Use Exception
Project SEPA Checklist
1807 134th Ave SE

SEPA Checklist Reviewed By:
David Pyle, Land Use Planner
425-452-2973 - dpyle@bellevuewa.gov

Address and phone number of applicant and contact person:

Applicant:

Andrew Michael Construction
Attn: Bob Wenzl
PO Box 6127
Kirkland, Washington 98034
(425) 893-8478

Contact Person:

Core Design, Inc.
Attn: Lafe Hermansen
14711 NE 40th Place, Suite 101
Bellevue, Washington 98007
(425) 885-7877

Date checklist prepared:

March 1, 2012

Agency requesting checklist:

City of Bellevue
Development Services

City of Bellevue Development Services Department - Office of SEPA administrator.

1. General description:

Plat construction is scheduled to start in the summer of 2012, subject to the approval process and market demands. Home construction is proposed to start in the fall of 2012.

2. Acreage of site:

2.50 acres

This is a request for reasonable use exception to establish a buildable area on a site that is more than 90% encumbered by critical areas. Up to 10% of the site will be allowed to be impacted for development. Mitigation is required. No application for short plat has been submitted at this time.

3. Number of dwelling units/buildings to be demolished:

N/A

4. Number of dwelling units/buildings to be constructed:

Two (2)

Subject to verification through submittal of density calculation in accordance with LUC 20.25H.

5. Square footage of building to be demolished:

N/A

6. Square footage of buildings to be constructed:

5,000 S.F.

Up to 10% of the site may be impacted for development. Mitigation is required.

7. Quantity of earth movement (in cubic yards):

Approximately 500 cubic yards.

8. Proposed land use:

Single-family attached (duplex).

Subject to verification through submittal of density calculation in accordance with LUC 20.25H.

9. Design features, including building height, number of stories and proposed exterior materials:

The building will not exceed the height requirements of the R-20 zone and will not exceed the maximum number of stories allowed by code. The exterior building materials may include any of the following: wood, vinyl, hardwood, masonry, cedar shakes and/or asphalt shingles.

10. Other:

N/A

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

Home construction is scheduled to start in the summer of 2012, subject to the approval process and market demands.

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

Not at this time.

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

Sensitive Area Report, prepared by Altmann Oliver
Wetland Mitigation and Restoration Plan, prepared by Altmann Oliver
Geotechnical Report, Icicle Creek Engineers

Conceptual wetland mitigation plans have been submitted as part of this application. Final wetland mitigation plans that are consistent with the approved conceptual plan will be finalized prior to issuance of construction permits.

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

None to our knowledge.

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

Critical Areas Land Use Permit
SEPA Determination
Forest Practices Permit (if required)
Drainage Plan Approval
Water and Sewer Construction Plan Approval
Grading Permit
Residential Building Permits

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):

The exhibits listed are not applicable to a Critical Areas Land Use Permit submittal.

**EVALUATION FOR
AGENCY USE ONLY**

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. **General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous other**

The eastern portion of the site is characterized by steep slopes regulated as geologic hazard areas under LUC 20.25H.

The site is generally flat, sloping from the northeast corner (Approx. Elev. 120') down to the southwest corner (Approx. Elev. 70') this elevation change creates a slope of approximately 10% across the site.

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

The steepest slope is approximately 53% (Elevation change of 8') in the northwest portion of the property.

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

According to the United States Department of Agriculture Web Soil Survey the western portion of the site is underlain by Everett-Alderwood gravelly sandy loam (EwC) and the eastern portion is underlain by Alderwood gravelly sandy loam (AgD).

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

No, not to our knowledge.

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

The purpose of the grading is to construct access to the units and to provide building pads and utility locations for single family residences. The grading is intended to be balanced onsite, with all cut and fill material originating from within the site, with the total of ± 500 cubic yards. If it is discovered that the site will need fill materials, a fill source statement will be submitted at that time. Please refer to the Preliminary Grading and Utility Plans prepared by Core Design, Inc for additional information.

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

Erosion could occur as a result of denuded soil during and immediately following storm events. However, the use of BMP's is expected to mitigate any modest erosive situations.

BMP's will be applied as conditions of approval and reviewed through the Clearing and Grading application.

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

Approximately 4.5% of the site will be covered by impervious surface.

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

A temporary erosion and sedimentation control (TESCP) plan will be prepared and implemented prior to commencement of construction activities. During construction erosion control measures may include any of the following: siltation fence, temporary siltation ponds and other measures which may be used in accordance with requirements of the City. At completion of the project, permanent measures will include soil stabilization with hydroseeding and compost amended soils and landscaping.

Site erosion control and discharge management practices must be in compliance with the City's Clearing and Grading Codes. Review of the final erosion control and discharge control practices will be completed as part of the Clearing and Grading plan review.

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.

During construction, there will be increased exhaust and dust particle emissions. After construction, the principle source of emissions will be from automobile traffic, lawn equipment, and others typical of a residential neighborhood.

Automobile and heavy equipment emissions are not regulated by the City of Bellevue and are under the authority of the State of Washington.

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

Off-site sources of emissions or odors are those typical of the residential neighborhoods that surround this site, such as automobile emissions from traffic on adjacent roadways and fireplace emissions from nearby homes.

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

Construction impacts will not be significant and can be controlled by several methods: watering or using dust suppressants on areas of exposed soils, washing truck wheels before leaving the site, and maintaining gravel construction entrances.

Automobile and fireplace emission standards are regulated by the State of Washington. The site has been included in a "No Burn Zone" by the Puget Sound Air Pollution Control Agency which went into effect on September 1, 1992. No land clearing or residential yard debris fires would be permitted on-site, nor in the surrounding neighborhood in accordance with the regulation.

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. The site contains a Category I (24 Habitat Points) wetland with associated 110' buffer plus 20' structure setback and a Type N stream with 50' buffer and 15' structure setback (this buffer area falls within the wetland buffer and is not shown).

- 2) **Will the project require any work over, in, or adjacent to (within 200 feet) of the described waters? If yes, please describe and attach available plans.**

Yes, the construction of the units and site access will occur within the buffer for the Category I wetland.

- 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.**

No fill or dredge material will be placed within the wetland or stream located on site.

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

No, there will be no surface water withdrawals or diversions.

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

No.

- 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, an extension of the public sanitary sewer system will be installed to serve the future homes.

b. Ground:

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

No groundwater will be withdrawn, public water mains will be installed as part of the construction. No water will be discharged to groundwater except through the incidental infiltration of stormwater.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage: industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Not applicable, The site will be served by sanitary sewers.

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 into other waters? If so, describe.

Stormwater runoff from driveway and roof surfaces will be diverted via pipes to the existing onsite storm water conveyance pipe.

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

This would be very unlikely. The only materials that could enter ground or surface waters would be those associated with automobile discharges and yard and garden preparations. Pollutants generated during construction include suspended solids and trace petroleum hydrocarbons. Following construction, the two primary sources of pollutants include access ways and landscaping chemicals. Access runoff includes trace petroleum hydrocarbons and trace metals. Landscaping chemicals include fertilizers, pesticides and herbicides. Following construction these potential pollutants can be generated both by our site and surrounding properties including 134th Avenue SE.

No waste materials are anticipated or allowed to be discharged from any source, except for those incidental to typical construction practices and are planned for management through project site management BMPs.
--

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

Proposed impervious surfaces have been kept to a minimum to minimize runoff.

4. Plants

- a. **Check or underline types of vegetation found on the site:**

- X deciduous tree: alder, maple, aspen, other:
- X evergreen tree: fir, cedar, pine, other: hemlock
shrubs
- X grass
pasture
- X wet soil plants: cattail, creeping buttercup, bullrush, skunk cabbage, horsetail,
- ___ water plants: water lily, eelgrass, milfoil, other:
- ___ other types of vegetation:

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

Per requirements of the reasonable use exception the project will be allowed to disturb only 10% of the total site area.

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

No threatened or endangered plants are known to exist on the site.

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

The yard areas associated with individual ownership will be landscaped by the applicant, and further by future residents.

5. Animals

a. Underline any birds and animals which have been observed on or near the site or are known to be on or near the site:

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other: squirrel
fish: bass, salmon, trout, herring, shellfish, other:

b. List any threatened or endangered species known to be on or near the site.

No threatened or endangered species are known to exist on the site.

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

The site falls within what is commonly referred to as the Pacific Flyway..

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

Per requirements of the reasonable use exception the project will be allowed to disturb only 10% of the total site area.

Impacts to habitat associated with species of local importance must be mitigated in accordance with the requirements of LUC 20.25H.150 through LUC 20.25H.170.
--

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.

Electricity and/or natural gas will be the primary source of energy used to provide heating and cooling to each home. These forms of energy are immediately available to the site. The builder will provide the appropriate heating and cooling systems which are energy efficient and cost effective for the homebuyer.

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

No.

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

The requirements of the Uniform Building Code and the State Energy Code will be incorporated into the construction of the buildings. Energy conserving materials and fixtures will be evaluated for suitability in all new construction.

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.

The project will not generate any environmental health hazards.

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

None to our knowledge.

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

There are no on-site environmental health hazards known to exist today nor are there any that will be generated as a direct result of this proposal.

These potential hazards are addressed as part of the site management practices included as part of the project's Clearing and Grading Permit.

b. Noise

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

The main source of off-site noise in this area originates from the vehicular traffic present on the Lake Hills Connector.

- 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.

Short-term noise impacts will result from the use of construction and building equipment during site development and home construction. These temporary activities will be limited to legal working hours as prescribed by City code.

Long-term impacts will be those associated with the increase of human population; additional traffic and noise associated with residential uses will occur in the area.

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

Building construction will be done during the hours prescribed by the City of Bellevue. Construction equipment will be equipped with muffler devices and idling time will be encouraged to be kept at a minimum.

Construction and operation noise is regulated by BCC 9.18. The proposed construction must meet the requirements of this section.

8. Land and Shoreline Use

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

The site is currently vacant.

The current use of the adjacent properties is as follows;

North: Multi-Family Apartment
South: Vacant
East: Open Space
West: Multi-Family Apartment

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

Not to our knowledge.

c. Describe any structures on the site.

The site is currently vacant.

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

No.

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

The current zoning is R-20.

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

The current comprehensive plan designation is multi-family medium.

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

Not applicable.

Not in shoreline jurisdiction.

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

See attached critical areas report for stream and wetland typing.

Yes. The site contains a Category I (24 Habitat Points) wetland with associated 110' buffer plus 20' structure setback and a Type N stream with 50' buffer and 15' structure setback (this buffer area falls within the wetland buffer and is not shown).

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

Approximately 5 people (2 x 2.5 persons per dwelling unit).

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

None.

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

None, the project site is currently vacant.

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

The project will comply with the current zoning of the site and the homes will be of similar style and size to the surrounding homes.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

Two new single-family residences will be provided. The new homes are anticipated to be in the middle-income price range.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.**

None.

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

None, the project site is currently vacant.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**

The buildings will not exceed the height requirements of the R-20 zone and will not exceed the maximum number of stories allowed by code. The exterior building materials may include any of the following; wood, vinyl, hardwood, masonry, cedar shakes and/or asphalt shingles.

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

None.

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

The project will comply with the current zoning of the site and will be similar in style and size to the surrounding neighborhoods.

11. Light and Glare

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

Light and glare will originate from building lighting and exterior lighting. Light will also be produced from vehicles using the site. These impacts would occur primarily in the evening and before dawn.

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

Not to our knowledge.

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

The only offsite source of light and glare are from vehicles and street lighting from the adjacent streets and the single-family neighborhoods.

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

Street lighting, when deemed necessary, will be installed in a manner that directs the lighting downward.

12. Recreation

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

The Richard Valley Open Space is located immediately south of the project. Bannerwood Ballfield Park and Kelsey Creek Park are both located to the northwest of the parcel.

- 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 recreational opportunities to be provided by the project or applicant, if any?**

Not Applicable.

13. Historic and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

No.

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

None.

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

None, there are no known impacts. If an archeological site is found during the course of construction, the State Historical Preservation Officer will be notified.

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

The project will gain access from 134th Ave SE.

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

No. The closest Metro bus stop is approximately 0.2 miles north of the site. The stop is located on Lake Hills Connector and is served by Metro bus route 890.

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

Four parking spaces will be provided in association with each home; a total of 8 spaces will be provided on the site. The spaces will be located in garages and on the driveways. There are no parking spaces eliminated.

- 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.

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

No.

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

This project is estimated to generate 19.14 ADT (9.57 ADT/DU). Peak volumes would occur during the morning and evening commutes.

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

Not Applicable.

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.

The need for public service such as fire, health, and police protection will be typical of single family development of this size. The school children originating from the homes in this development will attend the schools in the Bellevue School District.

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

The roads and homes will be constructed to meet all applicable standards and codes of the City and the Uniform Building Code. The proposed development will contribute to the local tax base and provide additional tax revenue for the various public services. The impact to the schools, parks and traffic will be mitigated through the payment of impact fees.

16. Utilities

a. Underline utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other.

All utilities are available to the site through the proper extension of services. Extension of services is the developers' responsibility. The septic system will be removed from service.

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.

Electricity will be provided by Puget Sound Energy
Natural Gas will be provided by Puget Sound Energy.
Water Service will be provided by City of Bellevue
Sewer will be provided by City of Bellevue
Telephone Service will be provided by Qwest.
Refuse Service will be provided by Waste Management
Cable TV will be provided by Comcast

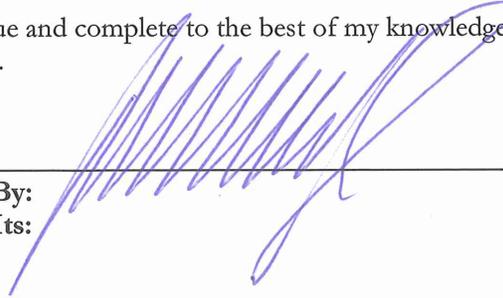
C. SIGNATURE

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:

By:

Its:



Date Submitted:

March 1, 2011

Date Revised:

None

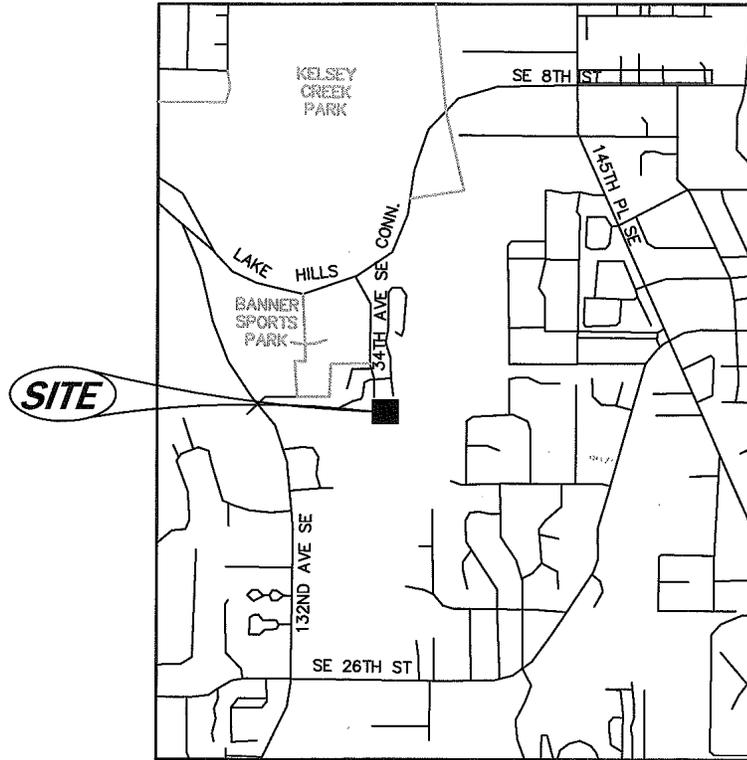
Legal Description

LEGAL DESCRIPTION

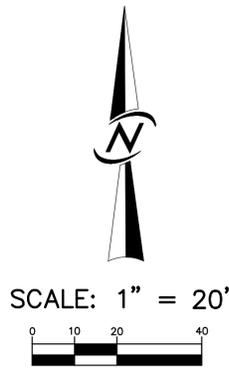
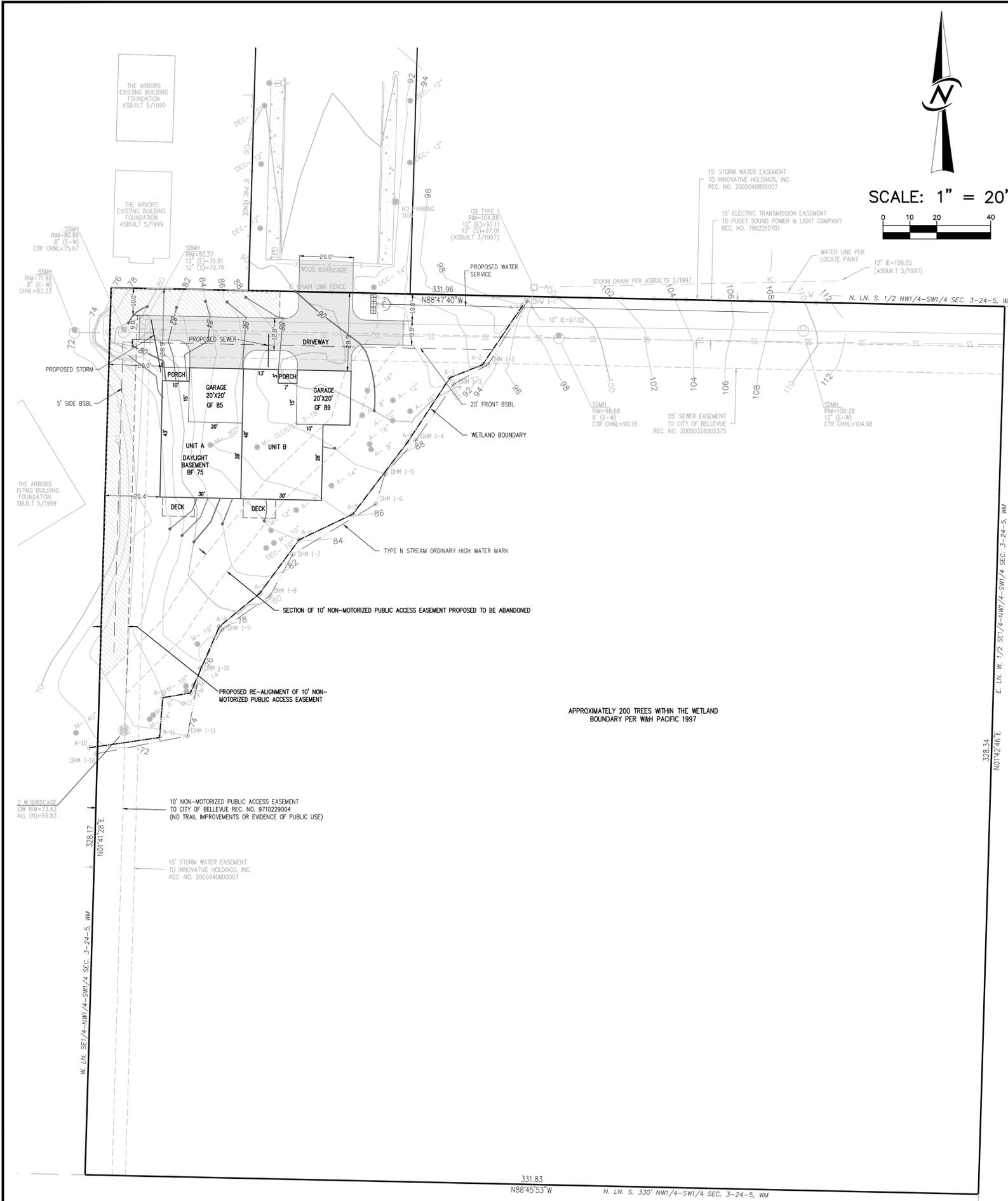
*THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE
SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 24 NORTH, RANGE 5 EAST WILLAMETTE
MERIDIAN, RECORDS OF KING COUNTY, WASHINGTON, EXCEPT THE SOUTH 330 FEET
THEREOF;*

*(ALSO KNOWN AS LOT 2 OF CITY OF BELLEVUE BOUNDARY LINE ADJUSTMENT NO.
97-2328, RECORDED UNDER RECORDING NUMBER 9710229004)*

Vicinity Map



VICINITY MAP
NTS



SITE ADDRESS

1805 134TH AVE SE, BELLEVUE, WA 98005

LEGAL DESCRIPTION

THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 24 NORTH, RANGE 5 EAST WILLAMETTE MERIDIAN, RECORDS OF KING COUNTY, WASHINGTON, EXCEPT THE SOUTH 330 FEET THEREOF;
(ALSO KNOWN AS LOT 2 OF CITY OF BELLEVUE BOUNDARY LINE ADJUSTMENT NO. 97-2328, RECORDED UNDER RECORDING NUMBER 9710229004)

BASIS OF BEARINGS

N37°59'17"W BETWEEN MONUMENTS FOUND IN PLACE ALONG RICHARDS ROAD DESCRIBED AS COB HORIZONTAL STATION #2011 BEING A 1-3/4" BRASS DISK WITH PUNCH MARK STAMPED "COB 2011" SET IN CONCRETE DOWN ±0.3" IN A MONUMENT CASE IN SOUTH BOUND TRAFFIC LANES, AND COB HORIZONTAL STATION #2012 BEING A 1-3/4" BRASS DISK WITH PUNCH MARK STAMPED "COB 2012" SET IN CONCRETE DOWN ±0.3" IN A MONUMENT CASE IN SOUTH BOUND TRAFFIC LANES.

DATUM

HORIZONTAL DATUM:
WASHINGTON COORDINATE SYSTEM NAD83 (NRS2007), NORTH ZONE FROM THE CITY OF BELLEVUE
CONTROL STATION #2011
NORTHING: 219,531.958
EASTING: 1,311,795.210
CONTROL STATION #2012
NORTHING: 219,911.890
EASTING: 1,311,498.502

BENCHMARK

VERTICAL DATUM:
NAVD 1988
BENCH MARK: CITY OF BELLEVUE VERTICAL CONTROL STATION #220
COB BRASS DISK IN TOP CURB EAST SIDE OF 134TH AVE SE ±75' SOUTH OF LAKE HILLS CONNECTOR
ELEVATION=67.17'

SITE STATISTICS

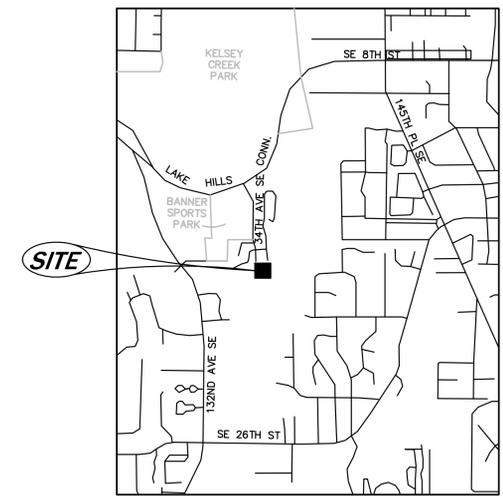
LAND USE ZONE: R-20
SITE AREA: 108,943 SF (2.50 AC.)

LOT COVERAGE CALCULATIONS

LOT AREA = 108,943 SF
EXISTING STRUCTURES = 0 SF
PROPOSED FOOTPRINT = 2,995 SF
TOTAL FOOTPRINT AREA = 2,995 SF (2.7%)

IMPERVIOUS SURFACE CALCULATIONS

LOT AREA = 108,943 SF
EXISTING IMPERVIOUS SURFACE = 0 SF
PROPOSED FOOTPRINT = 2,995 SF
PROPOSED PORCHES = 85 SF
PROPOSED DRIVEWAY/PARKING = 1,805 SF
TOTAL IMPERVIOUS SURFACE = 4,885 SF



VICINITY MAP
NTS

OWNER/DEVELOPER

ANDREW MICHAEL CONSTRUCTION
CONTACT: BOB WENZL
P.O. BOX 6127
KIRKLAND, WA 98034
425-893-8478

ARCHITECT

MIKE JOHNSON
NASH JONES ANDERSON
11644 NE BOTH ST.
KIRKLAND, WA 98033
(425) 828-4117

CIVIL ENGINEER/SURVEYOR

CORE DESIGN, INC.
14711 N.E. 29th PLACE, SUITE 101
BELLEVUE, WASHINGTON 98007
(425) 885-7877
CONTACT: ROB STEVENS
KEN SHIPLEY

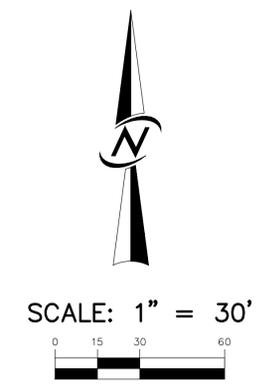
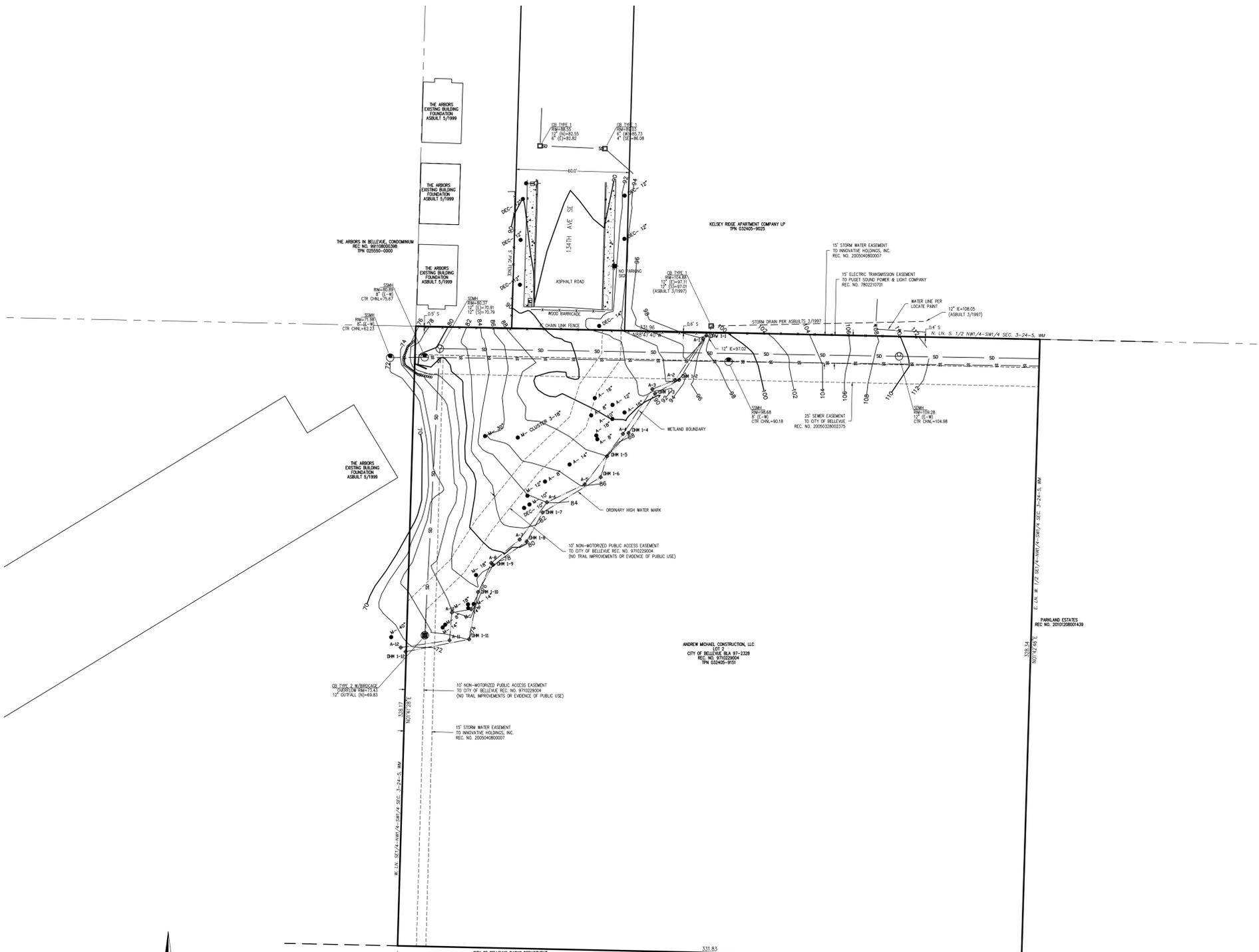
WETLAND BIOLOGIST

WETLAND CONSULTANT
ALTMAN OLIVER ASSOCIATES
CONTACT: JOHN ALTMAN
35625 NE 80TH STREET
CARNATION, WA 98014
425-333-4535

PERMIT NO. XX-XXXXXX-XX

DATE	APRIL 2012	SHEET	OF
DESIGNED	JPB	1	1
DRAWN	JPB		
APPROVED	RHS		
	ROB H. STEVENS		
	PROJECT MANAGER		
SITE PLAN B EASTGATE KENNELS ANDREW MICHAEL CONSTRUCTION P.O. BOX 6127 KIRKLAND, WASHINGTON 98034			
ENGINEERING • PLANNING • SURVEYING 14711 NE 29th Place Suite 101 Bellevue, Washington 98007 425.885.7877 Fax 425.885.7963			

SEC. 3, TWP. 24, RGE 5 E., W.M.



BASIS OF BEARINGS

N37°58'17\"/>

REFERENCES

CITY OF BELLEVUE BOUNDARY LINE ADJUSTMENT NO. 97-2328 REC. NO. 9710229004
PACIFIC NORTHWEST TITLE COMPANY A.L.T.A. COMMITMENT ORDER NO. 1159040 EFFECTIVE DATE 5/10/2011

LEGAL DESCRIPTION

THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 24 NORTH, RANGE 5 EAST WILLAMETTE MERIDIAN, RECORDS OF KING COUNTY, WASHINGTON, EXCEPT THE SOUTH 330 FEET THEREOF.
(ALSO KNOWN AS LOT 2 OF CITY OF BELLEVUE BOUNDARY LINE ADJUSTMENT NO. 97-2328, RECORDED UNDER RECORDING NUMBER 9710229004)

RESTRICTIONS

1. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE IN FAVOR OF PUGET SOUND POWER AND LIGHT COMPANY AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 7802210701.
2. THIS SITE IS SUBJECT TO THE CONDITIONS, RESTRICTIONS AND/OR EASEMENTS; BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604 (C), OF THE UNITED STATES CODES AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9610151163.
3. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN OPTION TO PURCHASE AGREEMENT BETWEEN EASTGATE KENNELS, INC. AND CHATEAU DEVELOPMENT, INC. AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9710150384, DATED 10/15/1997; RE-RECORDED UNDER RECORDING NO. 9710201221.
4. THIS SITE IS SUBJECT TO THE TERMS, COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN RECORDED CITY OF BELLEVUE BOUNDARY LINE ADJUSTMENT NO. 97-2328 AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9710229004.
5. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT AGREEMENT" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20050225000326; RE-RECORDED UNDER RECORDING NO. 20050408000007.
6. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AMENDMENT TO SEWER EASEMENT" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20050328002375.

NOTES

1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM PACIFIC NORTHWEST TITLE COMPANY A.L.T.A. COMMITMENT ORDER NO. 1159040 EFFECTIVE DATE MAY 10, 2011. IN PREPARING THIS MAP CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED PACIFIC NORTHWEST TITLE COMPANY. CORE DESIGN, INC. HAS RELIED WHOLLY ON PACIFIC NORTHWEST TITLE COMPANY REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
2. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON FEBRUARY 6, 2012. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN FEBRUARY, 2012.
3. PROPERTY AREA = ±108,942.81 SQUARE FEET (±2.5010 ACRES).
4. ALL DISTANCES ARE IN FEET.
5. THIS IS A FIELD TRAVERSE SURVEY. A SOKKIA FIVE SECOND COMBINED ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
6. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT GROUND SURFACE ARE SHOWN HEREON. UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY. UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN SURFACE UTILITY LOCATIONS BUT MAY CONTAIN BENDS OR CURVES NOT SHOWN. SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. CORE DESIGN ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS.
7. BUILDING LOCATIONS TO THE WEST AND NORTH OF THE SUBJECT PROPERTY WERE EXTRACTED FROM THE ARBORS IN BELLEVUE, A CONDOMINIUM RECORDED IN VOLUME 155 OF CONDOMINIUMS, PAGES 1 TO 5, UNDER RECORDING NO. 9903180620, RECORDS OF KING COUNTY, WASHINGTON.
8. FIELD SURVEY WAS PERFORMED ON 2/03/2012. ONLY SURFACE OBSERVABLE TOPOGRAPHIC FEATURES ARE SHOWN HEREON.
9. WETLAND AND ORDINARY HIGH WATER MARK DELINEATION BY OTHERS.

DATUM

HORIZONTAL DATUM:
WASHINGTON COORDINATE SYSTEM NAD83 (NSRS2007), NORTH ZONE FROM THE CITY OF BELLEVUE
CONTROL STATION #2011 NORTHING: 219,531.958 EASTING: 1,311,795.210
CONTROL STATION #2012 NORTHING: 219,911.890 EASTING: 1,311,498.502

BENCHMARK

VERTICAL DATUM:
NAVD 1988
BENCH MARK: CITY OF BELLEVUE VERTICAL CONTROL STATION #220
COB BRASS DISK IN TOP CURB EAST SIDE OF 134TH AVE SE ±75' SOUTH OF LAKE HILLS CONNECTOR
ELEVATION=67.17'

LEGEND

- TYPE 1 CATCH BASIN
- POWER JUNCTION BOX
- SANITARY SEWER MANHOLE
- ⊕ SIGN
- ⊙ STORM DRAIN MANHOLE
- ⊙ TYPE 2 CATCH BASIN
- ⊕ WETLAND FLAG
- ⊕ STREET LIGHT
- 12' TREE WITH TYPE AND SIZE
A ALDER
M MAPLE
DEC UNIDENTIFIED DECIDUOUS
- SANITARY SEWER LINE
- STORM DRAIN LINE
- WATER LINE

PERMIT NO. XX-XXXXXX-XX

BOUNDARY & TOPOGRAPHIC SURVEY
EASTGATE KENNELS
ANDREW MICHAEL CONSTRUCTION
P.O. BOX 6127
KIRKLAND, WASHINGTON 98034

REVISIONS

NO.	DATE	DESCRIPTION

14711 NE 29th Place, Suite 101
Bellevue, Washington 98007
425.865.7877 Fax 425.865.7963

ENGINEERING • PLANNING • SURVEYING

DATE	APRIL 2012
DESIGNED	JPB
DRAWN	JPB
APPROVED	RHS
PROJECT MANAGER	ROB H. STEVENS
SHEET	OF
1	1
PROJECT NUMBER	12006

SEC. 3, TWP. 24, RGE 5 E., W.M.

Altmann Oliver Associates, LLC

AOA



PO Box 578

Carnation, WA 98014

Office (425) 333-4535

Fax (425) 333-4509

Environmental
Planning &
Landscape
Architecture

WETLAND AND STREAM REPORT &
HABITAT ASSESSMENT

EASTGATE KENNEL SITE
(PARCEL 032405-9151)
BELLEVUE, WASHINGTON

Prepared For:

Bob Wenzl
Andrew Michael Construction
PO Box 6127
Bellevue, WA 98008

March 16, 2012

Table Of Contents

	Page
1.0 INTRODUCTION	1
2.0 GENERAL PROPERTY DESCRIPTION AND LAND USE	1
3.0 METHODOLOGY	1
4.0 WETLAND AND STREAM DELINEATION RESULTS	2
4.1 Wetland	2
4.2 Stream	3
5.0 WETLAND FUNCTIONS AND VALUES	3
6.0 WILDLIFE HABITAT ASSESSMENT	4
6.1 Description of Vegetation on and Adjacent to the Site	4
6.2 Wildlife Species of Local Importance	4
6.3 Impacts to Wildlife Species of Local Importance	7
7.0 DEVELOPMENT IMPACTS ON WETLAND/STREAM BUFFERS	7
8.0 MITIGATION FOR WETLAND/STREAM BUFFER IMPACTS	7
8.1 Goal, Objectives, and Performance Standards for Mitigation Areas	8
8.2 Construction Management	8
8.3 Monitoring Methodology	8
8.4 Maintenance Plan	9
8.5 Contingency Plan	9
8.6 As-Built Plan	9

References

List of Figures

- Figure 1: Aerial Overlay and Site Vicinity Map**
- Figure 2: Buffer Impact and Mitigation Plan**
- Figure 3: Planting Typical and Schedule**
- Figure 4: Specifications**
- Figure 5: Planting Details**

List of Appendices

- Appendix A: Wetland Delineation Report Prepared by Ecology North West (March 1997)**
- Appendix B: Wetland Rating**
- Appendix C: Draft Functional Assessment Tool for Upland Habitat**

**WETLAND AND STREAM REPORT &
HABITAT ASSESSMENT
For
EASTGATE KENNEL SITE (PARCEL 032405-9151)
BELLEVUE, WASHINGTON**

March 16, 2012

1.0 INTRODUCTION

This report is the result of a wetland, stream, and habitat study on an undeveloped 2.5-acre site located in the City of Bellevue, Washington (**Figure 1**). The site is the location of a proposed duplex that will be developed under the City of Bellevue's Reasonable Use provisions.

The primary purpose of this report is to: 1) describe and classify the wetland and stream previously delineated on the property by Ecology North West, 2) describe the wildlife habitat on the property, 3) identify impacts to the wetland and stream buffer from the proposed project, and 4) describe measures that will be implemented to mitigate for these impacts.

2.0 GENERAL PROPERTY DESCRIPTION AND LAND USE

The site is undeveloped and is located in Section 3, Township 24 North, Range 05 East, W.M. in the City of Bellevue, Washington. The property address is 1805 – 134th Ave SE and the site consists of Tax Parcel 032405-9151. Topography on the site generally slopes moderately down from east to west, with steeper slopes located along the eastern boundary of the property. Vegetation on the site consists primarily of a mix of deciduous forest interspersed with brushy areas.

The majority of the property consists of a wetland that was previously delineated by Ecology North West in March of 1997 (**Appendix A**). Uplands on the site are confined to the northwest corner of the site and the far eastern portion of the property. In addition, one stream flows from northeast to southwest within the wetland in the northwestern portion of the site.

3.0 METHODOLOGY

The wetland, stream, and habitat analysis of the subject property involved a two-part effort. The first part consisted of a preliminary assessment of the site (and its immediate surroundings) using existing information about local environmental conditions. The second part involved a field survey in which direct observations of soils, hydrology, vegetation, and other habitat features were made. Only the wetland and stream boundaries in the northwestern portion of the site were re-delineated during the field investigations. The wetland and stream were then classified using the current City of Bellevue requirements.

Field Investigation

An initial site reconnaissance and general wetland boundary verification was conducted on July 5, 2011. The wetland and stream boundaries in the northwestern portion of the site were subsequently delineated on January 31, 2012 using the methodology outlined in the *Washington State Wetlands Identification and Delineation Manual* (1997) and the 2010 *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0)*.

Plant species were identified according to the taxonomy of Hitchcock and Cronquist (1973), and the wetland status of plant species was assigned according to the *List of Plant Species that Occur in Wetlands*, published by the U.S. Fish and Wildlife Service (Reed 1988, 1993). Wetland classes were determined by the U.S. Fish and Wildlife Service's system of wetland classification (Cowardin, *et. al.* 1979).

Vegetation was considered hydrophytic if greater than 50% of the dominant plant species had a wetland indicator status of facultative or wetter (i.e., facultative, facultative wetland, or obligate wetland). Soil on the site was generally considered hydric if one or more of the following characteristics were present:

- organic soils or soils with an organic surface layer,
- matrix chroma just below the A-horizon (or 10 inches, whichever is less) of 1 or less in unmottled soils, or 2 or less if mottles were present, or
- gleying immediately below the A-horizon.

Indicators of wetland hydrology included, but were not necessarily limited to: drainage patterns, drift lines, sediment deposition, watermarks, and visual observation or evidence of inundation or saturated soils.

A habitat assessment was conducted on March 6, 2012 following the general methodology outlined in *Using the Bellevue Urban Wildlife Habitat Functional Assessment Model* (revised February 2010).

4.0 WETLAND AND STREAM DELINEATION RESULTS

One wetland boundary and one small stream were delineated in the northwestern portion of the site and subsequently surveyed.

4.1 Wetland

One wetland (Wetland A) is located throughout the majority of the site. This wetland is part of a much larger wetland system that extends off-site to the south and west and is associated with the Richards Creek riparian corridor. The on-site portion of the wetland appears to be hydrologically supported primarily by groundwater seepage from the adjacent hillside and little evidence of ponding or overbank flooding from the stream was observed during the field investigations. Soils throughout the on-site portion of the wetland were generally saturated to the surface. Vegetation within the on-site portion of the wetland consisted of a mix of palustrine forested and scrub-shrub plant communities that at the time of the delineation was

dominated by red alder (*Alnus rubra*), salmonberry (*Rubus spectabilis*), Himalayan blackberry (*Rubus armeniacus*), lady fern (*Athyrium filix-femina*), and skunk cabbage (*Lysichiton americanum*).

Although the on-site portion of the wetland, was considered to be a Slope Hydrogeomorphic class, the off-site portion of the wetland appears to contain both Riverine and Depressional components and the overall wetland unit was rated as Depressional.

Wetland A appears to meet the criteria for a Category I wetland with 24 Habitat Points as defined in the 2004 *Washington State Department of Ecology Wetland Rating System for Western Washington (Appendix B)*. On undeveloped sites in the City of Bellevue, Category I wetlands with habitat scores between 20 and 28 require a standard 110-foot buffer plus 20-foot structure setback per LUC 20.25H.035.A.

4.2 Stream

A small stream drains from northeast to southwest within the wetland in the northwest portion of the site. This stream is a tributary to Richards Creek and has been classified as a Type N Aquatic Area by the WA Department of Natural Resource's Water Typing Map. Type N streams in the City of Bellevue require a standard 50-foot buffer plus 15-foot structure setback on undeveloped sites per LUC 20.25H.035.A. However, since the entire stream buffer is located within the wetland buffer, the wetland buffer would be more restrictive.

5.0 WETLAND FUNCTIONS AND VALUES

Wetlands, in general, provide many valuable ecological and social functions, including stormwater storage, water quality protection, groundwater recharge and discharge, and wildlife habitat. The wetland on the site has a relatively high value for many of these functions due to its overall large size and its off-site association with a fish-bearing water. Although the on-site portion of the wetland is sloped and provides a limited stormwater storage function, it does trap sediments and other pollutants, thereby maintaining water quality in downstream areas and aiding in the prevention of fish habitat degradation by limiting silt accumulation within spawning areas.

The wetland provides habitat for a variety of wildlife species and provides further benefit to fish and other wildlife by releasing water slowly during the dry summer months, thereby contributing to the base flow of the stream. Another important biologic function of the wetland is the transport of nutrients to downstream areas. Nutrients transported to downstream areas provide biological support for fish and other aquatic wildlife.

Although privately owned, the on-site wetland does provide some cultural wetland functions as part of the overall open space associated with the area. The wetland contains some passive recreational opportunities such as wildlife viewing, and has the potential to provide some educational opportunities.

6.0 WILDLIFE HABITAT ASSESSMENT

A wildlife habitat assessment was conducted on March 6, 2012 following the general methodology outlined in *Using the Bellevue Urban Wildlife Habitat Functional Assessment Model* (revised February 2010). Based on this assessment, the project site had a numerical score of 49.5 (**Appendix C**). Scores in excess of 40 points are generally indicative of high value wildlife habitat areas. The site scored especially high within the landscape parameters since it is part of a biodiversity corridor identified as a priority habitat on the Washington Department of Fish and Wildlife Priority Habitat and Species database (PHS)

6.1 Description of Vegetation on and Adjacent to the Site

Vegetation on the site consists mostly of a mix of palustrine forested and scrub-shrub plant wetland plant communities that are dominated by red alder (*Alnus rubra*), salmonberry (*Rubus spectabilis*), Himalayan blackberry (*Rubus armeniacus*), lady fern (*Athyrium filix-femina*), soft rush (*Juncus effusus*), stinging nettle (*Urtica dioica*), giant horsetail (*Equisetum telmateia*), and skunk cabbage (*Lysichiton americanum*). The on-site portion of the wetland is part of a much larger wetland system that extends off-site to the south and west and is associated with the Richards Creek riparian corridor.

Uplands on the site are restricted to a deciduous forested hillside in the eastern portion of the property and the small relatively disturbed area in the northwestern corner of the site that is the proposed location of the duplex. Plant species on the eastern forested hillside consisted of a nearly closed canopy of big-leaf maple (*Acer macrophyllum*), with a moderately dense understory and groundcover of Indian plum (*Oemleria cerasiformis*), vine maple (*Acer circinatum*), salal (*Gaultheria shallon*), red huckleberry (*Vaccinium ovatum*), tall Oregon grape (*Mahonia aquifolium*), hazelnut (*Corylus cornuta*), sword fern (*Polystichum munitum*), and trailing blackberry (*Rubus ursinus*).

6.2 Wildlife Species of Local Importance

Twenty three (23) species have been designated by the City of Bellevue as species of local importance (LUC 20.25H.150). The potential of site utilization by each species is briefly described below:

- Bald eagle (*Haliaeetus leucocephalus*): site not located within Bald Eagle Buffer Management Zone per PHS data. Some potential occasional perching opportunity within larger on-site trees possible, but does not have a primary association with habitat on or immediately adjacent site. Primary Association: no.
- Peregrine falcon (*Falco peregrinus*): generally associated with coastal cliffs and shorelines, but also use large buildings in city center. Use of project site unlikely. Primary Association: no.
- Common Loon (*Gavia immer*): no presence - highly aquatic species associated with large water bodies. Primary Association: no.

- Pileated woodpecker (*Dryocopus pileatus*): Pileated woodpeckers generally inhabit mature and old-growth forests, and second-growth forests with large snags and fallen trees. The range of the species encompasses all of the forested areas of the state. Although typically found in larger forested tracts, they are known to occur in suburban habitats as well. Their key breeding habitat need is the presence of large snags or decaying live trees for nesting, as this species generally excavates a new nest cavity each year. The breeding and nesting periods of the pileated woodpecker extends from late March to early July. Although some foraging potential is present, no pileated woodpecker nests were observed on the site during the field investigation and the lack of a significant concentration of large snags limits the nesting potential of this species. Primary Association: no.
- Vaux's swift (*Chaetura vauxi*): Vaux's swifts are strongly associated with old growth and mature forests throughout the state and are highly dependent on large hollow trees and snags for breeding and roosting. Although some potential for foraging, unlikely nesting or primary association on the site due to lack of large snag concentration. Primary Association: no.
- Merlin (*Falco columbarius*): unlikely presence – generally require coastal or high elevation forests. Primary Association: no.
- Purple martin (*Progne subis*): unlikely presence – generally require cavities near or over water for nesting. Primary Association: no.
- Western grebe (*Aechmophorus occidentalis*): no presence – highly aquatic species associated with large water bodies. Primary Association: no.
- Great blue heron (*Ardea herodias*): some limited potential foraging possible within wetland and riparian corridor, but no roosts observed on or adjacent site. Primary Association: no.
- Osprey (*Pandion haliaetus*): unlikely utilization of project site since perch availability not near large water body. Primary Association: no.
- Green heron (*Butorides striatus*): some limited potential foraging possible within wetland and riparian corridor, but no nests observed on or adjacent site. Primary Association: no.
- Red-tailed hawk (*Buteo jamaicensis*): limited potential utilization of site for occasional perching, although no nests observed and not near significant open expanse. Primary Association: no.
- Western big-eared bat (*Plecotus townsendii*): potential presence, but no known nearby hibernacula or caves so not considered a habitat of primary association. Primary Association: no.

- Keen's myotis (*Myotis keenii*): potential presence, but generally associated with larger coniferous forests so not considered a habitat of primary association. Primary Association: no.
- Long-legged myotis (*Myotis volans*): potential presence, but generally associated with larger coniferous forests so not considered a habitat of primary association. Primary Association: no.
- Long-eared myotis (*Myotis evotis*): potential presence, but generally associated with larger coniferous forests so not considered a habitat of primary association. Primary Association: no.
- Oregon spotted frog (*Rana pretiosa*): unlikely presence since believed to be extirpated from nearly all of western Washington and no significant ponding within sloped wetland on the site. Primary Association: no.
- Western toad (*Bufo boreas*): presence possible but no known breeding and not considered habitat of primary association. Primary Association: no.
- Western pond turtle (*Clemmys marmorata*): unlikely presence - no significant ponding on site and no known nearby populations. Primary Association: no.
- Chinook (*Oncorhynchus tshawytscha*): although not on the site - the WDFW PHS data indicates the presence of Chinook within Richards Creek off-site. Primary Association: no.
- Bull trout (*Salvelinus confluentus*): no known presence and not listed on WDFW database. Primary Association: no.
- Coho salmon (*Oncorhynchus kisutch*): although not on the site - the WDFW PHS data indicates the presence of Coho within Richards Creek off-site. Primary Association: no.
- River lamprey (*Lampetra ayresi*): no known presence, but potential presence within off-site Richards Creek. Primary Association: no.

None of the 23 species of local importance appear to have a primary association with habitat on the project site. Two (Chinook and Coho salmon) were positively identified by the WDFW as being present in the vicinity of the project site and determined to have a primary association with nearby connected off-site habitat.

Other species of local importance which were not considered to have a primary association with habitat on the site, but which may potentially utilize the property on at least an occasional basis include: pileated woodpecker, bald eagle, Vaux's swift, great blue heron, green heron, red-tailed hawk, western big-eared bat, Keen's myotis, long-legged myotis, long-eared myotis, and western toad.

6.3 Impacts to Wildlife Species of Local Importance

Under the proposed project, all of the vegetation on the site would be preserved except for the northwestern corner of the property. Although understory vegetation in the vicinity of the proposed duplex is dominated by non-native Himalayan blackberry, construction of the project will require the removal of a minimum of seven trees (see survey). In addition, at its closest point the building will be about 10 feet from the edge of the wetland and adjacent stream. It is our understanding that although the stormwater plan for the project has not yet designed, it will be required to meet all City of Bellevue requirements.

Since none of the species of local importance appear to have a primary association with the project site, there are no anticipated significant impacts to these species from the proposed development. Although the amount of new pollution generating impervious surface from the project is relatively small, best management practices should be implemented to prevent degradation of water quality in downstream areas. Furthermore, the project should utilize all applicable erosion control methods during construction to minimize potential water quality impacts on off-site areas.

7.0 DEVELOPMENT IMPACTS ON WETLAND/STREAM BUFFERS

The wetland and stream on the site would be preserved and no wetland fill or loss of stream channel is proposed (**Figures 2-5**). Construction of a duplex residential structure in the northwestern corner of the site will, however, impact 8,585 s.f. of buffer area utilizing the City of Bellevue's Reasonable Use provisions. Much of this buffer area has been historically disturbed and at the time of the field investigations consisted primarily of scattered big-leaf maple (*Acer macrophyllum*) and red alder (*Alnus rubra*) trees with an understory dominated by Himalayan blackberry (*Rubus armeniacus*).

In addition, 1404 s.f. of buffer area would be temporarily impacted during installation of a water line along the site's northern border. Since this portion of the property was recently disturbed during installation of a sewer line, no impacts to significant vegetation are anticipated from installation of the water line. All temporarily impacted buffer areas would be restored with native vegetation following construction.

8.0 MITIGATION FOR WETLAND/STREAM BUFFER IMPACTS

Mitigation for impacts to the buffer on the site will focus on enhancing the habitat of the remaining buffer on the property. Additional enhancement will also be conducted along the stream corridor and wetland area adjacent the proposed development. Enhancement will consist of the removal of invasive plant species (primarily Himalayan blackberry) and the re-planting with a variety of native tree and shrub species. Plantings within the enhanced buffer and adjacent wetland have been designed to increase the habitat value of the area by increasing the plant species and structural diversity. In addition, these plantings should provide a visual and physical screen to the wetland and stream from the proposed development.

Other measures that would be implemented to minimize the impacts from the proposed development include constructing a split-rail fence along the edge of the proposed structure setback to limit pedestrian intrusion, and directing backyard lighting away from the wetland to the degree feasible. Implementation of the enhancement plan is intended to replace the habitat value of the lost buffer area.

8.1 Goal, Objectives, and Performance Standards for Mitigation Areas

The primary goal of the enhancement plan is to increase the habitat functions of the buffer and wetland area adjacent the proposed development. To meet this goal, the following objectives and performance standards have been incorporated into the design of the plan:

Objective A: Increase the structural and plant species diversity within the mitigation area.

Performance Standard: *Following every monitoring event for a period of at least five years, the mitigation area will contain at least 10 native plant species. In addition, there will be 100% survival of all woody planted species throughout the mitigation area at the end of the first year of planting. Following Year 1, success will be based on an 80% survival rate or areal cover of planted or recolonized native species of 15% at construction approval, 25% after Year 1, 40% after Year 2, 60% after Year 3, and 80% after Year 5.*

Objective B: Limit the amount of invasive and exotic species within the mitigation areas.

Performance Standard: *After construction and following every monitoring event for a period of at least five years, exotic and invasive plant species will be maintained at levels below 20% total cover in all planted areas. These species include, but are not limited to, Himalayan and evergreen blackberry, reed canarygrass, Scot's broom, morning glory, Japanese knotweed, English ivy, thistle, and creeping nightshade.*

8.2 Construction Management

Prior to commencement of any work in the mitigation areas, the clearing limits will be staked and all existing vegetation to be saved will be clearly marked. A pre-construction meeting will be held at the site to review and discuss all aspects of the project with the landscape contractor and the owner.

A wetland consultant will supervise plan implementation during construction to ensure that objectives and specifications of the mitigation plan are met. Any necessary significant modifications to the design that occur as a result of unforeseen site conditions will be jointly approved by the City of Bellevue and the consultant prior to their implementation.

8.3 Monitoring Methodology

The monitoring program will be conducted for a period of five years, with annual reports submitted to the City of Bellevue

Although the entire mitigation area will be reviewed, permanent vegetation sampling plots will be established at selected locations to incorporate all of the representative plant communities. The same monitoring points will be re-visited each year with a record kept of all plant species found. Vegetation monitoring components will include general appearance, health, mortality, colonization rates, percent cover, percent survival, volunteer plant species, invasive weeds, and any other components deemed appropriate.

Photo-points will be established from which photographs will be taken throughout the monitoring period. These photographs will document general appearance and progress in plant community establishment in the mitigation areas. Review of the photos over time will provide a visual representation of success of the plan.

8.4 Maintenance Plan

Maintenance will be conducted on a routine, year round basis. Additional maintenance needs will be identified and addressed following a twice-yearly maintenance review.

Routine removal and control of non-native and other invasive plants (e.g., reed canarygrass, Himalayan and evergreen blackberry, Japanese knotweed, Scot's broom, English ivy, morning glory, thistle and creeping nightshade) shall be performed by manual means whenever possible. Chemical means (Rodeo or Roundup) will only be used if necessary and will never be used adjacent to the stream. Undesirable and weedy exotic plant species shall be maintained at levels below 20% total cover within any given stratum at any time during the five-year monitoring period.

Routine maintenance of planted trees shall be performed. Measures include resetting plants to proper grades and upright positions. Tall grasses and weeds shall be removed at the base of plants to prevent engulfment.

8.5 Contingency Plan

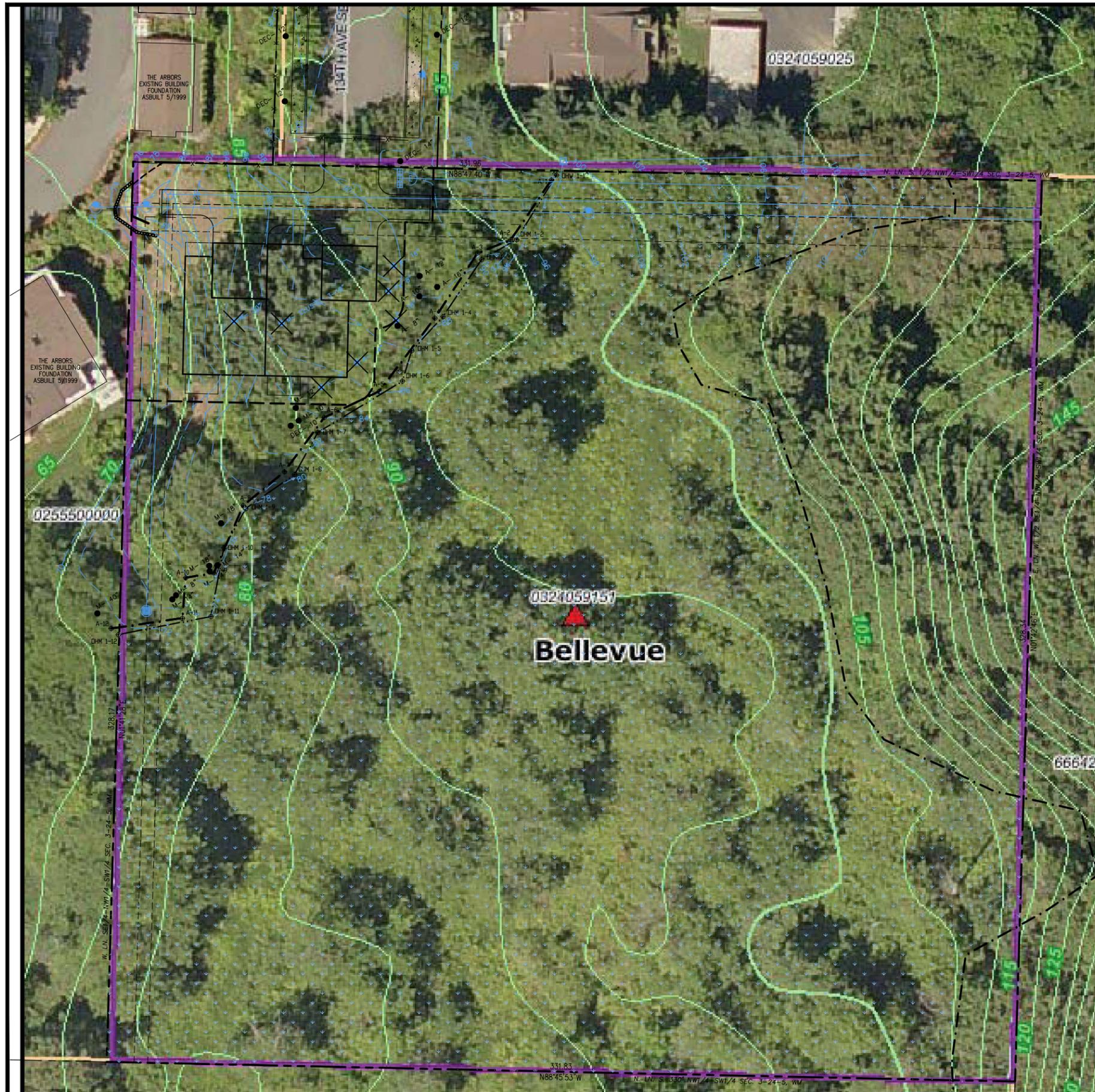
All dead plants will be replaced with the same species or an approved substitute species that meets the goal of the mitigation plan. Plant material shall meet the same specifications as originally-installed material. Replanting will not occur until after reason for failure has been identified (e.g., moisture regime, poor plant stock, disease, shade/sun conditions, wildlife damage, etc.). Replanting shall be completed under the direction of the wetland consultant, City of Bellevue, or the owner.

8.6 As-Built Plan

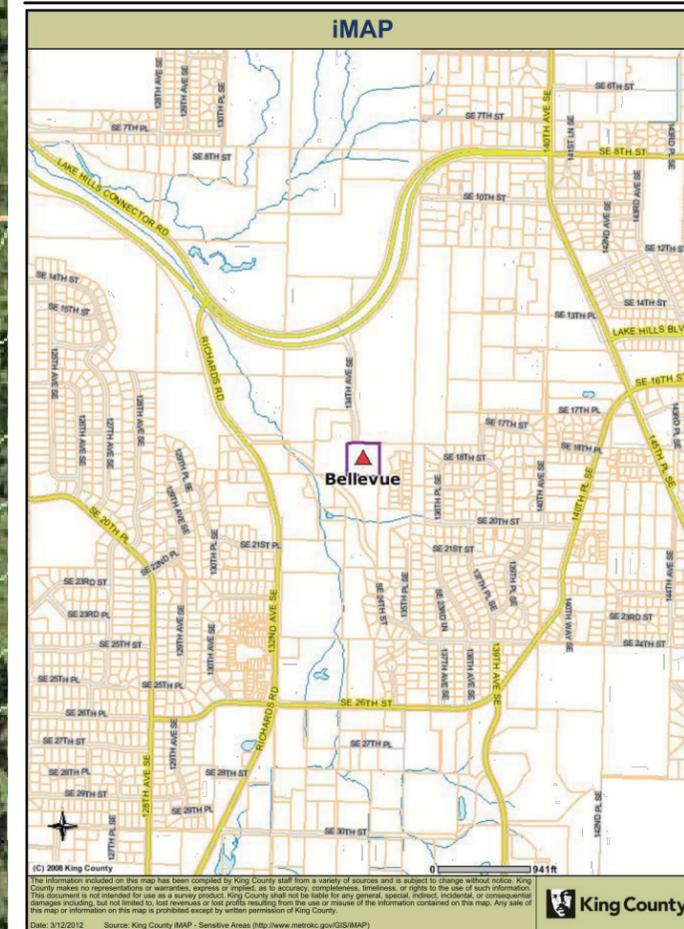
Following completion of construction activities, an as-built plan for the mitigation area will be provided to the City of Bellevue. The plan will identify and describe any changes in relation to the original approved plan.

REFERENCES

- Cowardin, L.M., V. Carter, F.C. Golet, and E.T. LaRoe. 1979. *Classification of Wetlands and Deepwater Habitats of the United States*. U.S. Fish and Wildlife Service, Department of the Interior. FWSOBS-70/31.
- Ecology, Washington State Department of. 1997. *Washington State Wetlands Identification and Delineation Manual*.
- Hitchcock, C.L., and A. Cronquist. 1973. *Flora of the Pacific Northwest*. University of Washington Press. 730 pp.
- Hruby, T. 2004. *Washington State Wetland Rating System for Western Washington – Revised*. Washington State Department of Ecology Publication # 04-06-025.
- Munsell Color. 1988. *Munsell Soil Color Charts*. Kollmorgen Instruments Corp., Baltimore, Maryland.
- Reed, P.B. Jr. 1988. *National List of Plant Species that Occur in Wetlands: Northwest (Region 9)*. USF&WS Biol. Report 88.
- Reed, P.B. Jr. 1993. Supplement to: *National List of Plant Species that Occur in Wetlands: Northwest (Region 9)*. USF&WS Biol. Report 88.
- The Watershed Company. 2010. Guidance: using the Bellevue Urban Wildlife Functional Assessment Model.
- U.S. Army Corps of Engineers. 2010. *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0)*.



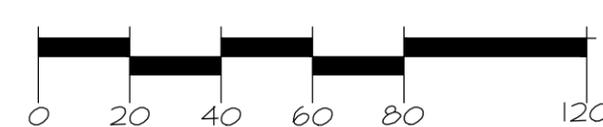
SITE VICINITY MAP



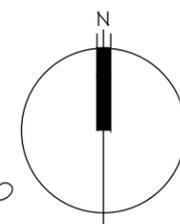
PLAN LEGEND

- PROPERTY LINE
- [---] EXISTING WETLAND (CAT. I)
- STREAM OHW
- STANDARD 110' WETLAND BUFFER
- 10' BSBL/PROPOSED BUFFER
- EXISTING TREES TO REMAIN
- X EXISTING TREES TO BE REMOVED

GRAPHIC SCALE (IN FEET)



SCALE: 1:40



NOTES

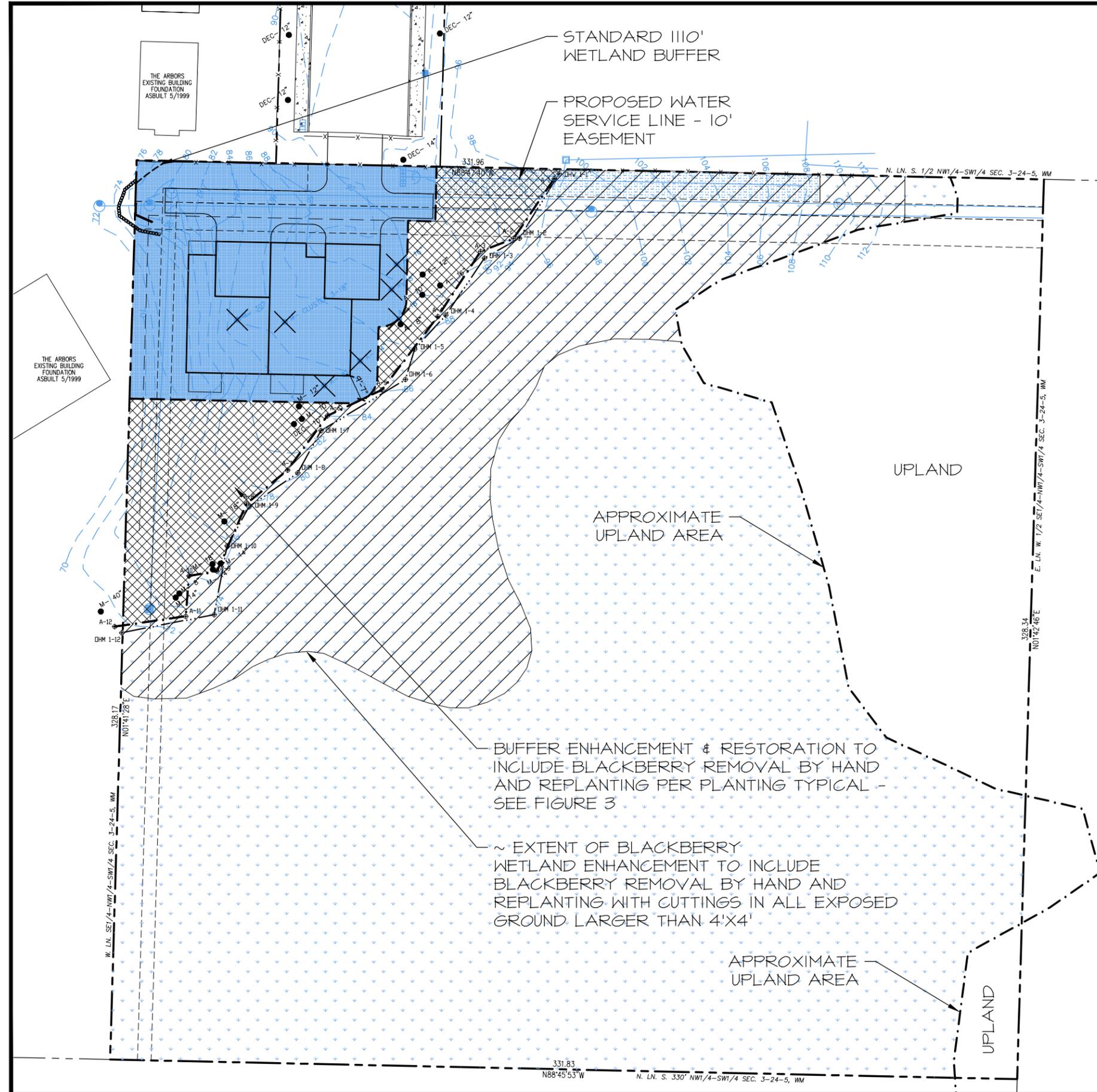
1. BASE INFORMATION PROVIDED BY CORE DESIGN, 14711 NE 29TH PLACE, SUITE 101, BELLEVUE, WA 98007, (425) 885-7877.

PROJECT	4069
DRAWN	SO
SCALE	AS NOTED
DATE	3-14-12
REVISED	1/5

FIGURE I: AERIAL OVERLAY & SITE VICINITY MAP
EASTGATE KENNELS
1805 134TH AVE. SE
BELLEVUE, WA 98005



Altmann Oliver Associates, LLC
AOA
Environmental
Planning &
Landscape
Architecture
PO Box 578
Camden, WA 98014
Office (253) 333-4533 Fax (253) 333-4509



PLAN LEGEND

- PROPERTY LINE
- [---] EXISTING WETLAND (CAT. I)
- STREAM OHWL
- STANDARD 110' WETLAND BUFFER
- 10' BSBL/PROPOSED BUFFER & SPLIT-RAIL FENCE - SEE DETAIL 4 ON FIGURE 5
- EXISTING TREES TO REMAIN
- X EXISTING TREES TO BE REMOVED

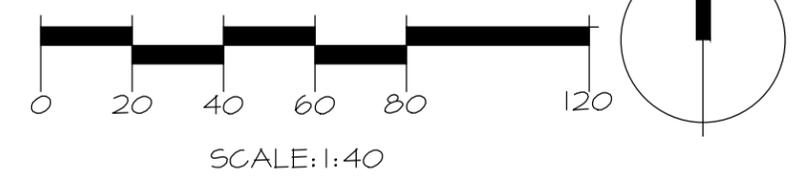
IMPACT LEGEND

[Blue Hatched]	BUFFER IMPACT	8,585 SF
[Cross-hatched]	TEMPORARY WETLAND/BUFFER IMPACT	1,404 SF

MITIGATION LEGEND

[Diagonal Hatched]	WETLAND ENHANCEMENT	18,741 SF
[Cross-hatched]	BUFFER ENHANCEMENT	5,664 SF
[Blue Hatched]	WETLAND/BUFFER RESTORATION WITH ENHANCEMENT	1,404 SF

GRAPHIC SCALE (IN FEET)



NOTES

1. BASE INFORMATION PROVIDED BY CORE DESIGN, 14711 NE 29TH PLACE, SUITE 101, BELLEVUE, WA 98007, (425) 885-7877.
2. ENTIRE SITE IS LOCATED WITHIN THE WETLAND BUFFER AND 20' STRUCTURE SETBACK.

PROJECT	4069
DRAWN	SO
SCALE	AS NOTED
DATE	3-14-12
REVISED	2/5

FIGURE 2: BUFFER IMPACT & MITIGATION PLAN
EASTGATE KENNELS
1805 134TH AVE. SE
BELLEVUE, WA 98005



Altmann Oliver Associates, LLC
AOA
Environmental
Planning &
Landscape
Architecture
PO Box 578
Camden, WA 98014
Office (425) 333-4535 Fax (425) 333-4509

PLANT SCHEDULE

TREES

KEY	SCIENTIFIC NAME	COMMON NAME	SPACING	QTY.	SIZE	NOTES
AC	ACER CIRCINATUM	VINE MAPLE	9' O.C.	18	2 GAL.	MULTI-STEM (3 MIN.)
AM	ACER MACROPHYLLUM	BIG LEAF MAPLE	9' O.C.	11	2 GAL.	SINGLE TRUNK, WELL BRANCHED
PM	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	9' O.C.	20	2 GAL.	FULL & BUSHY
TP	THUJA PLICATA	WESTERN RED CEDAR	9' O.C.	20	2 GAL.	FULL & BUSHY

SHRUBS

KEY	SCIENTIFIC NAME	COMMON NAME	SPACING	QTY.	SIZE	NOTES
	CORNUS SERICEA	RED-OSIER DOGWOOD	3' O.C.	AS NEEDED (~250)	4' CUTTING	1/2" DIA. MIN., BARK INTACT
L	LONICERA INVOLUCRATA	BLACK TWIN-BERRY	3' O.C.	50	1 GAL.	MULTI-CANE (3 MIN.)
H	HOLODISCUS DISCOLOR	OCEAN SPRAY	5' O.C.	11	1 GAL.	MULTI-CANE (3 MIN.)
OC	OEMLERIA CERASIFORMIS	INDIAN PLUM	5' O.C.	11	1 GAL.	MULTI-CANE (3 MIN.)
R	ROSA NUTKANA	NOOTKA ROSE	3' O.C.	48	1 GAL.	MULTI-CANE (3 MIN.)
	SALIX SITCHENSIS	SITKA WILLOW	3' O.C.	AS NEEDED (~250)	4' CUTTING	1/2" DIA. MIN., BARK INTACT
S	SYMPHORICARPOS ALBUS	SNOWBERRY	3' O.C.	36	1 GAL.	MULTI-CANE (3 MIN.)

WETLAND SEED MIX*

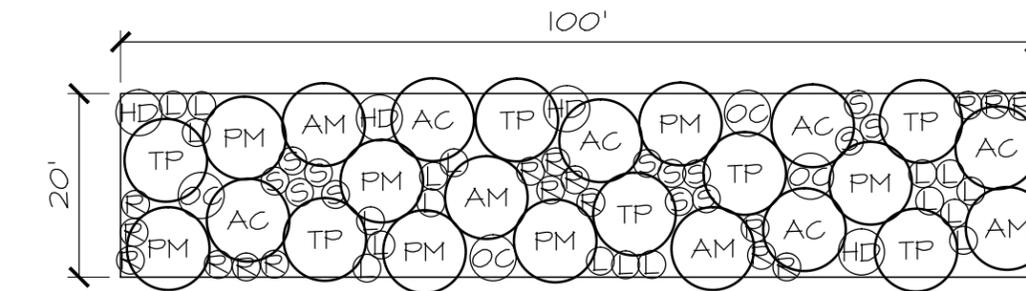
SCIENTIFIC NAME	COMMON NAME	% SEED BY WT.
CAREX ROSTRATA	BEAKED SEDGE	10%
FESTUCA RUBRA	RED FESCUE	50%
JUNCUS ENSIFOLIUS	DAGGER-LEAF RUSH	20%
JUNCUS TENUIS	SLENDER RUSH	20%

*NOTE: HAND-SEED IN WETLAND AREAS WHERE BLACKBERRY IS REMOVED
APPLICATION RATE PER ACRE:
10# SEED MIX
1000# ERO-FIBER WOOD MULCH, OR EQUIV.

BUFFER SEED MIX*

SCIENTIFIC NAME	COMMON NAME	% SEED BY WT.
FESTUCA RUBRA	RED FESCUE	100%

*NOTE: HYDROSEED IN BUFFER AREAS ONLY
40# SEED MIX
120# WILBUR ELLIS FERTILIZER, 5-10-10, 50% IBPU, OR EQUIV.
1000# ERO-FIBER WOOD MULCH, OR EQUIV.



1 BUFFER ENHANCEMENT PLANTING TYPICAL
SCALE: 1:20

PROJECT: 4069
DRAWN: SO
SCALE: AS NOTED
DATE: 3-14-12
REVISED: 3/5

FIGURE 3: PLANTING TYPICAL & SCHEDULE
EASTGATE KENNELS
1805 134TH AVE. SE
BELLEVUE, WA 98005



Altmann Oliver Associates, LLC
Environmental Planning & Landscape Architecture
PO Box 578 Camas, WA 98014
Office (253) 333-4535 Fax (253) 333-4509

SPECIFICATIONS

1. PRIOR TO ANY SITE WORK, THERE SHALL BE A PRE-CONSTRUCTION MEETING BETWEEN THE OWNER, LANDSCAPE CONTRACTOR, CIVIL ENGINEER AND AOA.
2. AOA SHALL DELINEATE WITH COLORED FLAGGING, THE PROPOSED BUFFER, TEMPORARY IMPACT AND ENHANCEMENT AREAS PRIOR TO ANY WORK.
3. PRIOR TO PLANTING, NON-ORGANIC DEBRIS AND ALL INVASIVE PLANTS SHALL BE HAND GRUBBED (ALL PLANTS WITH ROOTS) AND EXPORTED FROM THE SITE. THESE SPECIES INCLUDE, BUT ARE NOT LIMITED TO: HIMALAYAN AND EVERGREEN BLACKBERRY, REED CANARYGRASS, PURPLE LOOSESTRIPE, MORNING GLORY, JAPANESE KNOTWEED, ENGLISH IVY, THISTLE, PERIWINKLE, BIRDSFOOT TREFOIL, POISON HEMLOCK AND CREEPING NIGHTSHADE.
4. SEED ALL EXPOSED GROUND WITH SEED MIXES AT RATES PER THE PLANT SCHEDULE AND MULCH IN THE BUFFER ONLY WITH STRAW TO A DEPTH OF 1 INCH.
5. ALL PLANTS SHOULD BE INSTALLED BETWEEN DECEMBER 1ST AND MARCH 15TH.
6. PRIOR TO PLANTING, AOA SHALL REVIEW PLANT LAYOUT IN ALL PLANTING AREAS.
7. ALL PLANTS (EXCEPT CUTTINGS) SHALL BE PIT-PLANTED IN PLANTING PITS EXCAVATED 2X THE DIAMETER OF THE PLANT. PITS SHALL BE BACKFILLED WITH A 30/70 MIX OF PGM TO NATIVE SOIL. PITS SHALL BE AMENDED WITH A HYDRATED SOIL POLYMER (INSTALLED AT RATES PER MANUFACTURER'S SPECIFICATION). PLANTS SHALL BE INSTALLED 2" HIGH AND SURFACED MULCHED TO A DEPTH OF 2" WITH MEDIUM-COURSE BARK MULCH PLACED WITHIN A 24" DIAMETER FOR ALL TREES AND SHRUBS PER THE PLANTING DETAILS DEPICTED ON FIGURE 5.
8. ALL PLANTS SHALL BE NURSERY GROWN (IN W. WA OR OR.) FOR AT LEAST 1 YEAR FROM PURCHASE DATE, FREE FROM DISEASE OR PESTS, WELL-ROOTED, BUT NOT ROOT-BOUND AND TRUE TO SPECIES.
9. BARE-ROOT PLANTS OF EQUAL OR LARGER SIZE CAN BE SUBSTITUTED FOR NOOTKA ROSE, OCEAN SPRAY AND SNOWBERRY ONLY. ALL OTHER PLANTS SHALL BE CONTAINER MATERIAL.
10. AOA SHALL REVIEW DURING INVASIVE REMOVAL, PLANT LAYOUT AND AFTER PLANTING.
11. UPON COMPLETION OF PLANTING, ALL PLANTS AND SEEDED GROUND SHALL BE THOROUGHLY WATERED.
12. UPON APPROVAL OF PLANTING INSTALLATION BY AOA, CITY OF BELLEVUE WILL BE NOTIFIED TO CONDUCT A SITE REVIEW FOR FINAL APPROVAL OF CONSTRUCTION.
13. ALL PLANTS WITHIN THE BUFFER SHALL BE WATERED VIA A TEMPORARY ABOVE-GROUND IRRIGATION SYSTEM DESIGN-BUILT BY THE LANDSCAPE CONTRACTOR. WATERING SHOULD OCCUR TWICE-WEEKLY JUNE 15-OCTOBER 31 THE FIRST YEAR AFTER PLANTING AND ONCE WEEKLY JULY 1-OCTOBER 1 THE SECOND YEAR AFTER PLANTING. FLOW SHOULD OCCUR AT A RATE OF 1/2" OF WATER DURING EACH WATERING EVENT, ENSURING COMPLETE SATURATION OF THE ROOT ZONE OF ALL PLANTED PLANTS. WINTERIZE BY OCTOBER 31 OF EACH YEAR.
14. MAINTENANCE SHALL BE IMPLEMENTED ON A REGULAR BASIS ACCORDING TO THE SCHEDULE BELOW.

ANNUAL MAINTENANCE SCHEDULE

MAINTENANCE ITEM	J	F	M	A	M	J	J	A	S	O	N	D
WEED CONTROL												
GENERAL MAINT.												
WATERING - YEAR 1						4	8	8	8	4		
WATERING - YEAR 2							4	4	4			

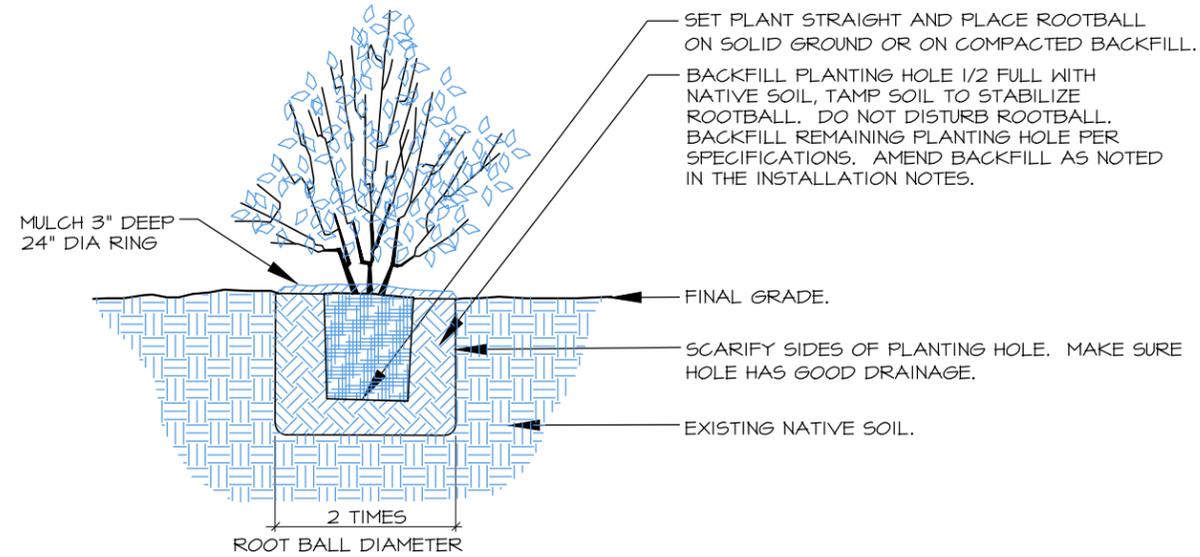
1-8 = NUMBER OF TIMES TASK SHALL BE PERFORMED PER MONTH.

PROJECT	4069
DRAWN	SO
SCALE	AS NOTED
DATE	3-14-12
REVISED	4/5

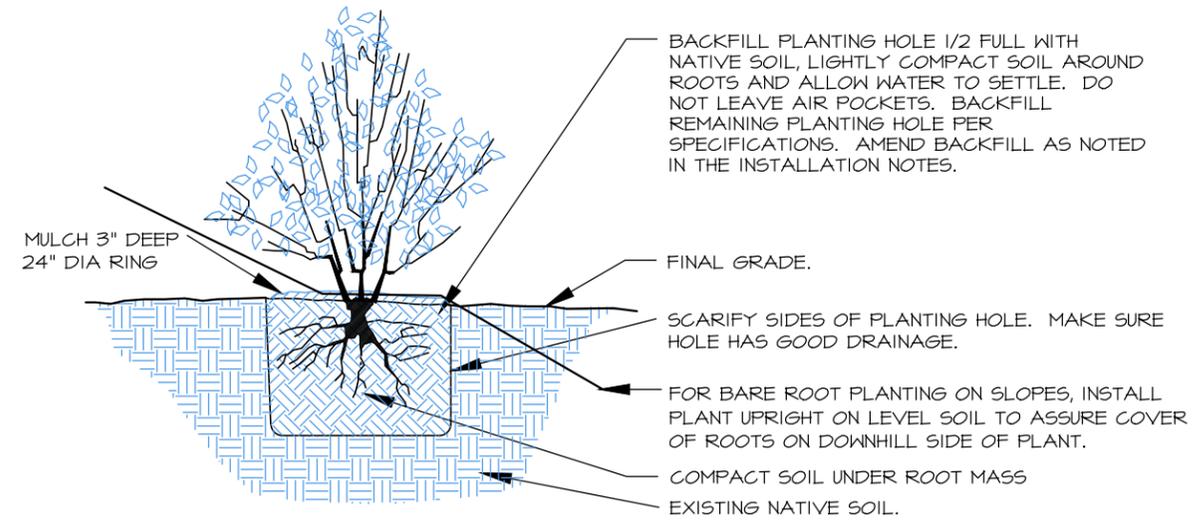
FIGURE 4: SPECIFICATIONS
EASTGATE KENNELS
1805 134TH AVE. SE
BELLEVUE, WA 98005



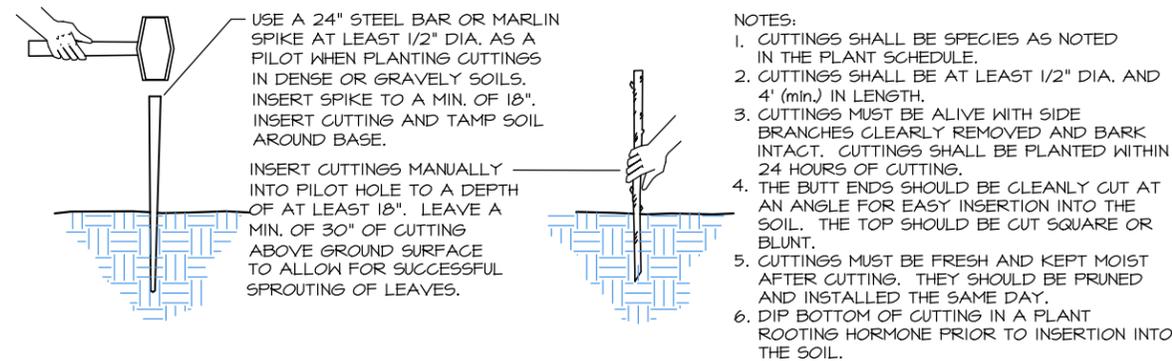
Altmann Oliver Associates, LLC
 Environmental
 Planning &
 Landscape
 Architecture
 PO Box 578 Camas, WA 98014 Office (253) 333-4533 Fax (253) 333-4509



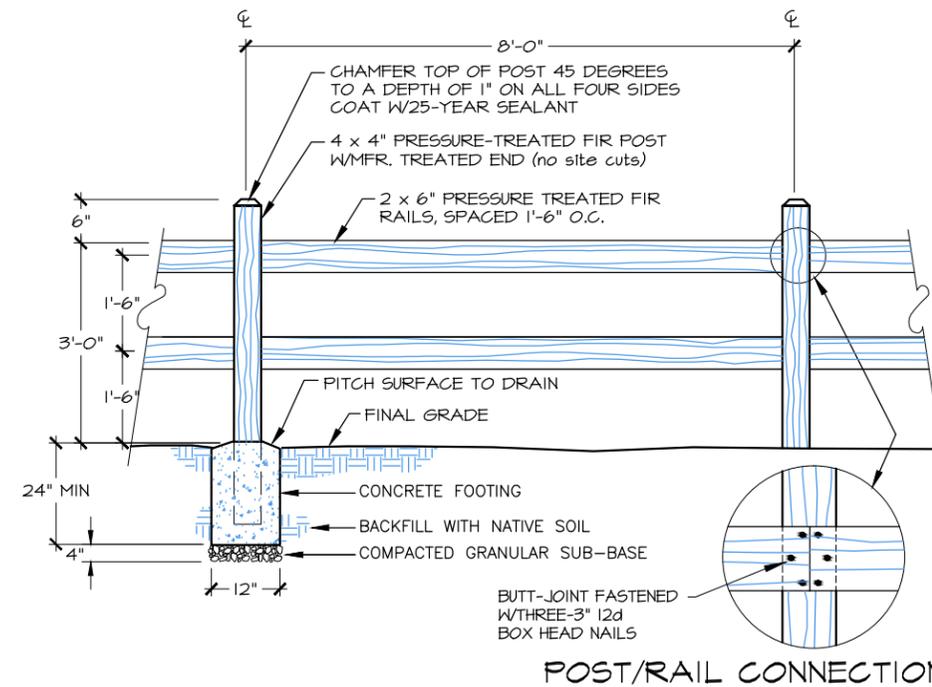
1 CONTAINER PLANTING (TYP.)
SCALE: NTS



2 BARE-ROOT PLANTING (TYP.)
SCALE: NTS



3 CUTTING INSTALLATION (TYP.)
SCALE: NTS



4 SPLIT-RAIL FENCE
SCALE: NTS

FIGURE 5: PLANTING DETAILS
EASTGATE KENNELS
1805 134TH AVE. SE
BELLEVUE, WA 98005

PROJECT	4069
DRAWN	SO
SCALE	AS NOTED
DATE	3-14-12
REVISED	5/5

AOA
Environmental Planning & Landscape Architecture

Altmann Oliver Associates, LLC
PO Box 578 Camanville, WA 98014
Office (253) 333-4533 Fax (253) 333-4509

APPENDIX A

***WETLAND DELINEATION REPORT PREPARED BY
ECOLOGY NORTH WEST (MARCH 1997)***

March 25, 1997

ENW-97.03

Mr. Paul Duffy
Conner Development Co.
846 108th Avenue NE #200
Bellevue, Washington 98004

**RE: FINDINGS OF THE WETLAND/STREAM INVESTIGATION FOR THE
KENNEL SITE, BELLEVUE, WASHINGTON**

Dear Paul:

As per your request, Ecology North West (ENW) completed a site investigation for potential wetlands and streams on the property site located at 1836 132nd Place SE in Bellevue, Washington (Figure 1). This work was completed on March 4, 1997. The findings of the site investigation are summarized in this letter report and are graphically shown on Figure 2.

The wetland determination was conducted using the City of Bellevue's definition of wetlands as stated in the Sensitive Areas Notebook. This definition requires that one or more of the following attributes be present for wetland determinations:

1. At least periodically, the land supports predominantly hydrophytes;
2. The substrate is predominantly undrained hydric soil;
3. The substrate is non-soil and is saturated by water or covered by shallow water at some time during the growing season of each year.

Public resource documents were reviewed for this site. The City of Bellevue's Sensitive Areas Map (Map #092) does show a wetland on the subject property. The wetland in this area is labeled as a palustrine, forested wetland.

According to the King County Area Soil Survey (US Conservation Service, 1973) the property is mapped as Everett/Alderwood (Ew) and Bellingham silt loam (Bh). The Ew series is a non-hydric soil with possible hydric soil inclusions. The Bh series is listed as a hydric soil.

Mr. Duffy

March 25, 1997

Page 2

Data plots were established throughout the property. In addition to vegetative composition/cover data, soil samples were taken at all data plots as well as other points on the site. Data plot field forms are attached to this report.

The subject site, approximately 4.8 acres, is partially developed with a single family residence and kennels. The site is located at 1836 132nd Place NE just east of ParDee Plywood, Bellevue, Washington. The site is accessed via a gravel drive from Richards Road through ParDee Plywood and onto the site. The site is bordered to the north by Kelsey Ridge Apartments and a single family residence, to the east and south by wooded areas, and to the west by ParDee Plywood and Richards Creek.

Based on field observations, the eastern portion of the site consists of very steep topography. The slopes in the eastern portion of the site slope to the west. At the toe-of-slope the site continues to slope west towards the residence, however, it is a much more gentle slope. A stream enters the property from the north via a culvert from the Kelsey Ridge Apartment site and flows southwest across the property. The stream eventually flows in a westerly direction and enters Richards Creek off site. The overall site drainage of the parcel is to the west by southwest.

The northwestern portion of the parcel is developed. This area consists of a single family residence with a lawn area and associated out buildings such as a garage and sheds. South of the residence the site consists of a dog kennel operation. The listed owner of the parcel is Eastgate Kennel Inc., parcel number 0324059003. The developed portion of the parcel consists of approximately 2.0 acres.

The remaining portion of the parcel to the northeast and south is undeveloped and consists of red alder, western red cedar, Douglas fir, big-leaf maple, vine maple, Indian plum, Oregon grape, salmonberry, blackberry, and skunk cabbage. There was no recent indication of logging or clearing in this portion of the parcel.

Mr. Duffy

March 25, 1997

Page 3

On the basis of the site investigation, a wetland and stream was observed and delineated (Figure 2). The dominant vegetation observed in the wetland area included red alder, salmonberry, lady fern and skunk cabbage. The wetland area is located in the undeveloped portion of the parcel and continues off site to the south and west.

The western portion of the wetland is connected to Richards Creek, a known Type A riparian corridor. An additional stream corridor was located and flagged along the northeastern edge of the wetland. This stream corridor extends off the property site both in a northeast and southwest direction. The corridor enters the property site via a culvert from the Kelsey Ridge Apartments site to the north. The corridor flows through the site and enters Richards Creek off-site to the west.

Several test pits were hand dug within the property boundary using a 16 inch landscape shovel and were excavated to an approximate depth of 18 inches. Soils throughout the wetland area were a 10 YR 2/1 loam and saturated at or very near the surface. The soils were considered to be hydric.

Hydrology is supplied to the wetland area via up hill seepage from the eastern portion of the site and surface run off from the surrounding area. Additionally, hydrology is supplied to the wetland from the stream corridor located along the eastern portion of the wetland.

Based on a conversation with the property owner, this stream corridor has been located on the site for many years. The water was used to fill a man-made pond that was located just south of the kennels. Water from the pond was used for on-site irrigation. The pond has not been used for several years and was delineated as part of the on-site wetland. The property owner also stated that approximately 8 to 10 years ago, additional flows were diverted onto his property via this corridor from the construction of Kelsey Creek Apartments. ENW considered this stream to be a Type C riparian corridor.

Mr. Duffy
March 25, 1997
Page 4

Based on the observations noted above, a wetland area was encountered within the property boundaries of the referenced property. The wetland consists of forest, scrub-shrub, and emergent vegetation, however it would best be classified as a palustrine, forested, seasonally flooded (PFOC) wetland.

According to the City of Bellevue's wetland regulations, because the on-site wetland is related by surface hydrology to a Type A riparian corridor, Richards Creek, the wetland would be a Type A wetland. The Type A wetland is required by code to have a 50-foot buffer measured from the wetland edge. The Type C riparian corridor is required by code to have a 5-foot buffer from the Ordinary High Water Mark, OHWM, or the top of bank. Reduction of the buffer areas, by as much as 25 percent, may be allowed pursuant to the City's review.

The wetland and stream corridor, as shown in Figure 2, were field surveyed. Prior to any design and/or development of this parcel, ENW recommends contacting the City of Bellevue to confirm the delineations and classifications. The City of Bellevue will verify the findings and confirm the classifications of this report through their Pre-application process.

If you have any questions or need additional information, please call me at 527-4138.

Sincerely,
ECOLOGY NORTH WEST



Nick Gillen
Wetland Ecologist

DATA FORM
ROUTINE ONSITE DETERMINATION METHOD¹

Field Investigator(s): Gillon Date: 3/4/97
 Project/Site: KENNEL SITG State: WA County: KING
 Applicant/Owner: CONNER Plant Community #/Name: ①

Note: If a more detailed site description is necessary, use the back of data form or a field notebook.

Do normal environmental conditions exist at the plant community?

Yes No (If no, explain on back)

Has the vegetation, soils, and/or hydrology been significantly disturbed?

Yes No (If yes, explain on back)

VEGETATION

Dominant Plant Species	Indicator		Dominant Plant Species	Indicator	
	Status	Stratum		Status	Stratum
1. <u>ALNUS RUBRA</u>	<u>FAC</u>		11. _____		
2. <u>RUBUS SPEC.</u>	<u>FAC</u>		12. _____		
3. _____			13. _____		
4. _____			14. _____		
5. _____			15. _____		
6. _____			16. _____		
7. _____			17. _____		
8. _____			18. _____		
9. _____			19. _____		
10. _____			20. _____		

Percent of dominant species that are OBL, FACW, and/or FAC 100%

Is the hydrophytic vegetation criterion met? Yes No

Rationale: _____

SOILS

Series/phase: _____ Subgroup:² _____

Is the soil on the hydric soils list? Yes No Undetermined

Is the soil a Histosol? Yes No Histic epipedon present? Yes No

Is the soil: Mottled? Yes No Gleyed? Yes No

Matrix Color: _____ Mottle Colors: _____

Other hydric soil indicators: _____

Is the hydric soil criterion met? Yes No 10YR 2/1 0-5"

Rationale: 10YR 3/2 5-18" (mots)

HYDROLOGY

Is the ground surface inundated? Yes No Surface water depth: _____

Is the soil saturated? Yes No

Depth to free-standing water in pit/soil probe hole: ± 10-12" BELOW SURFACE

List other field evidence of surface inundation or soil saturation.

Is the wetland hydrology criterion met? Yes No

Rationale: _____

JURISDICTIONAL DETERMINATION AND RATIONALE

Is the plant community a wetland? Yes No

Rationale for jurisdictional decision: _____

¹ This data form can be used for the Hydric Soil Assessment Procedure and the Plant Community Assessment Procedure.

² Classification according to "Soil Taxonomy."

U

DATA FORM
ROUTINE ONSITE DETERMINATION METHOD¹

Field Investigator(s): GILLEN Date: 3/4/07
 Project/Site: KENNEL SITE State: WA County: KING
 Applicant/Owner: CONNOR Plant Community #/Name: 2

Note: If a more detailed site description is necessary, use the back of data form or a field notebook.

Do normal environmental conditions exist at the plant community?
 Yes No (If no, explain on back)
 Has the vegetation, soils, and/or hydrology been significantly disturbed?
 Yes No (If yes, explain on back)

VEGETATION

Dominant Plant Species	Indicator Status	Stratum	Dominant Plant Species	Indicator Status	Stratum
1. <u>ALNUS RUBRA</u>	<u>FAC</u>		11. _____		
2. <u>RUBUS SPEC.</u>	<u>FAC</u>		12. _____		
3. <u>POLY. MUN.</u>	<u>FACW</u>		13. _____		
4. <u>RUBUS VIT.</u>	<u>FACW</u>		14. _____		
5. _____			15. _____		
6. _____			16. _____		
7. _____			17. _____		
8. _____			18. _____		
9. _____			19. _____		
10. _____			20. _____		

Percent of dominant species that are OBL, FACW, and/or FAC 50%
 Is the hydrophytic vegetation criterion met? Yes No
 Rationale: _____

SOILS

Series/phase: ? Subgroup: 2
 Is the soil on the hydric soils list? Yes No Undetermined
 Is the soil a Histosol? Yes No Histic epipedon present? Yes No
 Is the soil: Mottled? Yes No Gleyed? Yes No
 Matrix Color: _____ Mottle Colors: _____
 Other hydric soil indicators: _____
 Is the hydric soil criterion met? Yes No 10YR 3/2 0-5"
10YR 4/6 5-18"
 Rationale: _____

HYDROLOGY

Is the ground surface inundated? Yes No Surface water depth: _____
 Is the soil saturated? Yes No
 Depth to free-standing water in pit/soil probe hole: DRY
 List other field evidence of surface inundation or soil saturation.

Is the wetland hydrology criterion met? Yes No
 Rationale: _____

JURISDICTIONAL DETERMINATION AND RATIONALE

Is the plant community a wetland? Yes No
 Rationale for jurisdictional decision: _____

¹ This data form can be used for the Hydric Soil Assessment Procedure and the Plant Community Assessment Procedure.

² Classification according to "Soil Taxonomy."

DATA FORM
ROUTINE ONSITE DETERMINATION METHOD¹

Field Investigator(s): GILLEN Date: 3/4/97
 Project/Site: KENNEL SITE State: WA County: KING
 Applicant/Owner: CONNOR Plant Community #/Name: (3)
 Note: If a more detailed site description is necessary, use the back of data form or a field notebook.

Do normal environmental conditions exist at the plant community?
 Yes No (If no, explain on back)
 Has the vegetation, soils, and/or hydrology been significantly disturbed?
 Yes No (If yes, explain on back)

VEGETATION

Dominant Plant Species	Indicator Status	Stratum	Dominant Plant Species	Indicator Status	Stratum
1. <u>RUBUS DISC.</u>	<u>FACU</u>		11. _____		
2. <u>PTERIDIUM aq.</u>	<u>FACU</u>		12. _____		
3. _____			13. _____		
4. _____			14. _____		
5. _____			15. _____		
6. _____			16. _____		
7. _____			17. _____		
8. _____			18. _____		
9. _____			19. _____		
10. _____			20. _____		

Percent of dominant species that are OBL, FACW, and/or FAC 0
 Is the hydrophytic vegetation criterion met? Yes No
 Rationale: _____

SOILS

Series/phase: _____ Subgroup:² _____
 Is the soil on the hydric soils list? Yes No Undetermined _____
 Is the soil a Histosol? Yes No Histic epipedon present? Yes No
 Is the soil: Mottled? Yes No Gleyed? Yes No
 Matrix Color: _____ Mottle Colors: _____
 Other hydric soil indicators: _____
 Is the hydric soil criterion met? Yes No 10 yr 3/2 0-6"
10 yr 4/6 6-18"
 Rationale: _____

HYDROLOGY

Is the ground surface inundated? Yes No Surface water depth: _____
 Is the soil saturated? Yes No
 Depth to free-standing water in pit/soil probe hole: DRY
 List other field evidence of surface inundation or soil saturation.

Is the wetland hydrology criterion met? Yes No
 Rationale: _____

JURISDICTIONAL DETERMINATION AND RATIONALE

Is the plant community a wetland? Yes No
 Rationale for jurisdictional decision: _____

¹ This data form can be used for the Hydric Soil Assessment Procedure and the Plant Community Assessment Procedure.

² Classification according to "Soil Taxonomy."

DATA FORM
ROUTINE ONSITE DETERMINATION METHOD¹

Field Investigator(s): GILLEN Date: 3/4/97
 Project/Site: KENNEL SITE State: WA County: KING
 Applicant/Owner: CONNEL Plant Community #/Name: (4)

Note: If a more detailed site description is necessary, use the back of data form or a field notebook.

Do normal environmental conditions exist at the plant community?

Yes No (If no, explain on back)

Has the vegetation, soils, and/or hydrology been significantly disturbed?

Yes No (If yes, explain on back)

VEGETATION

Dominant Plant Species	Indicator Status	Stratum	Dominant Plant Species	Indicator Status	Stratum
1. <u>ALNUS RUBRA</u>	<u>FAC</u>		11. _____		
2. <u>RUBUS SPEC.</u>	<u>FAC</u>		12. _____		
3. _____			13. _____		
4. _____			14. _____		
5. _____			15. _____		
6. _____			16. _____		
7. _____			17. _____		
8. _____			18. _____		
9. _____			19. _____		
10. _____			20. _____		

Percent of dominant species that are OBL, FACW, and/or FAC 100%

Is the hydrophytic vegetation criterion met? Yes No

Rationale: _____

SOILS

Series/phase: _____ Subgroup:² _____

Is the soil on the hydric soils list? Yes No Undetermined _____

Is the soil a Histosol? Yes No Histic epipedon present? Yes No

Is the soil: Mottled? Yes No Gleyed? Yes No

Matrix Color: _____ Mottle Colors: _____

Other hydric soil indicators: _____

Is the hydric soil criterion met? Yes No 10YR 2/1 0-18"

Rationale: _____

HYDROLOGY

Is the ground surface inundated? Yes No Surface water depth: _____

Is the soil saturated? Yes No

Depth to free-standing water in pit/soil probe hole: ≈ 10" BELOW SURFACE

List other field evidence of surface inundation or soil saturation.

Is the wetland hydrology criterion met? Yes No

Rationale: _____

JURISDICTIONAL DETERMINATION AND RATIONALE

Is the plant community a wetland? Yes No

Rationale for jurisdictional decision: _____

¹ This data form can be used for the Hydric Soil Assessment Procedure and the Plant Community Assessment Procedure.

² Classification according to "Soil Taxonomy."



DATA FORM
ROUTINE ONSITE DETERMINATION METHOD¹

Field Investigator(s): GILGAN Date: 3/4/97
 Project/Site: RENEWEL SITE State: WA County: KING
 Applicant/Owner: COWDER Plant Community #/Name: (5)

Note: If a more detailed site description is necessary, use the back of data form or a field notebook.

Do normal environmental conditions exist at the plant community?

Yes No (If no, explain on back)

Has the vegetation, soils, and/or hydrology been significantly disturbed?

Yes No (If yes, explain on back)

VEGETATION

Dominant Plant Species	Indicator Status	Stratum	Dominant Plant Species	Indicator Status	Stratum
1. <u>RUBUS DISC.</u>	<u>FACU</u>		11. _____		
2. _____			12. _____		
3. <u>LAWN</u>			13. _____		
4. _____			14. _____		
5. _____			15. _____		
6. _____			16. _____		
7. _____			17. _____		
8. _____			18. _____		
9. _____			19. _____		
10. _____			20. _____		

Percent of dominant species that are OBL, FACW, and/or FAC 0

Is the hydrophytic vegetation criterion met? Yes No

Rationale: _____

SOILS

Series/phase: _____ Subgroup:² _____

Is the soil on the hydric soils list? Yes No Undetermined _____

Is the soil a Histosol? Yes No Histic epipedon present? Yes No

Is the soil: Mottled? Yes No Gleyed? Yes No

Matrix Color: _____ Mottle Colors: _____

Other hydric soil indicators: _____

Is the hydric soil criterion met? Yes No

Rationale: 10YR 3/2 0-6"
10YR 4/6 6-18"

HYDROLOGY

Is the ground surface inundated? Yes No Surface water depth: _____

Is the soil saturated? Yes No

Depth to free-standing water in pit/soil probe hole: DRY

List other field evidence of surface inundation or soil saturation.

Is the wetland hydrology criterion met? Yes No

Rationale: _____

JURISDICTIONAL DETERMINATION AND RATIONALE

Is the plant community a wetland? Yes No

Rationale for jurisdictional decision: _____

¹ This data form can be used for the Hydric Soil Assessment Procedure and the Plant Community Assessment Procedure.

² Classification according to "Soil Taxonomy."

DATA FORM
ROUTINE ONSITE DETERMINATION METHOD¹

Field Investigator(s): GILLEN Date: 3/4/97
 Project/Site: KENNEL SITE State: WA County: KING
 Applicant/Owner: CONNOR Plant Community #/Name: 2

Note: If a more detailed site description is necessary, use the back of data form or a field notebook.

Do normal environmental conditions exist at the plant community?

Yes No (If no, explain on back)

Has the vegetation, soils, and/or hydrology been significantly disturbed?

Yes No (If yes, explain on back)

VEGETATION

Dominant Plant Species	Indicator Status	Stratum	Dominant Plant Species	Indicator Status	Stratum
1. <u>VERONICA SP.</u>	<u>OBL</u>		11. _____		
2. _____			12. _____		
3. _____			13. _____		
4. _____			14. _____		
5. _____			15. _____		
6. _____			16. _____		
7. _____			17. _____		
8. _____			18. _____		
9. _____			19. _____		
10. _____			20. _____		

Percent of dominant species that are OBL, FACW, and/or FAC 100%

Is the hydrophytic vegetation criterion met? Yes No

Rationale: _____

SOILS

Series/phase: _____ Subgroup:² _____

Is the soil on the hydric soils list? Yes No Undetermined _____

Is the soil a Histosol? Yes No Histic epipedon present? Yes No

Is the soil: Mottled? Yes No Gleyed? Yes No

Matrix Color: _____ Mottle Colors: _____

Other hydric soil indicators: _____

Is the hydric soil criterion met? Yes No 10YR 2/1 0-18"

Rationale: _____

HYDROLOGY

Is the ground surface inundated? Yes No Surface water depth: @ SURFACE

Is the soil saturated? Yes No

Depth to free-standing water in pit/soil probe hole: _____

List other field evidence of surface inundation or soil saturation.

Is the wetland hydrology criterion met? Yes No

Rationale: _____

JURISDICTIONAL DETERMINATION AND RATIONALE

Is the plant community a wetland? Yes No

Rationale for jurisdictional decision: _____

¹ This data form can be used for the Hydric Soil Assessment Procedure and the Plant Community Assessment Procedure.

² Classification according to "Soil Taxonomy."

DATA FORM
ROUTINE ONSITE DETERMINATION METHOD¹

Field Investigator(s): GILLEN Date: 3/4/97
 Project/Site: KENNEL SITS State: WA County: PIKE
 Applicant/Owner: CONNOR Plant Community #/Name: TD

Note: If a more detailed site description is necessary, use the back of data form or a field notebook.

Do normal environmental conditions exist at the plant community?

Yes No (If no, explain on back)

Has the vegetation, soils, and/or hydrology been significantly disturbed?

Yes No (If yes, explain on back)

VEGETATION

Dominant Plant Species	Indicator Status	Stratum	Dominant Plant Species	Indicator	
				Status	Stratum
1. <u>RUBUS DISC.</u>	<u>FACU</u>		11. _____		
2. _____			12. _____		
3. _____			13. _____		
4. _____			14. _____		
5. _____			15. _____		
6. _____			16. _____		
7. _____			17. _____		
8. _____			18. _____		
9. _____			19. _____		
10. _____			20. _____		

Percent of dominant species that are OBL, FACW, and/or FAC 0

Is the hydrophytic vegetation criterion met? Yes No

Rationale: _____

SOILS

Series/phase: _____ Subgroup:² _____

Is the soil on the hydric soils list? Yes No Undetermined _____

Is the soil a Histosol? Yes No Histic epipedon present? Yes No

Is the soil: Mottled? Yes No Gleyed? Yes No

Matrix Color: _____ Mottle Colors: _____

Other hydric soil indicators: _____

Is the hydric soil criterion met? Yes No

Rationale: WOOD CHIPS AND OR SAW DUST POSSIBLE PILL. COVERED W/ BLACK BEANIES.

HYDROLOGY

Is the ground surface inundated? Yes No Surface water depth: _____

Is the soil saturated? Yes No

Depth to free-standing water in pit/soil probe hole: Dry

List other field evidence of surface inundation or soil saturation.

Is the wetland hydrology criterion met? Yes No

Rationale: TOPO BREAK.

JURISDICTIONAL DETERMINATION AND RATIONALE

Is the plant community a wetland? Yes No

Rationale for jurisdictional decision: _____

¹ This data form can be used for the Hydric Soil Assessment Procedure and the Plant Community Assessment Procedure.

² Classification according to "Soil Taxonomy."



DATA FORM
ROUTINE ONSITE DETERMINATION METHOD¹

Field Investigator(s): GILLEN Date: 3/4/97
 Project/Site: KENNEL SITE State: WA County: PIN
 Applicant/Owner: CONNOR Plant Community #/Name: B

Note: If a more detailed site description is necessary, use the back of data form or a field notebook.

Do normal environmental conditions exist at the plant community?
 Yes No (If no, explain on back)
 Has the vegetation, soils, and/or hydrology been significantly disturbed?
 Yes No (If yes, explain on back)

VEGETATION

Dominant Plant Species	Indicator Status	Stratum	Dominant Plant Species	Indicator Status	Stratum
1. <u>RUBUS DISC.</u>	<u>FACU</u>		11. _____		
2. <u>SALIX SP.</u>	<u>FAC.</u>		12. _____		
3. _____			13. _____		
4. _____			14. _____		
5. _____			15. _____		
6. _____			16. _____		
7. _____			17. _____		
8. _____			18. _____		
9. _____			19. _____		
10. _____			20. _____		

Percent of dominant species that are OBL, FACW, and/or FAC _____
 Is the hydrophytic vegetation criterion met? Yes No
 Rationale: _____

SOILS

Series/phase: _____ Subgroup:² _____
 Is the soil on the hydric soils list? Yes No Undetermined _____
 Is the soil a Histosol? Yes No Histic epipedon present? Yes No
 Is the soil: Mottled? Yes No Gleyed? Yes No
 Matrix Color: _____ Mottle Colors: _____
 Other hydric soil indicators: _____
 Is the hydric soil criterion met? Yes No 10YR 2/1 0-18"
 Rationale: _____

HYDROLOGY

Is the ground surface inundated? Yes No Surface water depth: @ SURFACE
 Is the soil saturated? Yes No
 Depth to free-standing water in pit/soil probe hole: _____
 List other field evidence of surface inundation or soil saturation. _____
 Is the wetland hydrology criterion met? Yes No -TOPO BREAK-
 Rationale: _____

JURISDICTIONAL DETERMINATION AND RATIONALE

Is the plant community a wetland? Yes No
 Rationale for jurisdictional decision: _____

¹ This data form can be used for the Hydric Soil Assessment Procedure and the Plant Community Assessment Procedure.

² Classification according to "Soil Taxonomy."

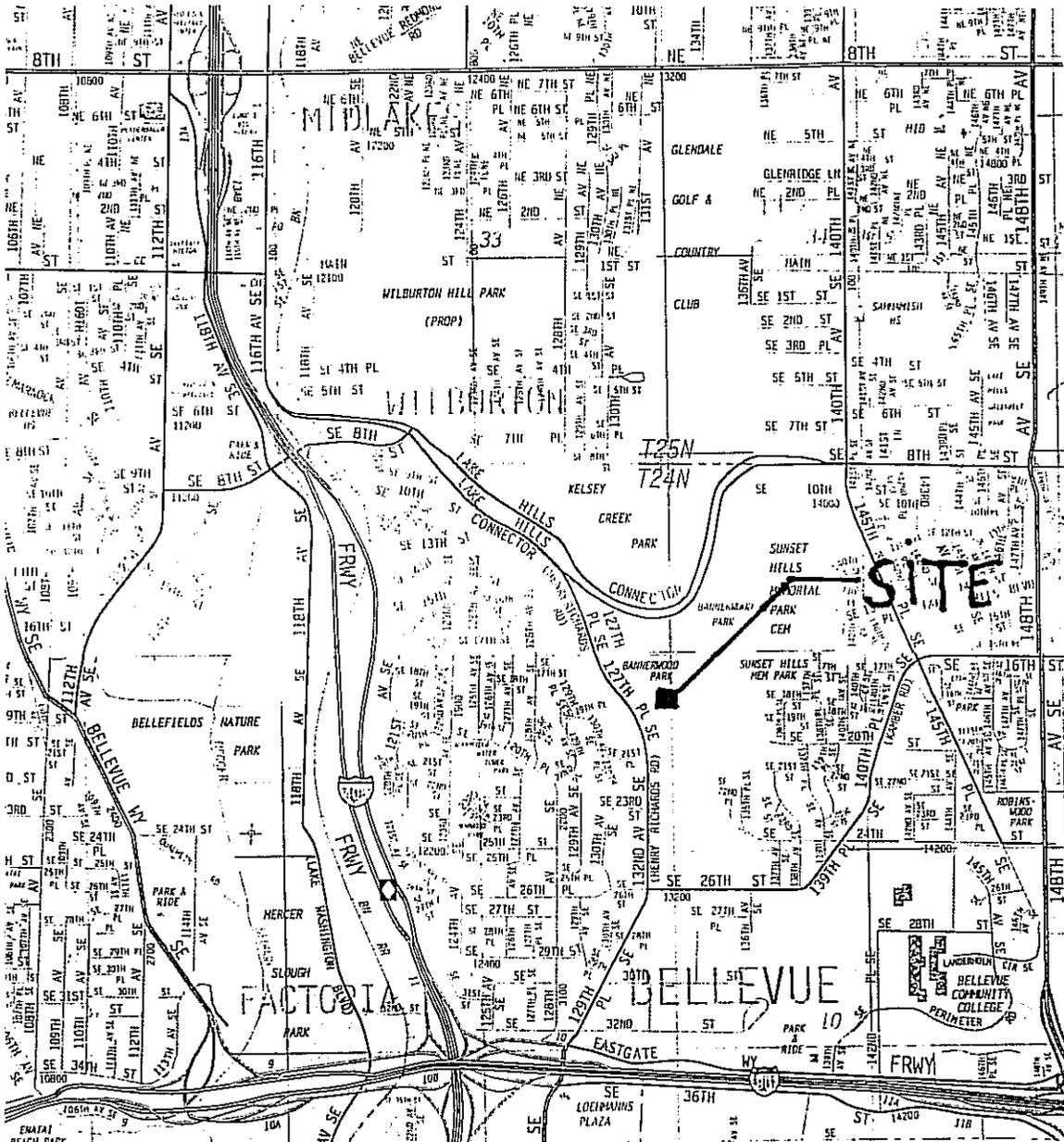
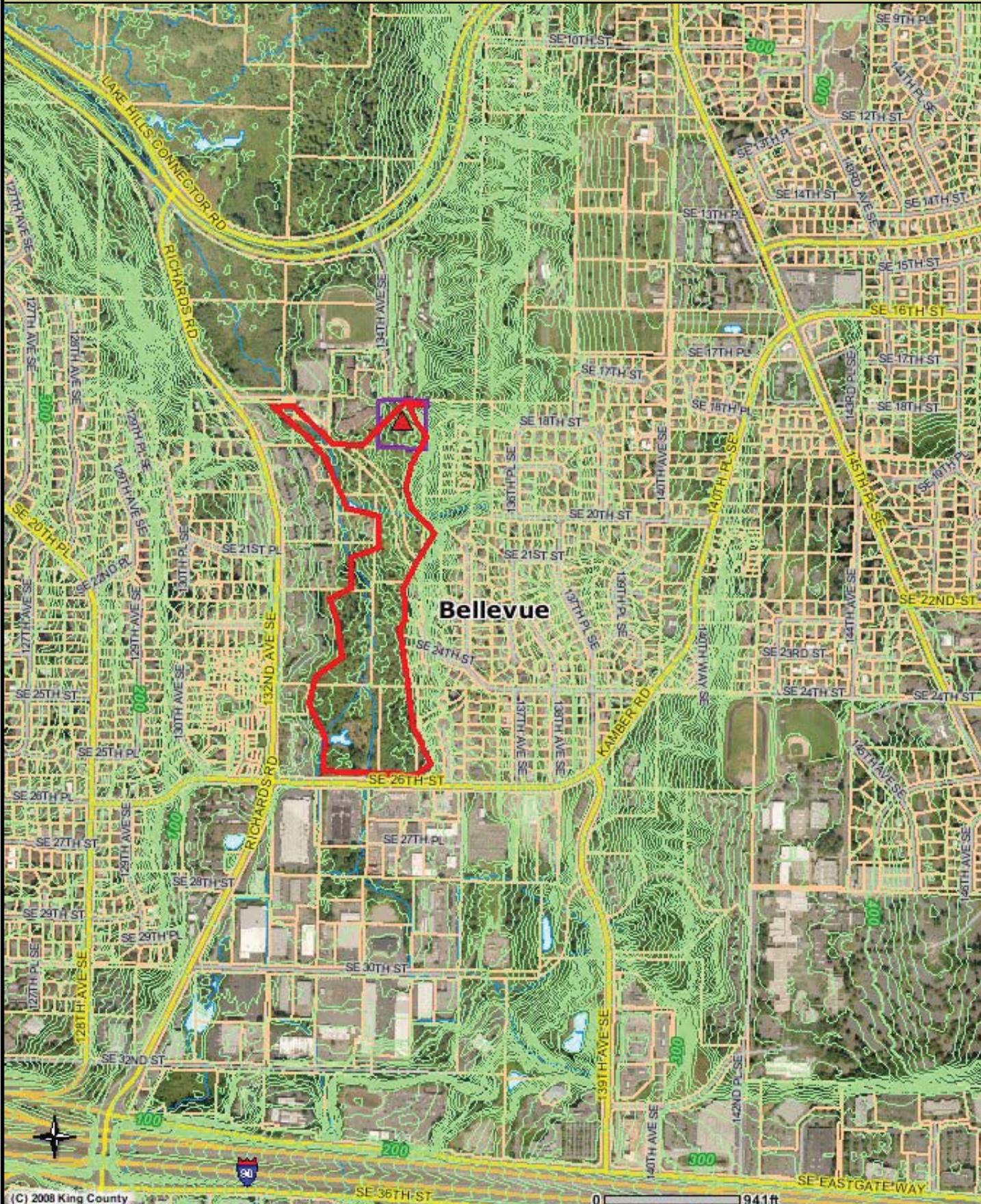


Figure 1
Vicinity Map
Kennel Site



APPENDIX B
WETLAND RATING

Parcel 032405-9151 Approx. Wetland Rating Unit



(C) 2008 King County

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.



Wetland name or number A **LIMITED OFF-SITE ACCESS**

WETLAND RATING FORM - WESTERN WASHINGTON
Version 2 - Updated July 2006 to increase accuracy and reproducibility among users
Updated Oct 2008 with the new WDFW definitions for priority habitats

Name of wetland (if known): PARCEL 032405-9151 Date of site visit: 07/05/11

Rated by ALTMANN Trained by Ecology? Yes No Date of training 03/08

SEC: 3 TOWNSHIP: 24N RANGE: 5E Is S/T/R in Appendix D? Yes No

Map of wetland unit: Figure Estimated size

SUMMARY OF RATING

Category based on FUNCTIONS provided by wetland

I II III IV

Category I = Score >=70
Category II = Score 51-69
Category III = Score 30-50
Category IV = Score < 30

Score for Water Quality Functions	26
Score for Hydrologic Functions	20
Score for Habitat Functions	24
TOTAL score for Functions	70

Category based on SPECIAL CHARACTERISTICS of wetland

I II Does not Apply

Final Category (choose the "highest" category from above)

1

Summary of basic information about the wetland unit

Wetland Unit has Special Characteristics		Wetland HGM Class used for Rating	
Estuarine		Depressional	<input checked="" type="checkbox"/>
Natural Heritage Wetland		Riverine	<input checked="" type="checkbox"/>
Bog		Lake-fringe	<input type="checkbox"/>
Mature Forest		Slope	<input checked="" type="checkbox"/>
Old Growth Forest		Flats	<input type="checkbox"/>
Coastal Lagoon		Freshwater Tidal	<input type="checkbox"/>
Interdunal			<input type="checkbox"/>
None of the above	<input checked="" type="checkbox"/>	Check if unit has multiple HGM classes present	<input checked="" type="checkbox"/>

ON-SITE = SLOPE
OFF-SITE CONTAINS
DEPRESSIONAL
AND RIVERINE
COMPONENTS

Wetland name or number A

Classification of Wetland Units in Western Washington

If the hydrologic criteria listed in each question do not apply to the entire unit being rated, you probably have a unit with multiple HGM classes. In this case, identify which hydrologic criteria in questions 1-7 apply, and go to Question 8.

- 1. Are the water levels in the entire unit usually controlled by tides (i.e. except during floods)?
 NO – go to 2 YES – the wetland class is **Tidal Fringe**

If yes, is the salinity of the water during periods of annual low flow below 0.5 ppt (parts per thousand)? **YES – Freshwater Tidal Fringe** **NO – Saltwater Tidal Fringe (Estuarine)**

If your wetland can be classified as a Freshwater Tidal Fringe use the forms for Riverine wetlands. If it is Saltwater Tidal Fringe it is rated as an Estuarine wetland. Wetlands that were called estuarine in the first and second editions of the rating system are called Salt Water Tidal Fringe in the Hydrogeomorphic Classification. Estuarine wetlands were categorized separately in the earlier editions, and this separation is being kept in this revision. To maintain consistency between editions, the term “Estuarine” wetland is kept. Please note, however, that the characteristics that define Category I and II estuarine wetlands have changed (see p.).

- 2. The entire wetland unit is flat and precipitation is the only source (>90%) of water to it. Groundwater and surface water runoff are NOT sources of water to the unit.
 NO – go to 3 YES – The wetland class is **Flats**

If your wetland can be classified as a “Flats” wetland, use the form for **Depressional** wetlands.

- 3. Does the entire wetland unit meet both of the following criteria?
 The vegetated part of the wetland is on the shores of a body of permanent open water (without any vegetation on the surface) at least 20 acres (8 ha) in size;
 At least 30% of the open water area is deeper than 6.6 ft (2 m)?
 NO – go to 4 YES – The wetland class is **Lake-fringe (Lacustrine Fringe)**

- 4. Does the entire wetland unit meet all of the following criteria?
 The wetland is on a slope (*slope can be very gradual*),
 The water flows through the wetland in one direction (unidirectional) and usually comes from seeps. It may flow subsurface, as sheetflow, or in a swale without distinct banks.
 The water leaves the wetland **without being impounded**?
 NOTE: *Surface water does not pond in these type of wetlands except occasionally in very small and shallow depressions or behind hummocks (depressions are usually 3ft diameter and less than 1 foot deep).*

NO - go to 5 YES – The wetland class is **Slope**

Wetland name or number A

- ✓ 5. Does the entire wetland unit **meet all** of the following criteria?
 The unit is in a valley, or stream channel, where it gets inundated by overbank flooding from that stream or river
 The overbank flooding occurs at least once every two years.

NOTE: The riverine unit can contain depressions that are filled with water when the river is not flooding.

- ✓ NO - go to 6 YES - The wetland class is **Riverine**
 6. Is the entire wetland unit in a topographic depression in which water ponds, or is saturated to the surface, at some time during the year. *This means that any outlet, if present, is higher than the interior of the wetland.*
 NO - go to 7 YES - The wetland class is **Depressional**

7. Is the entire wetland unit located in a very flat area with no obvious depression and no overbank flooding. The unit does not pond surface water more than a few inches. The unit seems to be maintained by high groundwater in the area. The wetland may be ditched, but has no obvious natural outlet.
 NO - go to 8 YES - The wetland class is **Depressional**

8. Your wetland unit seems to be difficult to classify and probably contains several different HGM classes. For example, seeps at the base of a slope may grade into a riverine floodplain, or a small stream within a depressional wetland has a zone of flooding along its sides. **GO BACK AND IDENTIFY WHICH OF THE HYDROLOGIC REGIMES DESCRIBED IN QUESTIONS 1-7 APPLY TO DIFFERENT AREAS IN THE UNIT** (make a rough sketch to help you decide). Use the following table to identify the appropriate class to use for the rating system if you have several HGM classes present within your wetland. NOTE: Use this table only if the class that is recommended in the second column represents 10% or more of the total area of the wetland unit being rated. If the area of the class listed in column 2 is less than 10% of the unit; classify the wetland using the class that represents more than 90% of the total area.

HGM Classes within the wetland unit being rated	HGM Class to Use in Rating
Slope + Riverine	Riverine
Slope + Depressional	Depressional
Slope + Lake-fringe	Lake-fringe
Depressional + Riverine along stream within boundary	Depressional
Depressional + Lake-fringe	Depressional
Salt Water Tidal Fringe and any other class of freshwater wetland	Treat as ESTUARINE under wetlands with special characteristics

✓ If you are unable still to determine which of the above criteria apply to your wetland, or if you have more than 2 HGM classes within a wetland boundary, classify the wetland as **Depressional** for the rating.

Wetland name or number A

D Depressional and Flats Wetlands WATER QUALITY FUNCTIONS - Indicators that the wetland unit functions to improve water quality		Points (only 1 score per box)
D	D 1. Does the wetland unit have the <u>potential</u> to improve water quality?	(see p.38)
D	<p>D 1.1 Characteristics of surface water flows out of the wetland:</p> <p>Unit is a depression with no surface water leaving it (no outlet) points = 3</p> <p>Unit has an intermittently flowing, OR highly constricted permanently flowing outlet points = <u>2</u></p> <p>Unit has an unconstricted, or slightly constricted, surface outlet (<i>permanently flowing</i>) points = 1</p> <p>Unit is a "flat" depression (Q. 7 on key), or in the Flats class, with permanent surface outflow and no obvious natural outlet and/or outlet is a man-made ditch points = 1</p> <p>(If ditch is not permanently flowing treat unit as "intermittently flowing")</p> <p>Provide photo or drawing</p>	Figure <u>2</u>
D	<p>S 1.2 The soil 2 inches below the surface (or duff layer) is clay or organic (<i>use NRCS definitions</i>)</p> <p>YES points = <u>4</u></p> <p>NO points = 0</p>	4
D	<p>D 1.3 Characteristics of persistent vegetation (emergent, shrub, and/or forest Cowardin class)</p> <p>Wetland has persistent, ungrazed, vegetation >= 95% of area points = <u>5</u></p> <p>Wetland has persistent, ungrazed, vegetation >= 1/2 of area points = 3</p> <p>Wetland has persistent, ungrazed vegetation >= 1/10 of area points = 1</p> <p>Wetland has persistent, ungrazed vegetation <1/10 of area points = 0</p> <p>Map of Cowardin vegetation classes</p>	Figure <u>5</u>
D	<p>D1.4 Characteristics of seasonal ponding or inundation.</p> <p><i>This is the area of the wetland unit that is ponded for at least 2 months, but dries out sometime during the year. Do not count the area that is permanently ponded. Estimate area as the average condition 5 out of 10 yrs.</i></p> <p>Area seasonally ponded is > 1/2 total area of wetland <i>ASSUME SINCE</i> points = 4</p> <p>Area seasonally ponded is > 1/4 total area of wetland <i>MOSTLY</i> points = <u>2</u></p> <p>Area seasonally ponded is < 1/4 total area of wetland <i>SCOPE</i> points = 0</p> <p>Map of Hydroperiods</p>	Figure <u>2</u>
D	Total for D 1 <i>Add the points in the boxes above</i>	<u>13</u>
D	<p>D 2. Does the wetland unit have the <u>opportunity</u> to improve water quality?</p> <p>Answer YES if you know or believe there are pollutants in groundwater or surface water coming into the wetland that would otherwise reduce water quality in streams, lakes or groundwater downgradient from the wetland. <i>Note which of the following conditions provide the sources of pollutants. A unit may have pollutants coming from several sources, but any single source would qualify as opportunity.</i></p> <ul style="list-style-type: none"> — Grazing in the wetland or within 150 ft — Untreated stormwater discharges to wetland — Tilled fields or orchards within 150 ft of wetland — A stream or culvert discharges into wetland that drains developed areas, residential areas, farmed fields, roads, or clear-cut logging <input checked="" type="checkbox"/> Residential, urban areas, golf courses are within 150 ft of wetland — Wetland is fed by groundwater high in phosphorus or nitrogen — Other _____ <p>YES multiplier is <u>2</u> NO multiplier is 1</p>	(see p. 44) multiplier <u>2</u>
D	TOTAL - Water Quality Functions Multiply the score from D1 by D2 <i>Add score to table on p. 1</i>	<u>26</u>

Wetland name or number A

H 1.4. Interspersion of habitats (see p. 76)
Decide from the diagrams below whether interspersion between Cowardin vegetation classes (described in H 1.1), or the classes and unvegetated areas (can include open water or mudflats) is high, medium, low, or none.

None = 0 points Low = 1 point Moderate = 2 points

High = 3 points [riparian braided channels]

NOTE: If you have four or more classes or three vegetation classes and open water the rating is always "high". Use map of Cowardin vegetation classes.

Figure 3

H 1.5. Special Habitat Features: (see p. 77)
Check the habitat features that are present in the wetland. The number of checks is the number of points you put into the next column.

- Large, downed, woody debris within the wetland (>4in. diameter and 6 ft long).
- Standing snags (diameter at the bottom > 4 inches) in the wetland
- Undercut banks are present for at least 6.6 ft (2m) and/or overhanging vegetation extends at least 3.3 ft (1m) over a stream (or ditch) in, or contiguous with the unit, for at least 33 ft (10m)
- Stable steep banks of fine material that might be used by beaver or muskrat for denning (>30degree slope) OR signs of recent beaver activity are present (cut shrubs or trees that have not yet turned grey/brown)
- At least ¼ acre of thin-stemmed persistent vegetation or woody branches are present in areas that are permanently or seasonally inundated (structures for egg-laying by amphibians)
- Invasive plants cover less than 25% of the wetland area in each stratum of plants

NOTE: The 20% stated in early printings of the manual on page 78 is an error.

4

H 1. TOTAL Score - potential for providing habitat
Add the scores from H1.1, H1.2, H1.3, H1.4, H1.5

14

Comments

Wetland name or number A

H 2. Does the wetland unit have the opportunity to provide habitat for many species?	Figure
<p>H 2.1 Buffers (see p. 80) Choose the description that best represents condition of buffer of wetland unit. The highest scoring criterion that applies to the wetland is to be used in the rating. See text for definition of "undisturbed."</p> <ul style="list-style-type: none"> — 100 m (330ft) of relatively undisturbed vegetated areas, rocky areas, or open water >95% of circumference. No structures are within the undisturbed part of buffer. (relatively undisturbed also means no-grazing, no landscaping, no daily human use) Points = 5 — 100 m (330 ft) of relatively undisturbed vegetated areas, rocky areas, or open water > 50% circumference. Points = 4 — 50 m (170ft) of relatively undisturbed vegetated areas, rocky areas, or open water >95% circumference. Points = 4 — 100 m (330ft) of relatively undisturbed vegetated areas, rocky areas, or open water > 25% circumference, . Points = 3 — 50 m (170ft) of relatively undisturbed vegetated areas, rocky areas, or open water for > 50% circumference. Points = 3 <p style="text-align: center;">If buffer does not meet any of the criteria above</p> <ul style="list-style-type: none"> — No paved areas (except paved trails) or buildings within 25 m (80ft) of wetland > 95% circumference. Light to moderate grazing, or lawns are OK. Points = 2 — No paved areas or buildings within 50m of wetland for >50% circumference. Light to moderate grazing, or lawns are OK. Points = 2 — Heavy grazing in buffer. Points = 1 — Vegetated buffers are <2m wide (6.6ft) for more than 95% of the circumference (e.g. tilled fields, paving, basalt bedrock extend to edge of wetland) Points = 0 — Buffer does not meet any of the criteria above. Points = 1 <p style="text-align: center;">Aerial photo showing buffers</p>	1
<p>H 2.2 Corridors and Connections (see p. 81)</p> <p>H 2.2.1 Is the wetland part of a relatively undisturbed and unbroken vegetated corridor (either riparian or upland) that is at least 150 ft wide, has at least 30% cover of shrubs, forest or native undisturbed prairie, that connects to estuaries, other wetlands or undisturbed uplands that are at least 250 acres in size? (dams in riparian corridors, heavily used gravel roads, paved roads, are considered breaks in the corridor) YES = 4 points (go to H 2.3) NO = go to H 2.2.2</p> <p>H 2.2.2 Is the wetland part of a relatively undisturbed and unbroken vegetated corridor (either riparian or upland) that is at least 50ft wide, has at least 30% cover of shrubs or forest, and connects to estuaries, other wetlands or undisturbed uplands that are at least 25 acres in size? OR a Lake-fringe wetland, if it does not have an undisturbed corridor as in the question above? YES = 2 points (go to H 2.3) NO = H 2.2.3</p> <p>H 2.2.3 Is the wetland: within 5 mi (8km) of a brackish or salt water estuary OR within 3 mi of a large field or pasture (>40 acres) OR within 1 mi of a lake greater than 20 acres? YES = 1 point NO = 0 points</p>	2

Total for page 3

Wetland name or number A

H 2.3 Near or adjacent to other priority habitats listed by WDFW (see new and complete descriptions of WDFW priority habitats, and the counties in which they can be found, in the PHS report <http://wdfw.wa.gov/hab/phslist.htm>)

Which of the following priority habitats are within 330ft (100m) of the wetland unit? *NOTE: the connections do not have to be relatively undisturbed.*

- Aspen Stands:** Pure or mixed stands of aspen greater than 0.4 ha (1 acre).
 - Biodiversity Areas and Corridors:** Areas of habitat that are relatively important to various species of native fish and wildlife (*full descriptions in WDFW PHS report p. 152*).
 - Herbaceous Balds:** Variable size patches of grass and forbs on shallow soils over bedrock.
 - Old-growth/Mature forests:** (Old-growth west of Cascade crest) Stands of at least 2 tree species, forming a multi-layered canopy with occasional small openings; with at least 20 trees/ha (8 trees/acre) > 81 cm (32 in) dbh or > 200 years of age. (Mature forests) Stands with average diameters exceeding 53 cm (21 in) dbh; crown cover may be less than 100%; crown cover may be less than 100%; decay, decadence, numbers of snags, and quantity of large downed material is generally less than that found in old-growth; 80 - 200 years old west of the Cascade crest.
 - Oregon white Oak:** Woodlands Stands of pure oak or oak/conifer associations where canopy coverage of the oak component is important (*full descriptions in WDFW PHS report p. 158*).
 - Riparian:** The area adjacent to aquatic systems with flowing water that contains elements of both aquatic and terrestrial ecosystems which mutually influence each other.
 - Westside Prairies:** Herbaceous, non-forested plant communities that can either take the form of a dry prairie or a wet prairie (*full descriptions in WDFW PHS report p. 161*).
 - Instream:** The combination of physical, biological, and chemical processes and conditions that interact to provide functional life history requirements for instream fish and wildlife resources.
 - Nearshore:** Relatively undisturbed nearshore habitats. These include Coastal Nearshore, Open Coast Nearshore, and Puget Sound Nearshore. (*full descriptions of habitats and the definition of relatively undisturbed are in WDFW report: pp. 167-169 and glossary in Appendix A*).
 - Caves:** A naturally occurring cavity, recess, void, or system of interconnected passages under the earth in soils, rock, ice, or other geological formations and is large enough to contain a human.
 - Cliffs:** Greater than 7.6 m (25 ft) high and occurring below 5000 ft.
 - Talus:** Homogenous areas of rock rubble ranging in average size 0.15 - 2.0 m (0.5 - 6.5 ft), composed of basalt, andesite, and/or sedimentary rock, including riprap slides and mine tailings. May be associated with cliffs.
 - Snags and Logs:** Trees are considered snags if they are dead or dying and exhibit sufficient decay characteristics to enable cavity excavation/use by wildlife. Priority snags have a diameter at breast height of > 51 cm (20 in) in western Washington and are > 2 m (6.5 ft) in height. Priority logs are > 30 cm (12 in) in diameter at the largest end, and > 6 m (20 ft) long.
 - If wetland has 3 or more priority habitats = 4 points
 - If wetland has 2 priority habitats = 3 points
 - If wetland has 1 priority habitat = 1 point
 - No habitats = 0 points
- Note: All vegetated wetlands are by definition a priority habitat but are not included in this list. Nearby wetlands are addressed in question H 2.4)*

4

Wetland name or number A

<p>H 2.4 Wetland Landscape (choose the <i>one</i> description of the landscape around the wetland that <i>best fits</i>) (see p. 84)</p> <p>There are at least 3 other wetlands within ½ mile, and the connections between them are relatively undisturbed (light grazing between wetlands OK, as is lake shore with some boating, but connections should NOT be bisected by paved roads, fill, fields, or other development. points = 5</p> <p>The wetland is Lake-fringe on a lake with little disturbance and there are 3 other lake-fringe wetlands within ½ mile points = 5</p> <p>There are at least 3 other wetlands within ½ mile, BUT the connections between them are disturbed points = 3</p> <p>The wetland is Lake-fringe on a lake with disturbance and there are 3 other lake-fringe wetland within ½ mile points = 3</p> <p>There is at least 1 wetland within ½ mile. points = 2</p> <p>There are no wetlands within ½ mile. points = 0</p>	<p>3</p>
<p>H 2. TOTAL Score - opportunity for providing habitat <i>Add the scores from H2.1, H2.2, H2.3, H2.4</i></p>	<p>10</p>
<p>TOTAL for H 1 from page 14</p>	<p>14</p>
<p>Total Score for Habitat Functions – add the points for H 1, H 2 and record the result on p. 1</p>	<p>24</p>

APPENDIX C
HABITAT ASSESSMENT FORM

PHS
 LISTED
 BIODIVERSITY
 CONSERVATION

City of Bellevue
DRAFT FUNCTIONAL ASSESSMENT TOOL
 for Upland Habitat

Property address 1805 134th AVE SE Project name EASTGATE KENNEL - PROPOSED DUPLEY
 Location SE Range 24N Township 3 Section Project contact JOHN AUTMANN (AOA)
 Parcel number 032405-9151 Telephone number (425)-333-4535
 Property owner BOB WENZL (ANDREW MICHAEL CONSTRUCTION) Address PO BOX 6127, BELLEVUE WA 98008
 Telephone number (206)-714-6707 PROPERTY OWNER

Staff JOHN AUTMANN Date(s) of site visit(s) 7/5/11, 1/31/12, 3/6/12
 Y/N Y

Washington Department of Fish and Wildlife Priority Habitat and Species (PHS) data obtained? Y/N

1.0	PROPERTY DESIGNATION	Zone A	Zone B	Zone C	Zone D	Zone
1.1	Existing impervious surface	>90%	50-90%	20-50%	0-20%	D
2.0	LANDSCAPE PARAMETERS	No points	1 point	2 points	3 points	Total
2.1	Land use/development density	Zone A	Zone B	Zone C	Zone D	3
2.2	*Occurrence (number) of habitat types	0	1	2	3+	3
2.3	**Proximity of known critical areas (distance to edge)	>2,500 ft	<2,500 ft	<1,200 ft	<100 ft	4
2.4	Habitat connectivity and corridors	No connection to other habitat areas	>50-foot-wide connection to vegetated areas of at least 1 acre	>50-foot-wide connection to vegetated areas of at least 50 acres but not listed parks***	>50-foot-wide connection King County wildlife network or listed parks***	4
2.5	Patch size	<0-.1.0 ac	1.0-5.0 ac	>5-10 ac	10-42 acres	4

+1 point if contiguous with critical area
 +1 point for ≥150-foot-wide connection King County wildlife network or listed parks***
 >42 acres = 4 points

City of Bellevue
DRAFT FUNCTIONAL ASSESSMENT TOOL
for upland habitat

2.0	LANDSCAPE PARAMETERS	No. points	1 point	2 points	3 points	Additional points	Total
2.6	*Interspersion of habitat patches (excluding patches <1 ac in area)	No or isolated patch (no others within 0.5-ac circle)	Low	Moderate ✓	High	+1 point if wildlife network or listed park is included ✓	3
3.0	LOCAL PARAMETERS	No points	1 point	2 points	3 points	Additional points	Total
3.1	Size of native trees on site	No significant trees on site	6-12" dbh tree(s) present	12-20" dbh tree(s) present	>20" dbh tree(s) present	+1 point if tree(s) >30" dbh are present	4
3.2	Coniferous component	No conifers on site	Conifers very sparse or present in understory only	Conifers co- or sub-dominant in overstory	Conifers dominant	+1 point if conifers >30" dbh are present	1
3.3	Percent cover (sample vegetated areas only)						
	Ground layer (0-2.3 ft) (5-ft radius)	0%	0-25%	25-50%	50%+ ✓	+1 point for cover >75%; -1 point if mowed grass is >50%	3
	Shrub layer (2.3-25 ft) (10-ft radius)	0%	0-25%	25-50%	50%+ ✓	+1 point for cover >75% ✓	4
	Canopy (>25 ft) (30-ft radius)	0%	0-25%	25-50%	50%+ ✓	+1 point for cover >75%	3
3.4	Vegetative vertical structural diversity (foliage height diversity)	FHD = 0	FHD < 0.70	FHD = 0.70-0.90	FHD > 0.90	~ 1.00	3
3.5	Vegetative species richness	0-1 species	2-5 species	6-19 species	20+ species		2
3.6	Invasive species component	>75% cover	25-75% cover	10-25% cover	<10% cover		1

City of Bellevue
DRAFT FUNCTIONAL ASSESSMENT TOOL
for Upland Habitat

3.0	LOCAL PARAMETERS	No. points	1 point	2 points	3 points	Additional points	Total
3.7	Proximity to year-round water	>1.0 mi or artificial feature with maintained/invasive buffer present within 0.3-1 mi	0.3-1.0 mi or artificial feature with maintained/invasive buffer present within <0.3 mi	<0.3 mi or artificial feature with maintained/invasive buffer present within patch	Natural water feature present within patch with native buffer		3
3.8	Snags (≥4 in dbh)	No snags on site	1/ac or fewer	2-6/ac	>7/ac	Add 0.5 point for each >20 in dbh and 1 point for each >30 in dbh	2.5
3.9	Other habitat features	None	1	2-4	5 or more		2
Landscape parameters points							
Local parameters points							
TOTAL POINTS							
							21
							28.5
							49.5

* Use circle of the appropriate size for the property's zone:

- Zone A – 0.5 ac
- Zone B – 5.0 ac
- Zone C – 100 ac
- Zone D – 250 ac

** PHS data required for sites in Zone D

***Parks: Mercer Slough, Phantom Lake wetland complex, Larson Lake wetland complex, Cougar Mountain Regional Wildland Park, Weowna Park; King County wildlife network