



DEVELOPMENT SERVICES DEPARTMENT
 ENVIRONMENTAL COORDINATOR
 450 100th Ave NE., P.O. BOX 90012
 BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Bob Wenzl, Andrew Michael Construction

LOCATION OF PROPOSAL: 1807 134th Ave SE

NAME & DESCRIPTION OF PROPOSAL:

Eastgate Kennels Single Family Residential Reasonable Use Critical Areas Land Use Permit

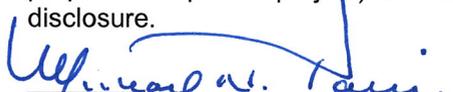
Approval of Critical Areas Land Use Permit authorizing 8,987 sf of disturbance area to allow development of one single family residence on a 2.5 acre R-20 zoned parcel through the LUC 20.25H.055 Reasonable Use Exception. The property is encumbered by steep slope critical areas, wetland critical areas, and stream critical areas and associated buffers. The proposal includes stream and wetland enhancement, invasive plant removal, and establishment of a 99,956 square foot Native Growth Protection Area easement.

FILE NUMBER: 12-111843-LO

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Development Services Department. This information is available to the public on request.

- There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on _____.
- This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on **August 30, 2012**.
- This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on _____. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5 p.m. on _____.

This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information indicating, or on, a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project); or if the DNS was procured by misrepresentation or lack of material disclosure.


 Environmental Coordinator

August 16, 2012
 Date

- OTHERS TO RECEIVE THIS DOCUMENT:**
- State Department of Fish and Wildlife
 - State Department of Ecology,
 - Army Corps of Engineers
 - Attorney General
 - Muckleshoot Indian Tribe



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

Proposal Name: Eastgate Kennels Single Family Residential Reasonable Use Critical Areas Land Use Permit

Proposal Address: 1807 134th Ave SE

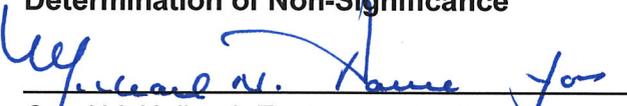
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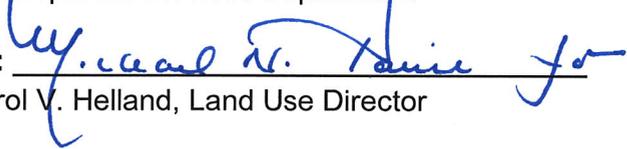
File Number: 12-111843-LO

Applicant: Bob Wenzl, Andrew Michael Construction

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

Planner: David Pyle, Planner

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

Carol V. Helland, Environmental Coordinator
Development Services Department

Director's Decision: **Approval with Conditions**
Michael A. Brennan, Director
Development Services Department
By: 
Carol V. Helland, Land Use Director

Application Date: April 27, 2012
Notice of Application Publication Date: May 17, 2012
Decision Publication Date: August 16, 2012
Project/SEPA Appeal Deadline: August 30, 2012

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

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Attachments

- I. Project Site Plan
- II. Project Narrative
- III. Wetland, Stream, and Habitat Report
- IV. Site Survey
- V. SEPA Checklist
- VI. Public Comment Letters
- VII. Project Revisions Letters

I. Proposal Description

A. Background

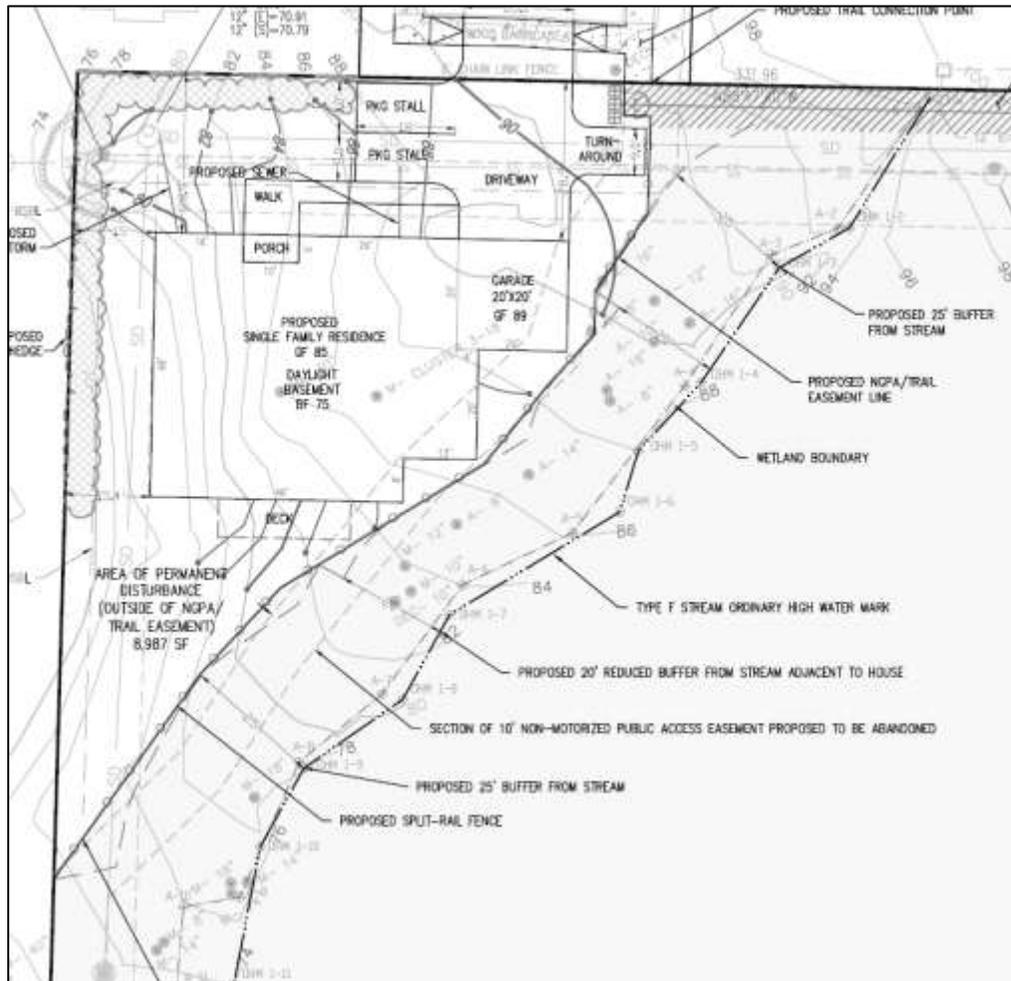
The applicant is proposing to construct one (1) single family residence with a disturbance area of 8,987 square feet on the 2.5 acre property located at 1807 134th Ave SE. The site is encumbered by stream, wetland, habitat and geologic hazard critical areas and associated critical area buffers with limited area available for development. Due to the extent of critical areas and critical area buffers, the site qualifies for a reasonable use exception under LUC 20.25H.200. This critical areas land use permit documents the existing site condition, identifies an allowed development envelope, and establishes conditions and performance standards that must be met in order to obtain subsequent permits for the construction of the single family residence on the subject property.

B. Proposal

The proposal under review includes site clearing and grading necessary for the construction of one (1) single family residence. The proposed residence will be located in the northwest corner of the property where access from 134th Ave SE is available. The residence design anticipates a footprint of up to 3,000 square feet and includes a standard 2 car garage and daylight basement designed to fit the sites sloping topography. The residence will be surrounded by landscaping typical to residential development except that the southeast edge of the development envelope will be bordered by native plantings and a contained by a fence and signage indicating the balance of the site is protected as a native growth area. The site will be served by an oversized driveway designed to accommodate additional parking as 134th Ave SE does not provide on-street parking. Required utility connections are available in 134th Ave SE.

The applicant has demonstrated that the proposed development is the minimum necessary to develop the site and the 8,987 square feet of proposed disturbance is less than the maximum 10,000 square feet allowed under LUC 20.25H.200. No disturbance outside of the proposed 8,987 square foot development envelope is allowed during or after construction except for areas where wetland and stream enhancement is proposed including activity necessary for invasive plant remove and native plantings. The balance of the 2.5 acre site (99,956 square feet) will be dedicated as native growth area through recording of a Native Growth Protection Easement. A project site plan is included as Figure 1 below and as **Attachment 1** to this staff report. A project narrative is included as **Attachment 2**.

Figure 1 – Site Plan



II. Site Description, Zoning, Land Use and Critical Areas

A. 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 # 0324059151, and is located within the R-20 Multifamily Residential zone. Topography on the site 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 Type F stream flows from northeast to southwest within the wetland in the northwestern portion of the site. A site aerial photo is included in Figure 2 below. A wetland, stream, and habitat report is included as **Attachment 3**.

Figure 2 – Site Aerial Photo



B. Zoning

The property is zoned R-20, multi-family residential. The proposed single family residence is allowed in the R-20 zone (LUC 20.20).

C. Land Use Context

The property has a Comprehensive plan Land Use Designation of MF-M (Multi Family Medium Density). A single family residence is consistent with this land use.

D. Critical Areas

i. **Geologic Hazard Areas**

a. **Geologic Hazard Area Functions:**

Geologic hazards pose a threat to the health and safety of citizens when commercial, residential, or industrial development is inappropriately sited in areas of significant hazard. Some geologic hazards can be reduced or mitigated by engineering, design, or modified construction practices. When technology cannot reduce risks to acceptable levels, building in geologically hazardous areas is best avoided (WAC 365-190).

Steep slopes may serve several other functions and possess other values for the

City and its residents. Several of Bellevue's remaining large blocks of forest are located in steep slope areas, providing habitat for a variety of wildlife species and important linkages between habitat areas in the City. These steep slope areas also act as conduits for groundwater, which drains from hillsides to provide a water source for the City's wetlands and stream systems. Vegetated steep slopes also provide a visual amenity in the City, providing a "green" backdrop for urbanized areas enhancing property values and buffering urban development.

b. Existing Geologic Hazard Area Conditions:

The property has areas of southeast-facing slopes that are 40% or greater, have a rise of greater than 10 feet in elevation and cover 1000 square feet or more in area. These areas of steep slopes meet the definition of steep slopes in LUC 20.25H. Steep slopes are required to have buffers of 50' measured from the top-of-slope and structure setbacks of 75' from the toe-of-slope.

c. Impacts to Geologic Hazard Areas:

No development is proposed within steep slope geologic hazard areas, top of slope buffers, or toe of slope structure setbacks. No impacts to geologic hazard area resources is anticipated or allowed as part of this proposal. A site survey is included as **Attachment 4**.

ii. Wetlands

a. Wetland Functions:

Wetlands provide important functions and values for both the human and biological environment—these functions include flood control, water quality improvement, and nutrient production. The benefits provided depend on their size and location within a basin, as well as their diversity and quality. While Bellevue's wetlands provide various beneficial functions, not all wetlands perform all functions, nor do they perform all functions equally well. However, the combined effect of functional processes of wetlands within basins provides benefits to both natural and human environments. For example, wetlands provide significant stormwater control, even if they are degraded and comprise only a small percentage of area within a basin.

b. Existing Wetland Conditions:

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. A wetland, stream, and habitat report is included as **Attachment 3**.

c. Wetland Impacts:

Wetland areas on the site would be preserved and no fill or loss of wetland is proposed. Construction of a residential structure in the northwestern corner of the site will, however, impact 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, limited 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.

iii. **Streams and Riparian Areas**

a. Stream and Riparian Area Functions:

A healthy aquatic environment relies on processes sustained by dynamic interaction between the stream and the adjacent riparian area. Riparian vegetation in floodplains and along stream banks provides a buffer to help mitigate the impacts of urbanization. Healthy riparian areas support healthy stream conditions.

Upland and wetland riparian areas retain sediments, nutrients, pesticides, pathogens, and other pollutants that may be present in runoff, protecting water quality in streams. The roots of riparian plants also hold soil and prevent erosion and sedimentation that may affect spawning success or other behaviors, such as feeding.

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

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

b. Existing Stream conditions:

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 F stream under LUC 20.25H.075. Type F streams on undeveloped sites in the City of Bellevue require a standard 100 foot buffer plus a 20 foot structure setback. A wetland, stream, and habitat report is included as **Attachment 3**.

c. Stream Impacts:

The stream on the site would be preserved and no fill or loss of stream channel is proposed. Construction of a residential structure in the northwestern corner of the site will, however, impact 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, limited 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.

iv. Habitat for Species of Local Importance

a. Habitat Functions:

Urbanization, the increase in human settlement density and associated intensification of land use, has a profound and lasting effect on the natural environment and wildlife habitat (McKinney 2002, Blair 2004, Marzluff 2005 Munns 2006), is a major cause of native species local extinctions (Czech et al 2000), and is likely to become the primary cause of extinctions in the coming century (Marzluff et al. 2001a).

Cities are typically located along rivers, on coastlines, or near large bodies of water. The associated floodplains and riparian systems make up a relatively small percentage of land cover in the western United States, yet they provide habitat for rich wildlife communities (Knopf et al. 1988), which in turn provide a source for urban habitat patches or reserves. Consequently, urban areas can support rich wildlife communities. In fact, species richness peaks for some groups, including songbirds, at an intermediate level of development (Blair 1999, Marzluff 2005).

Protected wild areas alone cannot be depended on to conserve wildlife species. Impacts from catastrophic events, environmental changes, and evolutionary processes (genetic drift, inbreeding, colonization) can be magnified when a taxonomic group or unit is confined to a specific area, and no one area or group of areas is likely to support the biological processes necessary to maintain biodiversity over a range of geographic scales (Shaughnessy and O'Neil 2001). As well, typological approaches to taxonomy or the use of indicators present the risk that evolutionary potential will be lost when depending on reserves for preservation (Rojas 2007). Urban habitat is a vital link in the process of wildlife conservation in the U.S.

b. Existing Habitat Features:

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. 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). A wetland, stream, and habitat report is included as **Attachment 3**.

c. Impacts to Habitat Features:

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 25 feet from the edge of the wetland and adjacent stream. 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.

III. Consistency with Land Use Code Requirements:

A. Zoning District Dimensional Requirements:

This is a proposal to obtain a reasonable use exception for the construction of a single family residence. The property is zoned R-20. The property is entirely encumbered by critical areas and critical area buffers. The proposal is consistent with the underlying zoning district and applicable dimensional requirements based on the materials submitted. Additional review to ensure consistency with district specific dimensional limitations will be completed with construction permit review and issuance.

B. Critical Areas Requirements:

The City of Bellevue Land Use Code 20.25H.025 designates streams, wetlands, geologic hazard areas and habitat associated with species of local importance. Permanent and temporary disturbance within the designated critical areas and critical area buffers are regulated. The subject property qualifies for reasonable use under applicability standards outlined in LUC 20.25H.200. The presence of the critical areas and critical areas mentioned above on a site that qualifies for a reasonable use exception requires that the applicable performance standards outlined in LUC 20.25H.080.A, LUC 20.25H.100, and LUC 20.25H.205 be met. No impacts to slopes, slope buffers, slope setbacks, or habitat areas is proposed.

i. Consistency with LUC 20.25H.200 Reasonable Use Exception – Applicability

A reasonable use exception may be granted when no other reasonable use of property exists by the application of the regulations of LUC 20.25H.200. The site is entirely encumbered by critical areas and critical area buffers. Under LUC 20.25H.200.A.4.a, a lot in the R-20 land use district with less than 10% of the site available for development is considered to have no reasonable use and qualifies for a reasonable use exception.

Finding: The subject property is entirely encumbered by critical areas and critical area buffers and has zero (0) square feet of buildable area. The property qualifies for a reasonable use exception.

ii. Consistency with LUC 20.25H.080.A and LUC 20.25H.100 Streams and Wetlands – Performance Standards – General

Finding:

- a. The proposed development will have no exterior lighting directed toward the stream and wetland.
- b. During construction, activities that generate noise will be the minimum necessary to construct and develop the site. After construction, noise from the residential use will be minimal. Noise levels will be typical for a single-family residence and will not be more than ambient noise from adjacent roadway. Preserved significant vegetation and restoration plantings will serve to buffer noise impacts.
- c. Toxic runoff from the new impervious surface at the residence will be directed into the existing storm drainage system and will not be directed into the stream or wetland critical areas or critical area buffers.
- d. No treated water sources will be created. Runoff into the stream or wetland critical areas or critical area buffers will be negligible.
- e. At the outer edge of the stream and wetland buffer a post and rail fence and dense planting of native vegetation will be installed to limit human and pet traffic into the critical area and critical area buffer.
- f. Pesticides, insecticides and fertilizers will not be used at the proposed development site. Invasive species and weed control in establishment of restoration areas will be done manually.

iii. Consistency with LUC 20.25H.205 Reasonable Use Exception – Performance Standards

Finding:

- a. The structure is being located on the site at the northwest extreme of the property. It will conform to the minimum required setback. The permanent disturbance on the site will be at or below the maximum allowed per the reasonable use exception allowed for this site.
- b. The access points for the new structure will be from the north side of the structure from the driveway and through the garage.
- c. The access drive will be on the north side of the structure connecting directly to 134th Ave SE. This is the location furthest from the most sensitive areas of the property.
- d. All utilities serving the site will come across or under the access driveway north of the structure from the street.
- e. All utility installation, construction or staging will occur with the areas of permanent disturbance and will be covered by permanent structures landscaped surfaces. No restoration of these areas is anticipated.
- f. There will be no areas of permanent disturbance outside of the 8,987 square foot area allowed under the reasonable use exception. No permanent disturbance will occur within any critical areas. On-site mitigation will be achieved through buffer enhancement and invasives removal.
- g. Fencing and buffer plantings are planned for the boundaries of buffers surrounding the new residence on the southeast boundaries.

IV. State Environmental Policy Act (SEPA)

The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the proposal. The Environmental Checklist submitted with the application adequately discloses expected environmental impacts associated with the

project. The City codes and requirements, including the Clear and Grade Code, Utility Code, Land Use Code, Noise Ordinance, Building Code and other construction codes are expected to mitigate potential environmental impacts. Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements. The project SEPA checklist is included as **Attachment 5**.

A. Earth and Water

The applicant is proposing to construct a single family residence on the property at 1807 134th Ave SE. The site contains south facing slopes ranging from flat to 53%. The soils are generally classified as Everett-Alderwood gravelly sandy loam (EwC) and the eastern portion is underlain by Alderwood gravelly sandy loam (AgD) as mapped by the Soil Conservation Service. There is the presence of a Category I wetland on the site that contains the three components necessary to be classified as a wetland: hydric soils, wetland hydrology and wetland vegetation. The wetland is perpetuated by the presence of water seeping from the base of the slopes on the site and a Type F stream to southwest.

Under this proposal the applicant is requesting a reasonable use exception to construct a single family residence on the subject property. The reasonable use statute allows the applicant a permanent disturbance on the site of no greater than 10,000 square feet in a location that avoids or minimizes disturbance to the site to the greatest extent possible. A geotechnical investigation and engineering study was conducted to determine the feasibility of and impact-minimization measures for such a project and the proposed residence has been located to minimize disturbance.

The stream on the property to the south is classified as a Type F stream as it is functionally connected to fish bearing waters. It is a rather shallow, low gradient stream that originates from hillside seeps. It travels alternately in a defined and braided channels on the property to the southwest before into Richards Creek. No permanent disturbance is proposed to occur within the stream. Development is proposed in the stream buffer and the project includes a mitigation plan designed to offset buffer impacts. **See Conditions of Approval in Section X of this report.**

B. Animals

The subject property is adjacent to Richards Valley Park, a forested open space property owned and managed by the City of Bellevue Parks Department. The vegetation on the site and the adjacent properties is characterized by mixed, mature and semi-mature evergreen and deciduous trees typical of the Puget Sound lowlands. The surrounding land uses are primarily residential and urban open space. A fish and wildlife habitat assessment study was conducted for the subject property and the proposed activity. Twenty three (23) species have been designated by the City of Bellevue as species of local importance (LUC 20.25H.150). 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.

The proposed development of the single family residence is proposed to disturb 8,987 square feet of area, less than the 10,000 square foot maximum allowed by the Land Use Code. Construction on the site would likely result in rapid and predictable reduction in numbers of animals and the loss of some species within selected habitats due to habitat destruction, fragmentation, acceleration of edge and distance effects, and human disturbance. Particularly damaging are edge effects because they tend to penetrate a constant distance, despite the size of the fragment, so that some habitat is lost even if construction and development do not affect it. These impacts, though adverse, are not environmentally significant and will be mitigated to some extent by the retention of the majority of the site as a Native Growth Protection Area and through the proposed wetland and stream buffer mitigation plan. There is no indication that threatened or endangered plant or animal species inhabit the site. **See Conditions of Approval in Section X of this report.**

C. Plants

Vegetation on the site consists mostly of a mix of palustrine forested and scrubshrub 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*).

The proposed development of the single family residence is proposed to permanently disturb a maximum of 8,987 square feet of area, less than the 10,000 square feet allowed by the Land Use Code. The proposal includes a mitigation plan designed to offset impacts to stream and wetland buffers and improve overall site conditions through invasives removal and native plantings. **See Conditions of Approval in Section X of this report.**

D. Noise

The site is adjacent to multi-family residences whose residents are most sensitive to disturbance from noise during evening, late night and weekend hours when they are likely to be at home. Construction noise will be limited by the City's Noise Ordinance (Chapter 9.18 BCC) which regulates construction hours and noise levels. Construction noise impacts will also be regulated by the applicable performance standards for habitat of species of local importance. **See Conditions of Approval in Section X of this report.**

V. Summary of Technical Reviews

A. Clearing and Grading

The Clearing and Grading Division of the Planning and Community Development Department has reviewed the proposed site development for compliance with Clearing and

Grading codes and standards. The Clearing and Grading staff found no issues with the proposed development and concurred with the findings within the Geotechnical Report.

VI. Public Notice and Comment

Application Date:	April 27, 2012
Public Notice (500 feet):	May 17, 2012
Minimum Comment Period:	May 31, 2012

The Notice of Application for this project was published in the City of Bellevue weekly permit bulletin on May 17, 2012. It was mailed to property owners within 500 feet of the project site. Comments were received from residents and property owners of the adjacent Condominium development, The Arbors, and from Karen Walter of the Muckleshoot Indian Tribe Fisheries Division. A project meeting was held with residents of The Arbors on June 25, 2012 to discuss the project and respond to questions. Public comment focused on the sensitive features of the site, concern over stormwater, concern over landslides, concern over parking and site access, and general unhappiness over development on this site. No new information not already documented in the project file was identified through public comment except that based on comment from Karen Walter of the Muckleshoot Indian Tribe the site's stream designation was clarified as a Type F. Public comment letters and responses are included as **Attachment 6**.

VII. Changes to Proposal Due to Staff Review and Public Comment

The following changes were made to the project due to staff review and public comment received:

- 1) The scope of the proposal was reduced from a duplex to a single family residence in response to staff comment on the allowed density.
- 2) Additional parking is included through an expanded driveway area in response to comments on the 134th Ave SE no parking restrictions.
- 3) Additional stream buffer area was left intact in response to the stream classification as a Type F stream.
- 4) The public access easement that crosses the site is being modified and moved to the east of the proposed structure instead of to the west in response to comments from adjacent property owners and has been designed to provide a pedestrian connection from the dead-end sidewalk on 134th Ave SE.
- 5) A proposed "informal hedge" has been added to the west of the proposed residence.
- 6) The footprint of the proposed structure has been modified to reduce impacts to wetland and stream buffers.
- 7) An NGPE fence has been added to the plans to provide better delineation and protection of the Native Growth area edge.

Project revisions letters are included as **Attachment 7**.

VIII. Decision Criteria

The proposal, as conditioned below, meets the applicable regulations and decision criteria

for a Critical Areas Land Use Permit pursuant to LUC Section 20.30P.

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

Finding: The applicant must obtain a Single-Family Building Permit before beginning any work. **See Conditions of Approval in Section X of this report.**

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

Finding: The proposed structure and landscape area will result in a total permanent disturbance area of 8,987 square feet which is less than the 10,000 square feet allowed through the reasonable use process. The proposed single family residence is proposed to utilize a tiered foundation and daylight basement in effort to minimize site grading requirements. **See Conditions of Approval in Section X of this report.**

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

Finding: As discussed in Section V of this report, the proposal meets the performance standards of LUC 20.25H.080.A, LUC 20.25H.100, LUC 20.25H.125, LUC 20.25H.160 and LUC 20.25H.205 for a reasonable use exception in a critical area or critical area buffer.

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

Finding: The proposed single-family residence is consistent with the surrounding land uses and is adequately served by public facilities. All necessary services and ancillary utilities are currently available on-site via 134th Ave SE.

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

Finding: All areas of temporary disturbance associated with the construction and staging of the new single-family residence will be restored per an approved restoration and mitigation plan. The permanent disturbance will occur within the 2,625 square feet allowed under 20.25H.200.4.. The area outside of the area of allowed permanent disturbance will be recorded with King County as a Native Growth Protection Easement area. **See Conditions of Approval in Section X below.**

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

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

IX. Conclusion and Decision

After conducting the various administrative reviews associated with this proposal, including Land Use Code consistency, SEPA, City Code and Standard compliance reviews, the Development Services Director does hereby **approve with conditions** the reasonable use

exception proposal for the construction of one (1) single-family residence at 1807 134th Ave SE.

Note- Expiration of Approval: In accordance with LUC 20.30P.150 a Critical Areas Land Use Permit automatically expires and is void if the applicant fails to file for a necessary construction permits within one year of the effective date of the approval.

X. Conditions of Approval

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

Applicable Codes or Ordinances	Contact Person
Clearing and Grading Code – BCC 23.76	Savina Uzunow, 425-452-7860
Land Use Code – BCC 20.25H	David Pyle, 425-452-2973
Noise Control – BCC 9.18	David Pyle, 425-452-2973

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

- 1. Building/Construction Permit Required:** Approval of this Critical Areas Land Use Permit for reasonable use does not constitute an approval of a construction permit. A building permit is required to proceed.

Authority: Land Use Code 20.30P.140
Reviewer: David Pyle, Development Services Department

- 2. Clearing Limits for Permanent and Temporary Disturbance:** Prior to commencement of construction, clearing limits must be delineated in preparation for preconstruction inspection by clearing and grading and land use staff and certified in the field to be in conformity with this approval and the approved site plan.

Authority: Bellevue City Code 23.76.160
Reviewer: Savina Uzunow, Development Services Department

- 3. Restoration for Areas of Temporary Disturbance:** A restoration plan for all areas of temporary disturbance is required to be submitted for review and approval by the City of Bellevue prior to the issuance of construction permits. The plan shall include the documentation of existing site conditions and shall identify avoidance of impacts. Where avoidance is not possible the plan shall identify restoration measures to be taken to return the site to its existing conditions per LUC 20.25H.220.H.

Authority: Land Use Code 20.25H.220.H
Reviewer: David Pyle, Development Services Department

- 4. Mitigation, Maintenance, and Monitoring Plan:** To ensure the proposed mitigation plan is successful, the mitigation, maintenance, and monitoring plan submitted as part of this application shall be submitted as part of the underlying construction permit required to implement the project. Any modifications to the mitigation ratios included with the

mitigation plans submitted under this application must be approved prior to issuance of construction permit.

Authority: Land Use Code 20.25H.220, 20.25H.180.C.5
Comprehensive Plan Policies EN-1, EN-10, EN-28, EN-30
Reviewer: David Pyle, Land Use

5. **Mitigation Installation:** Mitigation installation shall commence immediately following permit issuance where technically feasible and shall be installed according to the mitigation plans submitted as part of this application within one year of project completion.

Authority: Land Use Code 20.25H.220, 20.25H.180.C.5
Reviewer: David Pyle, Land Use

6. **Mitigation Maintenance:** Maintenance of mitigation plantings shall include, at a minimum, three entries per year for a period of five years. During each entry, plant growth will be evaluated, soils amended as needed, and invasives will be suppressed.

Authority: Land Use Code 20.25H.220, 20.25H.180.C.5
Reviewer: David Pyle, Land Use

7. **Submittal of Mitigation Maintenance and Monitoring Reports:** As part of the required five years of mitigation maintenance and monitoring, the applicant shall submit annual monitoring reports to the Development Services Department Land Use Division at the end of the growing season by no later than November 30 for each year monitored.

Authority: Land Use Code 20.25H.220.D
Reviewer: David Pyle, Land Use

8. **Installation Device:** To ensure the required mitigation and restoration of areas of temporary disturbance is completed, the applicant shall post an Installation Assurance Device prior to the building permit or clearing and grading permit issuance. The device shall be equal to 150% of the value of the approved mitigation. The device will be released when the applicant demonstrates required mitigation has successfully been installed.

Authority: Land Use Code 20.25H.125.J, 20.25H.220, and 20.40.490
Reviewer: David Pyle, Development Services Department

9. **Maintenance Device:** Prior to the issuance of the building permit or clearing and grading permit, the applicant shall submit a restoration / replanting maintenance plan cost estimate to be used in determining the amount of the assignment of the maintenance and monitoring financial security device that will be required prior to permit issuance. A complete assignment of savings financial security device in the amount determined by the project planner must be submitted prior to building permit or clearing and grading permit issuance. For the purpose of this permit, maintenance and monitoring shall be completed for a period of five growing seasons.

Authority: Land Use Code 20.25H.125.J and 20.25H.220
Reviewer: David Pyle, Development Services Department

- 10. Storm Water Pollution Prevention Plan:** To ensure contaminated stormwater or construction-related runoff does not pollute adjacent surface water, a construction stormwater pollution prevention plan (CSWPPP) is required. The CSWPPP outline should be generally consistent with the SWPPP requirements of the National Pollutant Discharge Elimination System (NPDES) General Storm water Permit for Construction Activities.

Authority: Clearing and Grading Code BCC 23.76
Reviewer: Savina Uzunow, Development Services Department

- 11. Hold Harmless Agreement:** Prior to building permit or clearing and grading permit approval, the applicant or property owner shall submit a hold harmless agreement releasing the City of Bellevue from any and all liability associated with site development. The agreement must meet city requirements and must be reviewed by the City Attorney's Office for formal approval.

Authority: Land Use Code 20.30P.170
Reviewer: David Pyle, Development Services Department

- 12. Land Use Inspection:** Following final mitigation installation the applicant shall contact Land Use staff for final inspection.

Authority: Land Use Code 20.30P.140
Reviewer: David Pyle, Development Services Department

- 13. Tree Protection:** As part of the Clearing and Grading submittal, the applicant shall provide a Tree Protection Plan that implements the City of Bellevue Drawing Number TP-1, Tree Protection Procedures during Construction; for every inch diameter of tree, fencing would be 1 foot from the tree trunk. This radius may be modified to accommodate site access. Additional measures will be employed to protect roots where the radius was modified, such as the temporary placement of hog fuel. Tree protection fencing must be installed prior to construction. The applicant shall provide a certified arborist to monitor the grading and construction activities to protect the rootzones of all the trees to be preserved, to ensure that the health of the retained trees is not endangered, and to identify trees which may constitute a hazard

Authority: Bellevue City Code 23.76
Reviewer: David Pyle, Development Services Department

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

Authority: Bellevue City Code 23.76.093.A,
Reviewer: Savina Uzunow, Development Services Department

- 15. Pesticides, Insecticides, and Fertilizers:** The applicant must submit as part of the required Clearing and Grading Permit information regarding the use of pesticides, insecticides, and fertilizers in accordance with the City of Bellevue’s “Environmental Best Management Practices”.

Authority: Land Use Code 20.25H.220.H
Reviewer: David Pyle, Development Services Department

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

Authority: Bellevue City Code 9.18
Reviewer: David Pyle, Development Services Department

- 17. Right-of-Way Use:** The proposed construction of the single family residence will likely require the use of a portion of the right-of-way adjacent to the subject property. Any temporary use of the right-of-way requires a permit from the Transportation Department, and may require a traffic control plan if any lanes will be temporarily closed.

Authority: Bellevue City Code 14.30
Reviewer: David Pyle, Development Services Department

- 18. Native Growth Protection Easement:** Record with King County a Native Growth Protection Easement that clearly delineates the area to be designated as Native Growth Area. A copy of the recorded Native Growth Protection Area Easement must be submitted to the City of Bellevue prior to the approval of the single-family building permit.

Authority: Land Use Code 20.25H.030.B
Reviewer: David Pyle, Development Services Department

- 19. Surface Water Quality:** Adjacent and downstream properties, storm drain inlets and the downstream natural and built drainage system shall be protected from sediment deposition using BMPs described in the clearing and grading development standards. If protection is inadequate and deposition occurs on adjoining property or public right-of-way or the drainage system, the permittee shall immediately remove the deposited sediment and restore the affected area to the original conditions.

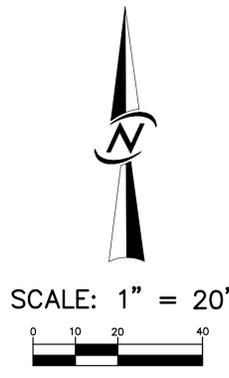
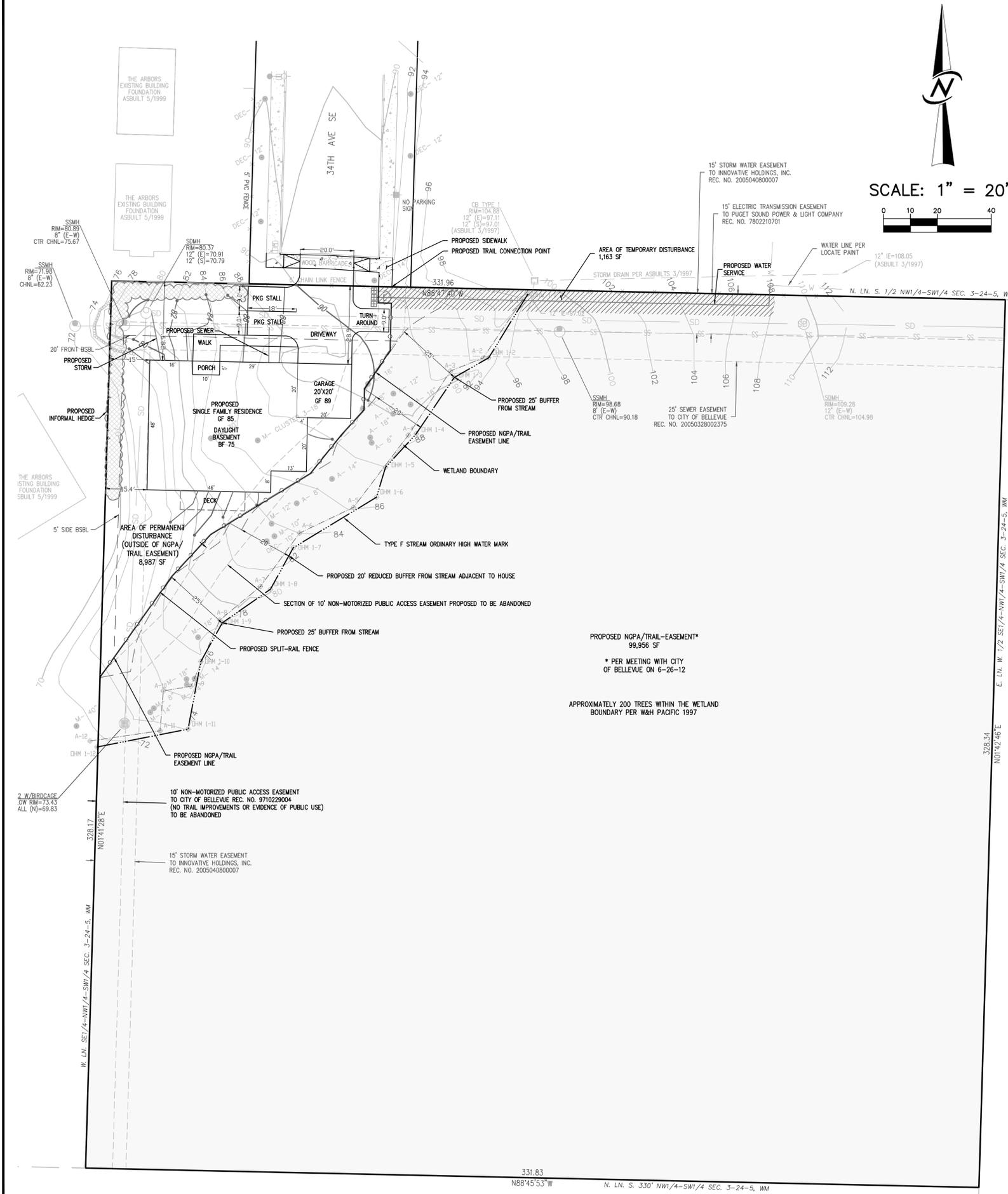
Authority: Bellevue City Code 23.76.090
Reviewer: Savina Uzunow, Development Services Department

- 20. NGPE Boundary Fence and Signage:** Prior to final building inspection, the applicant shall perform a field survey of property boundaries completed by a Washington State Licensed Surveyor. The boundary of the NGPE shall be identified, fenced, and marked with boundary signage that states:

This fence marks the edge of a Native Growth Protection Area. Disturbance, vegetation removal, or tree removal beyond this fence is prohibited.

NGPE boundary fencing and signage shall be of permanent construction and shall be maintained for the duration of the development. Signs must be of size and location to be visible and the boundary fence shall be a minimum of four feet tall.

Authority: LUC 20.25H.030
Reviewer: David Pyle, Development Services Department



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 = 2,998 SF
TOTAL FOOTPRINT AREA = 2,998 SF (2.8%)

IMPERVIOUS SURFACE CALCULATIONS

LOT AREA = 108,943 SF
EXISTING IMPERVIOUS SURFACE = 0 SF
PROPOSED FOOTPRINT = 2,998 SF
PROPOSED PORCHES = 50 SF
PROPOSED DRIVEWAY/PARKING/WALKWAY = 1,241 SF
TOTAL IMPERVIOUS SURFACE = 4,289 SF

SITE DISTURBANCE CALCULATIONS

LOT AREA = 108,943 SF
PERMANENT DISTURBANCE (OUTSIDE NGPA)/% OF LOT AREA = 8,986 SF/8.2%
TEMPORARY DISTURBANCE/% OF LOT AREA = 1,163 SF/1%

OWNER/DEVELOPER

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

ARCHITECT

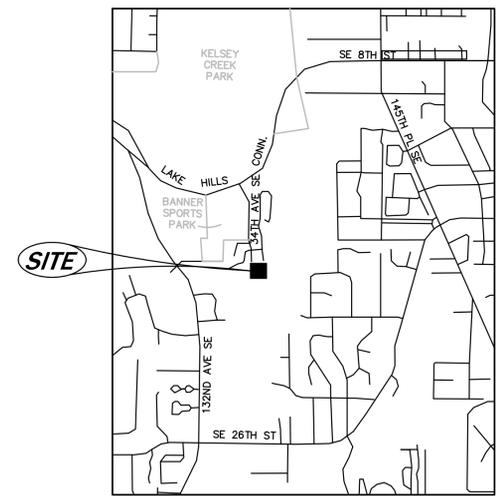
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NASH JONES ANDERSON
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(425) 828-4117

CIVIL ENGINEER/SURVEYOR

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

WETLAND BIOLOGIST

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



VICINITY MAP
NTS

PERMIT NO. XX-XXXXXX-XX

DATE	APRIL 2012
DESIGNED	JPB
DRAWN	JPB
APPROVED	RHS
PROJECT MANAGER	ROB H. STEVENS

CORE DESIGN
ENGINEERING • PLANNING • SURVEYING

14711 NE 29th Place, Suite 101
Bellevue, Washington 98007
425.885.7877 Fax 425.865.7963

SITE PLAN B
EASTGATE KENNELS
ANDREW MICHAEL CONSTRUCTION
P.O. BOX 6127
KIRKLAND, WASHINGTON 98034

DATE	APRIL 2012
DESIGNED	JPB
DRAWN	JPB
APPROVED	RHS
PROJECT MANAGER	ROB H. STEVENS

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

SHEET 1 OF 1
PROJECT NUMBER 12006

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 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.

Altmann Oliver Associates, LLC

AOA



PO Box 578

Carnation, WA 98014

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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

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- 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 Oregongrape (*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 ayresii*): 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

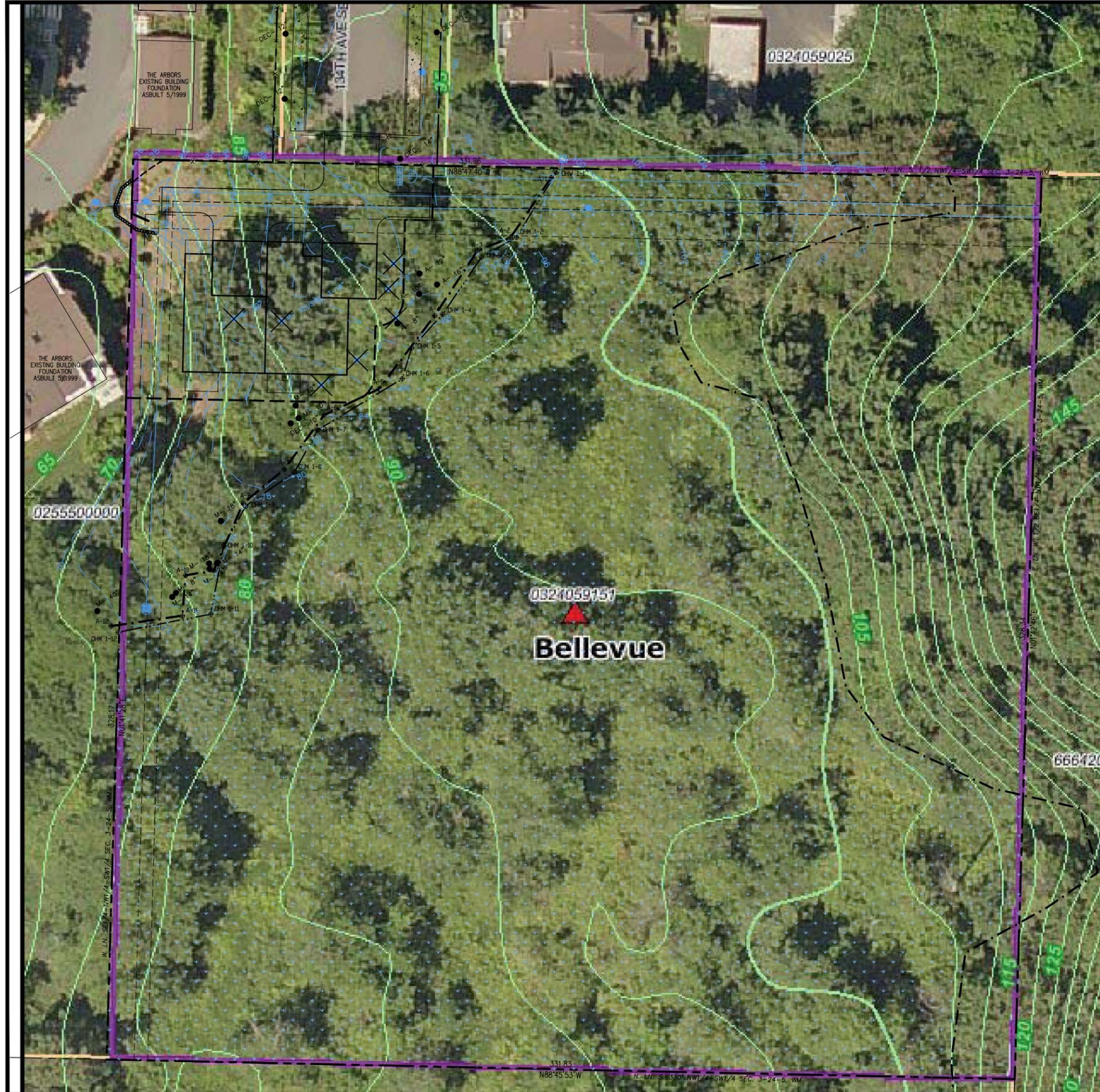
All dead plants will be replaced with the same species or an approved substitute species that meets the goal of the mitigation plan. Plant material shall meet the same specifications as originally-installed material. Replanting will not occur until after reason for failure has been identified (e.g., 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

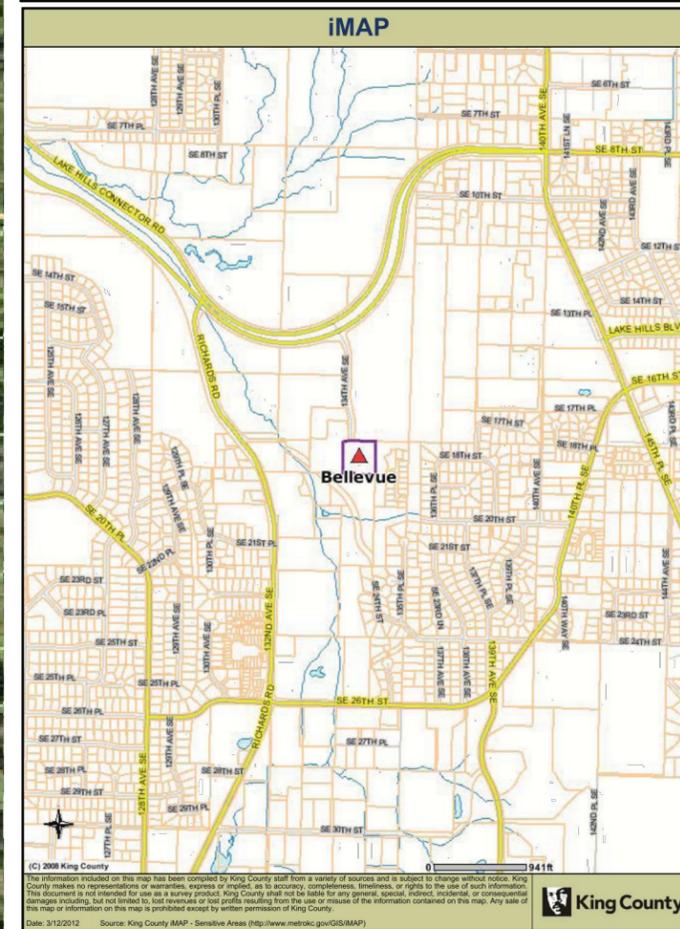
Following completion of construction activities, an as-built plan for the mitigation area will be provided to the City of Bellevue. The plan will identify and describe any changes in relation to the original approved plan.

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.
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- Hitchcock, C.L., and A. Cronquist. 1973. *Flora of the Pacific Northwest*. University of Washington Press. 730 pp.
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- 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.
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- 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)*.



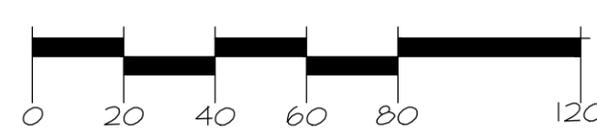
SITE VICINITY MAP



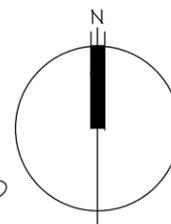
PLAN LEGEND

- 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

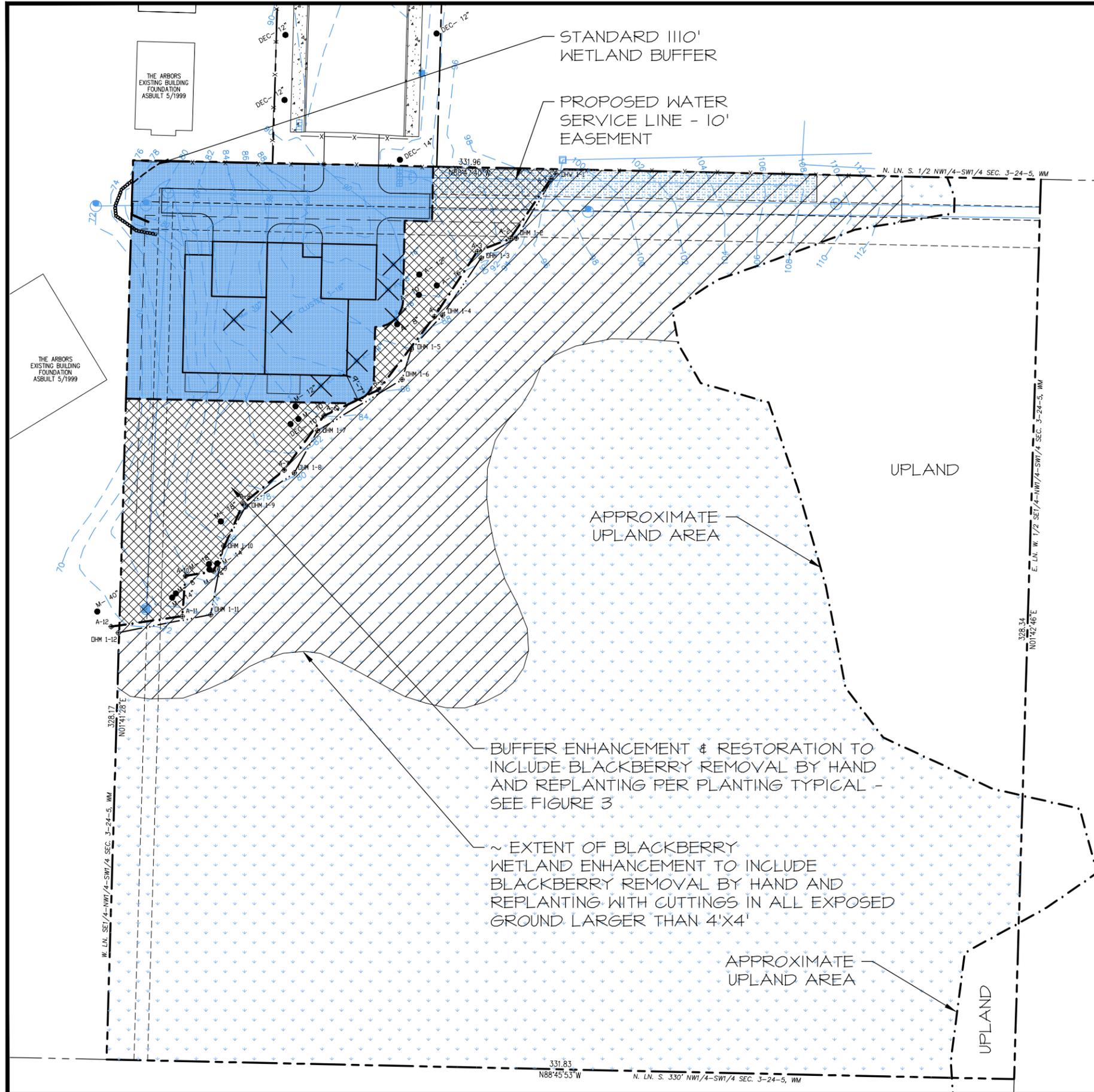
1. BASE INFORMATION PROVIDED BY CORE DESIGN, 14711 NE 29TH PLACE, SUITE 101, BELLEVUE, WA 98007, (425) 885-7877.

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

FIGURE 1: AERIAL OVERLAY & SITE VICINITY MAP
EASTGATE KENNELS
1805 134TH AVE. SE
BELLEVUE, WA 98005



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

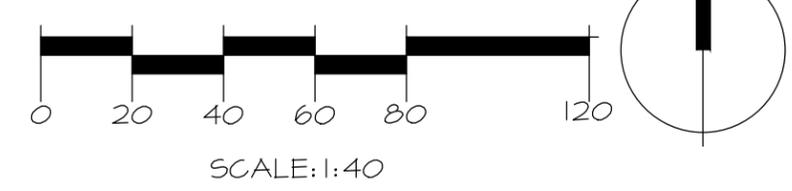
IMPACT LEGEND

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

MITIGATION LEGEND

[Diagonal Hatching]	WETLAND ENHANCEMENT	18,741 SF
[Cross-hatching]	BUFFER ENHANCEMENT	5,664 SF
[Blue Dotted]	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.

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DATE	3-14-12
REVISED	2/5

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



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AOA
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Landscape
Architecture
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Camden, WA 98014
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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*

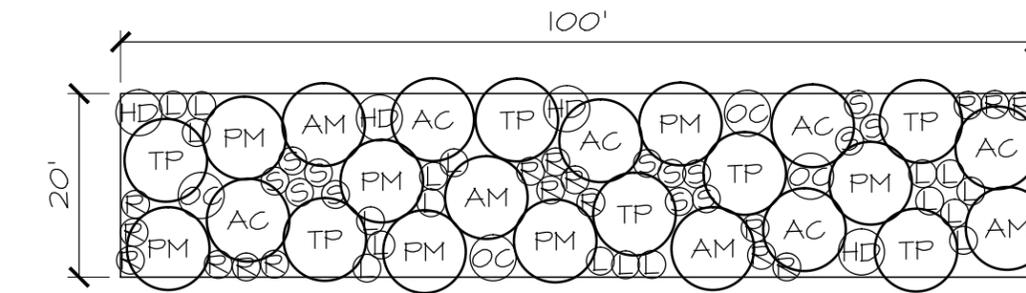
SCIENTIFIC NAME	COMMON NAME	% SEED BY WT.
CAREX ROSTRATA	BEAKED SEDGE	10%
FESTUCA RUBRA	RED FESCUE	50%
JUNCUS ENSIFOLIUS	DAGGER-LEAF RUSH	20%
JUNCUS TENUIS	SLENDER RUSH	20%

*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

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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			

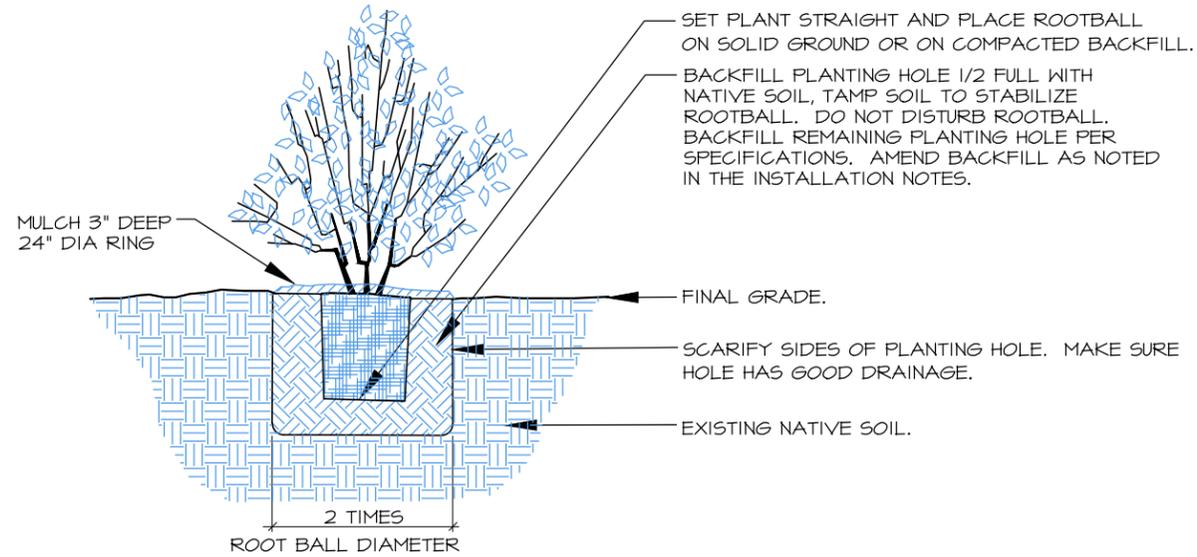
1-8 = NUMBER OF TIMES TASK SHALL BE PERFORMED PER MONTH.

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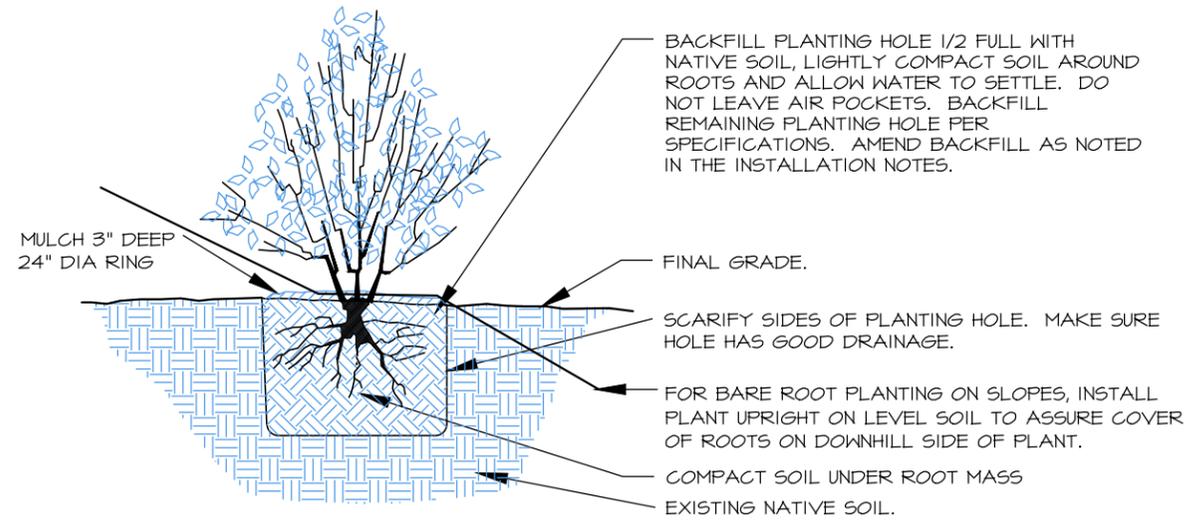
FIGURE 4: SPECIFICATIONS
EASTGATE KENNELS
1805 134TH AVE. SE
BELLEVUE, WA 98005



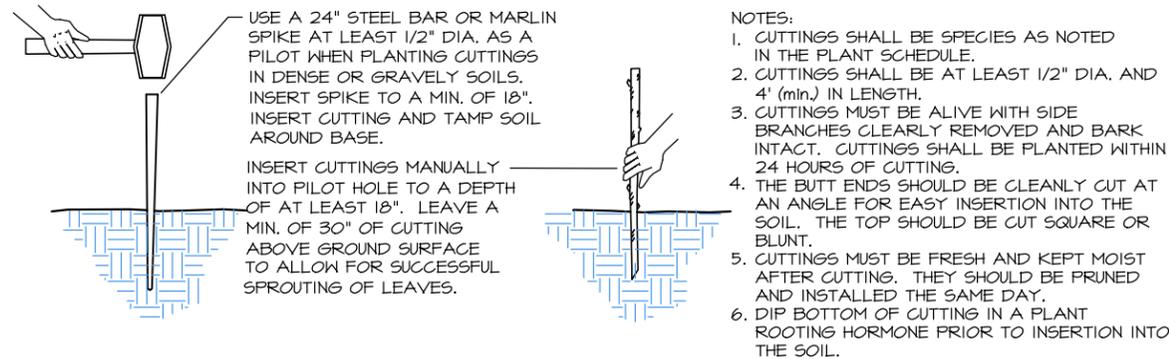
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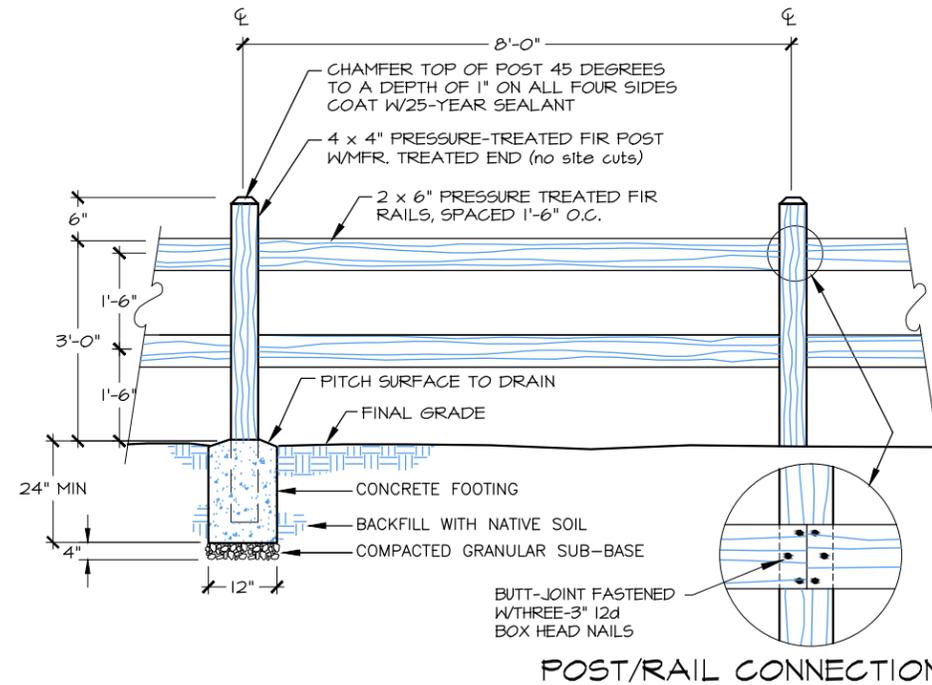
1 CONTAINER PLANTING (TYP.)
SCALE: NTS



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



3 CUTTING INSTALLATION (TYP.)
SCALE: NTS



- NOTES:
1. RAIL FENCE TO ALIGN WITH LAND GRADIENT.
2. TREAT WITH CLEAR PRESERVATIVE UPON COMPLETION OF INSTALLATION.
3. ALL FASTENERS TO BE GALVANIZED STEEL.

4 SPLIT-RAIL FENCE
SCALE: NTS

PROJECT	4069
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SCALE	AS NOTED
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FIGURE 5: PLANTING DETAILS
EASTGATE KENNELS
1805 134TH AVE. SE
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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 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 0-5"
 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."

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"
 Rationale: 10 yr 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: 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

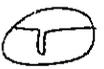
Is the ground surface inundated? Yes No Surface water depth: _____
 Is the soil saturated? Yes No
 Depth to free-standing water in pit/soil probe hole: ≈ 10" BELOW SURFACE
 List other field evidence of surface inundation or soil saturation.
 Is the wetland hydrology criterion met? Yes No
 Rationale: _____

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: KENNEL 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: 3/4/17
 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 SITE State: WA County: PIKE
 Applicant/Owner: CONNOR Plant Community #/Name: 7D
 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 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."



DATA FORM
ROUTINE ONSITE DETERMINATION METHOD¹

Field Investigator(s): GILLEN Date: 3/4/97
 Project/Site: KENNEL SITE State: WA County: PING
 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."

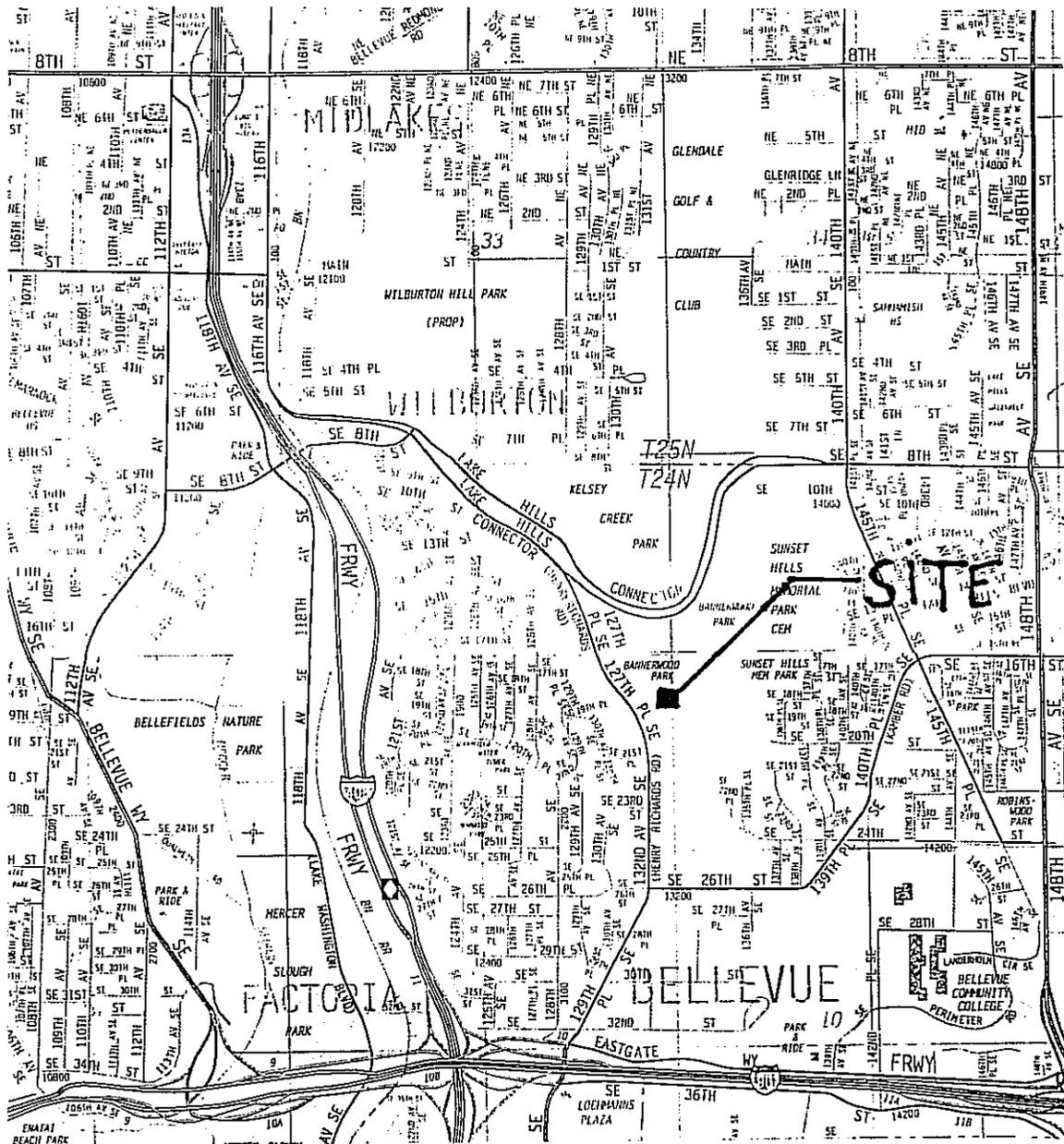


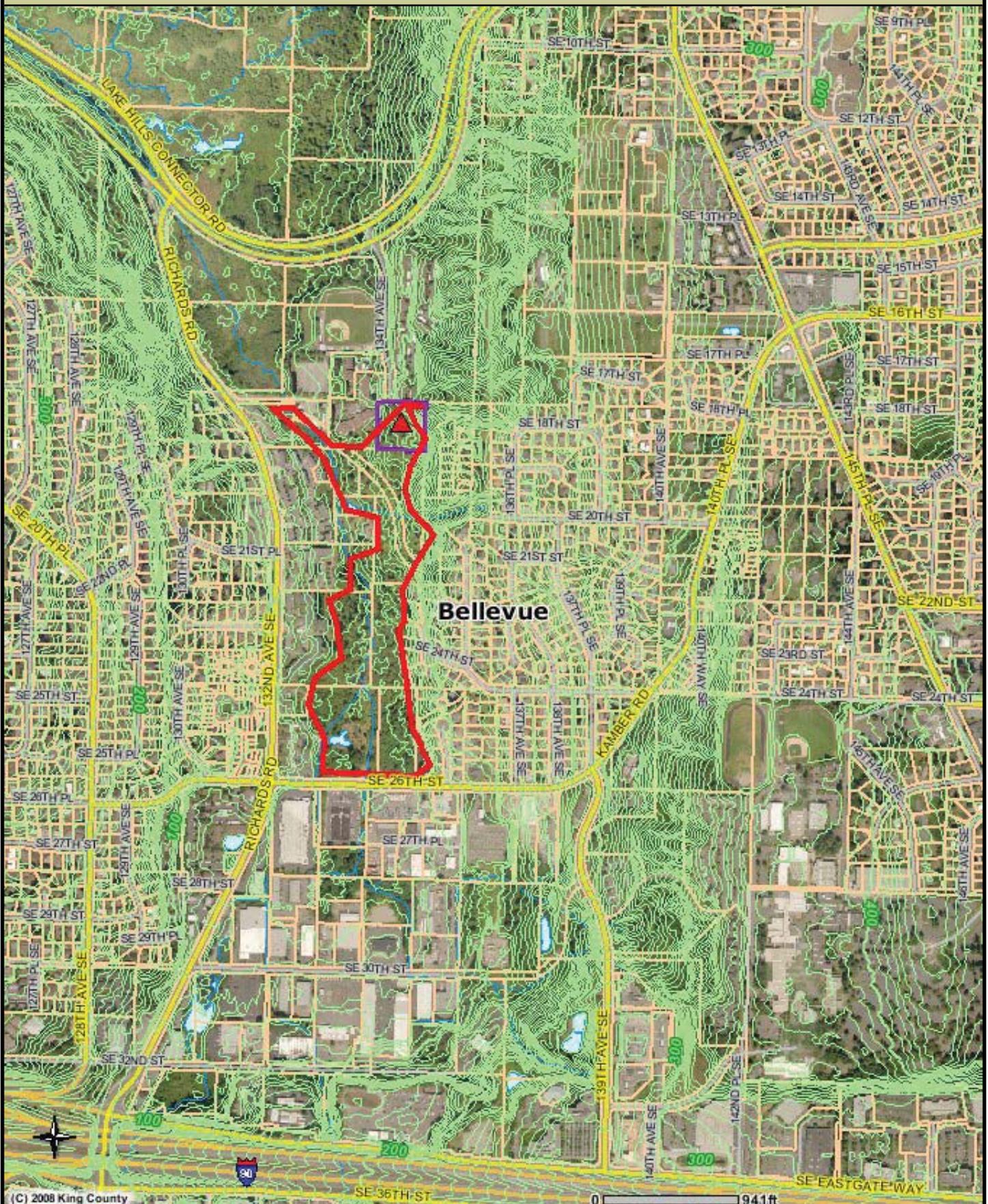
Figure 1
Vicinity Map
Kennel Site



APPENDIX B

WETLAND RATING

Parcel 032405-9151 Approx. Wetland Rating Unit



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~~ X 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	<u>26</u>
Score for Hydrologic Functions	<u>20</u>
Score for Habitat Functions	<u>24</u>
TOTAL score for Functions	<u>70</u>

Category based on SPECIAL CHARACTERISTICS of wetland

I II Does not Apply X

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

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.

<i>HGM Classes within the wetland unit being rated</i>	<i>HGM Class to Use in Rating</i>
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		Points
WATER QUALITY FUNCTIONS - Indicators that the wetland unit functions to improve water quality		(only 1 score per box)
D	D 1. Does the wetland unit have the potential 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 (use NRCS definitions)</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 opportunity 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. 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.</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

D Depressional and Flats Wetlands		Points (only 1 score per box)
HYDROLOGIC FUNCTIONS - Indicators that the wetland unit functions to reduce flooding and stream degradation		
	D 3. Does the wetland unit have the potential to reduce flooding and erosion?	(see p. 46)
D	<p>D 3.1 Characteristics of surface water flows out of the wetland unit Unit is a depression with no surface water leaving it (no outlet) points = 4 Unit has an intermittently flowing, OR highly constricted permanently flowing outlet points = <u>2</u> 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 (If ditch is not permanently flowing treat unit as "intermittently flowing") Unit has an unconstricted, or slightly constricted, surface outlet (permanently flowing) points = 0</p>	2
D	<p>D 3.2 Depth of storage during wet periods Estimate the height of ponding above the bottom of the outlet. For units with no outlet measure from the surface of permanent water or deepest part (if dry). Marks of ponding are 3 ft or more above the surface or bottom of outlet points = 7 The wetland is a "headwater" wetland" points = 5 Marks of ponding between 2 ft to < 3 ft from surface or bottom of outlet points = <u>5</u> Marks are at least 0.5 ft to < 2 ft from surface or bottom of outlet points = 3 Unit is flat (yes to Q. 2 or Q. 7 on key) but has small depressions on the surface that trap water points = 1 Marks of ponding less than 0.5 ft points = 0</p>	5
D	<p>D 3.3 Contribution of wetland unit to storage in the watershed Estimate the ratio of the area of upstream basin contributing surface water to the wetland to the area of the wetland unit itself. The area of the basin is less than 10 times the area of unit points = 5 The area of the basin is 10 to 100 times the area of the unit points = <u>5</u> The area of the basin is more than 100 times the area of the unit points = 0 Entire unit is in the FLATS class points = 5</p>	3
D	Total for D 3	10
D	<p>D 4. Does the wetland unit have the opportunity to reduce flooding and erosion? Answer YES if the unit is in a location in the watershed where the flood storage, or reduction in water velocity, it provides helps protect downstream property and aquatic resources from flooding or excessive and/or erosive flows. Answer NO if the water coming into the wetland is controlled by a structure such as flood gate, tide gate, flap valve, reservoir etc. OR you estimate that more than 90% of the water in the wetland is from groundwater in areas where damaging groundwater flooding does not occur. Note which of the following indicators of opportunity apply.</p> <ul style="list-style-type: none"> — Wetland is in a headwater of a river or stream that has flooding problems <input checked="" type="checkbox"/> Wetland drains to a river or stream that has flooding problems — Wetland has no outlet and impounds surface runoff water that might otherwise flow into a river or stream that has flooding problems — Other _____ <p>YES multiplier is <u>2</u> NO multiplier is 1</p>	multiplier 2
D	TOTAL - Hydrologic Functions Multiply the score from D 3 by D 4 Add score to table on p. 1	20

Wetland name or number A

<i>These questions apply to wetlands of all HGM classes.</i>		Points <small>(only 1 score per box)</small>																								
HABITAT FUNCTIONS - Indicators that unit functions to provide important habitat																										
H 1. Does the wetland unit have the potential to provide habitat for many species?																										
<p>H 1.1 Vegetation structure (see p. 72) Check the types of vegetation classes present (as defined by Cowardin)- Size threshold for each class is 1/4 acre or more than 10% of the area if unit is smaller than 2.5 acres.</p> <p><input type="checkbox"/> Aquatic bed <input type="checkbox"/> Emergent plants <input checked="" type="checkbox"/> Scrub/shrub (areas where shrubs have >30% cover) <input checked="" type="checkbox"/> Forested (areas where trees have >30% cover)</p> <p><i>If the unit has a forested class check if:</i> <input checked="" type="checkbox"/> The forested class has 3 out of 5 strata (canopy, sub-canopy, shrubs, herbaceous, moss/ground-cover) that each cover 20% within the forested polygon</p> <p><i>Add the number of vegetation structures that qualify. If you have:</i></p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;">4 structures or more</td> <td style="width: 50%; border: none;">points = 4</td> </tr> <tr> <td style="border: none;">3 structures</td> <td style="border: none;">points = 2</td> </tr> <tr> <td style="border: none;">2 structures</td> <td style="border: none;">points = 1</td> </tr> <tr> <td style="border: none;">1 structure</td> <td style="border: none;">points = 0</td> </tr> </table> <p><small>Map of Cowardin vegetation classes</small></p>		4 structures or more	points = 4	3 structures	points = 2	2 structures	points = 1	1 structure	points = 0	<p>Figure _____</p> <p style="font-size: 2em;">2</p>																
4 structures or more	points = 4																									
3 structures	points = 2																									
2 structures	points = 1																									
1 structure	points = 0																									
<p>H 1.2. Hydroperiods (see p. 73) Check the types of water regimes (hydroperiods) present within the wetland. The water regime has to cover more than 10% of the wetland or 1/4 acre to count. (see text for descriptions of hydroperiods)</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;"><input type="checkbox"/> Permanently flooded or inundated</td> <td style="width: 25%; border: none;">4 or more types present</td> <td style="width: 25%; border: none;">points = 3</td> </tr> <tr> <td style="border: none;"><input checked="" type="checkbox"/> Seasonally flooded or inundated</td> <td style="border: none;">3 types present</td> <td style="border: none;">points = 2</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> Occasionally flooded or inundated</td> <td style="border: none;">2 types present</td> <td style="border: none;">point = 1</td> </tr> <tr> <td style="border: none;"><input checked="" type="checkbox"/> Saturated only</td> <td style="border: none;">1 type present</td> <td style="border: none;">points = 0</td> </tr> <tr> <td style="border: none;"><input checked="" type="checkbox"/> Permanently flowing stream or river in, or adjacent to, the wetland</td> <td colspan="2" style="border: none;"></td> </tr> <tr> <td style="border: none;"><input checked="" type="checkbox"/> Seasonally flowing stream in, or adjacent to, the wetland</td> <td colspan="2" style="border: none;"></td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> <i>Lake-fringe wetland = 2 points</i></td> <td colspan="2" style="border: none;"></td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> <i>Freshwater tidal wetland = 2 points</i></td> <td colspan="2" style="border: none;"></td> </tr> </table> <p style="text-align: right;"><small>Map of hydroperiods</small></p>		<input type="checkbox"/> Permanently flooded or inundated	4 or more types present	points = 3	<input checked="" type="checkbox"/> Seasonally flooded or inundated	3 types present	points = 2	<input type="checkbox"/> Occasionally flooded or inundated	2 types present	point = 1	<input checked="" type="checkbox"/> Saturated only	1 type present	points = 0	<input checked="" type="checkbox"/> Permanently flowing stream or river in, or adjacent to, the wetland			<input checked="" type="checkbox"/> Seasonally flowing stream in, or adjacent to, the wetland			<input type="checkbox"/> <i>Lake-fringe wetland = 2 points</i>			<input type="checkbox"/> <i>Freshwater tidal wetland = 2 points</i>			<p>Figure _____</p> <p style="font-size: 2em;">3</p>
<input type="checkbox"/> Permanently flooded or inundated	4 or more types present	points = 3																								
<input checked="" type="checkbox"/> Seasonally flooded or inundated	3 types present	points = 2																								
<input type="checkbox"/> Occasionally flooded or inundated	2 types present	point = 1																								
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<input type="checkbox"/> <i>Lake-fringe wetland = 2 points</i>																										
<input type="checkbox"/> <i>Freshwater tidal wetland = 2 points</i>																										
<p>H 1.3. Richness of Plant Species (see p. 75) Count the number of plant species in the wetland that cover at least 10 ft². (different patches of the same species can be combined to meet the size threshold) You do not have to name the species. Do not include Eurasian Milfoil, reed canarygrass, purple loosestrife, Canadian Thistle</p> <p><i>List species below if you want to:</i></p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;">If you counted: > 19 species</td> <td style="width: 50%; border: none;">points = 2</td> </tr> <tr> <td style="border: none;">5 - 19 species</td> <td style="border: none;">points = 1</td> </tr> <tr> <td style="border: none;">< 5 species</td> <td style="border: none;">points = 0</td> </tr> </table>		If you counted: > 19 species	points = 2	5 - 19 species	points = 1	< 5 species	points = 0	<p style="font-size: 2em;">2</p>																		
If you counted: > 19 species	points = 2																									
5 - 19 species	points = 1																									
< 5 species	points = 0																									

Total for page 7

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 best fits) (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 Add the scores from H2.1, H2.2, H2.3, H2.4</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
LISTEN
BIOLOGY
CORNER

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

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

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 Request
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 \pm 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

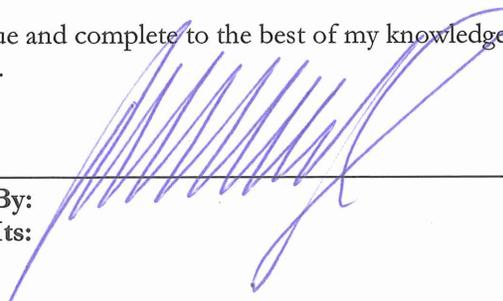
C. SIGNATURE

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

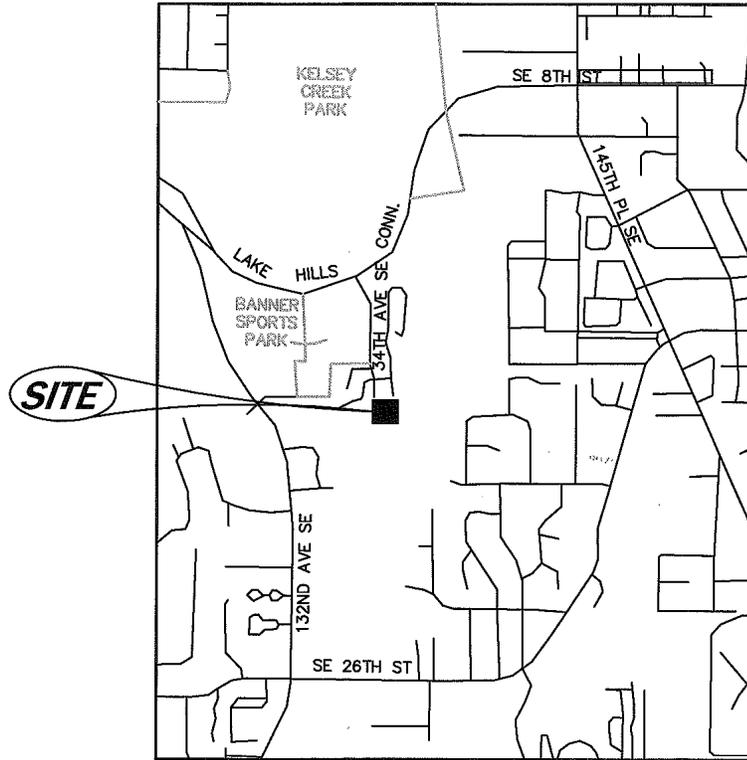
Legal Description

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

City of
Bellevue



Post Office Box 90012 ▪ Bellevue, Washington ▪ 98009 9012

May 10, 2012

Lafe Hermansen
Core Design Inc.
14711 NE 29th Place Suite 101
Bellevue, WA 98007
lbh@coredesigninc.com
425-885-7888

RE: Eastgate Kennels Reasonable Use Application -Land Use Review Revisions Request #1
COB File # 12-111843-LO

Lafe-

Thank you for submittal of application for reasonable use exception at 1807 134th Ave SE. The Development Services Department Land Use Division has reviewed the application and have determined that additional information is needed to continue processing the application. Please review this letter and provide the information requested as a revision to file #12-111843-LO. Please also note that we have determined the project to be complete for the purpose of issuance of notice of application, which will be published in the City's Permit Bulletin on May 10, 2012.

Revisions Required:

- A. Density Calculation:** Please note that in accordance with LUC 20.25H.045, density is calculated based on the total developable area (gross lot area minus total critical area and critical area buffer). The density calculation has not been completed for this proposed project. Please complete the density calculation. For more information on how to complete the density calculation please see: http://www.bellevuewa.gov/pdf/Development%20Services/CA-7_Critical_Area_DensityCalc.pdf.

Revisions Due Date: Please provide these revisions within 60 days of this letter in accordance with LUC 20.40.510.

If you have questions about any of the information contained in this letter, please contact me directly at (425)452-2973 or at dpyle@bellevuewa.gov.

Sincerely,

Sent Via Email

David Pyle
Senior Land Use Planner
Development Services Department

Cc: Michael Paine, Environmental Planning Manager
Bob Wenzl, Andrew Michael Construction

City of Bellevue



Post Office Box 90012 ▪ Bellevue, Washington ▪ 98009 9012

June 21, 2012

Lafe Hermansen
Core Design Inc.
14711 NE 29th Place Suite 101
Bellevue, WA 98007
lbh@coredesigninc.com
425-885-7888

RE: Eastgate Kennels Reasonable Use Application -Land Use Review Revisions Request #2
COB File # 12-111843-LO

Lafe-

The following revisions/corrections and/or information are required for continued processing of your Critical Areas Reasonable Use application – COB File # 12-111843-LO. We have an informal public meeting planned for June 27, 2012 at 5:30 PM at the Bellevue City Hall in room 1E-109. Please consider attending. To date we have received comment from approximately 16 individuals. I have enclosed electronic copies of project communication with this electronic revisions letter. Please review these comments to understand project issues.

Revisions Required:

- A. Non-Motorized Public Access Easement** – Please provide a copy of the existing easement. Please also indicate that the easement beneficiary (grantee – City of Bellevue) has agreed to modify this easement as indicated on the draft project site plan. Easement modification will be a condition of approval and must be complete prior to issuance of a construction permit for the proposed single family residence. Please contact Geoff Bradley in the City's Parks Department. Mr. Bradley can be reached at 425-452-2740. Please also be aware that modification of this easement may require approval by the City Council.
- B. Stormwater** – Has preliminary stormwater design been completed for this project. Several comments received outline neighbor concerns regarding potential site stormwater issues. Please prepare, at a minimum, a narrative describing the project approach to stormwater and what stormwater management techniques are anticipated. For additional information on current stormwater requirements for single family construction, please contact the City's Utilities Department Development Review Division at 425-452-4187.
- C. Minimum Wetland Buffer**- The project site plans submitted indicate the wetland and stream buffers will be significantly reduced from the prescriptive requirements and mitigation is proposed to offset impacts to these systems. Please retain a minimum buffer to ensure continued buffer performance post construction. We recommend a minimum of 20 feet, which may be achieved by modifying the site plan to skew the home footprint to match the wetland as opposed to matching the property boundary. Where minimum buffers are proposed, in addition to the information provided in the mitigation plan, please indicate how the reduced buffer will continue to provide essential functions.
- D. Site Plan**- Consistent with the comment in C above, please modify the site plan by rotating the footprint of the proposed home to match the wetland edge as opposed matching the property boundary. This will help minimize wetland impacts. Please also demonstrate that the proposed home is moved into the northwest corner of the property to the maximum extent possible in an effort to avoid impacts to wetland and stream buffers. As part of the revisions submittal, please provide a revised site plan that clearly marks the envelope of permanent disturbance (area for driveway, footprint, lawn, landscaping, etc.). Please also clearly indicate grading limits and areas

of temporary disturbance (areas to be disturbed and restored). Much of this information was included in the mitigation plan. Please verify that the mitigation plan is consistent with the site plan submitted.

- E. Parking** – Please expand the area of driveway apron to accommodate parking of additional guest vehicles. The public road that services the lot is signed as “No Parking” and no guest on street parking is available. Several of the comments received have focused on the lack of on-street parking and have stated concern over the inappropriate use of private parking by guests to other nearby properties.
- F. Construction Traffic** – Please submit a narrative describing how construction traffic will be managed. How will larger equipment and supply delivery trucks access the site and turn around? We have received comment from adjacent neighbors that the use of private driveways outside of the Right-of-Way will not be tolerated. Please be aware that a construction traffic management plan will be required as part of the Right-of-Way use permit prior to construction permit issuance.
- G. Native Growth Protection Area** – The area of wetland, stream, slope and associated buffers that remains outside of the permanent disturbance envelope after development must be placed in a Native Growth Protection Area (NGPA) easement. Please provide a draft easement for our review. A condition of approval will require recording of the NGPA prior to construction permit issuance.
- H. Fence**- A split rail or similar type wood fence must be located along the edge of the permanent disturbance envelope to clearly delineate the edge of protected areas from future encroachment. Please add this detail to the plans. The fence shall include signage indicating the areas status as NGPA.
- I. Stream Typing**- Please refer the site’s watercourse as a Type F stream.
- J. Hedge**- Please consider adding a hedge or other landscape screening along the west property line in the northwest corner of the property. We have received several comments regarding the aesthetic change. Although this is not a requirement it may benefit neighbor relations.
- K. Mitigation Maintenance and Monitoring** – Please update the mitigation and maintenance plan to match the following criteria:

In order to ensure the mitigation plan successfully establishes, the mitigation plan shall be updated to include the following performance standards for a period of five years following installation:

- Year 1: 100% survival of all installed plants & 0% invasive coverage.
- Year 2: 90% survival of all installed plants & <10% invasive coverage.
- Year 3: 85% survival of all installed plants, >35% native coverage & <10% invasive coverage.
- Year 4 : >50% native coverage & <15% invasive coverage.
- Year 5: >70% native coverage & <15% invasive coverage.

Revisions Due Date: Please provide these revisions within 60 days of this letter in accordance with LUC 20.40.510.

If you have questions about any of the information contained in this letter, please contact me directly at (425)452-2973 or at dpyle@bellevuewa.gov .

Sincerely,

Sent Via Email

David Pyle
Senior Land Use Planner
Development Services Department

Cc: Michael Paine, Environmental Planning Manager
Bob Wenzl, Andrew Michael Construction
Geoff Bradley, Parks Department

City of
Bellevue



Post Office Box 90012 ▪ Bellevue, Washington ▪ 98009 9012

July 23, 2012

Bob Wenzl
PO BOX 6127
Kirkland, WA 98034
Bob@belmonthomeswa.com
425-893-8478

RE: Eastgate Kennels Reasonable Use Application – 1807 134th Ave SE
COB File # 12-111843-LO

Mr. Wenzl-

You have requested verification of the status of the property located at 1807 134th Ave SE. You currently have application for permit to develop one (1) single family home at this location under review with the City of Bellevue Development Services Department. The property is approximately 2.5 acres, is zoned R-20 (multi-family) and is largely occupied by geologic hazard critical areas, wetland critical areas, and stream critical areas as regulated by the City of Bellevue Land Use Code (LUC) section 20.25H. Areas encumbered by these sensitive resources and their corresponding regulatory buffers significantly restrict development potential on the property. Due to the extent of the encumbrance and limited useable area, the site is required to be developed through the reasonable use requirements of LUC 20.25H.190 where up to 10% of site area is granted for development of one (1) single family home.

Application for reasonable use (critical areas land use permit) is in review pending submittal of revisions for approval. With approval, the reasonable use permit will authorize construction of one (1) single family home (a construction permit is still required). Based on information received to date, the most appropriate location for the home is in the northwest corner of the site with a driveway connection to 134th Ave SE. Development of the site will require enhanced construction precautions (BMPs) and will require wetland and stream buffer enhancement as mitigation. Following submittal of final revisions, as requested in project revisions letter dated June 21, 2012, we anticipate project approval shortly thereafter at which time construction permits may be finalized and approved.

Please note that the information in this letter is intended to convey the status of development permit review and is not a comprehensive review of the project status and possible permit conditions. Based on information presented by the applicant and on information on file with the City the Development Services Department has determined this lot is buildable and can be developed if compliance with City Codes is demonstrated by the applicant. To verify the legal status of the lot, we suggest obtaining a current title report and reviewing the information contained within.

If you have questions about any of the information contained in this letter, please contact me directly at (425)452-2973 or at dpyle@bellevuewa.gov.

Sincerely,

Sent Via Email

David Pyle
Senior Land Use Planner
Development Services Department

Cc: Michael Paine, Environmental Planning Manager