



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

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**Proposal Name:** Alamdari Vegetation Management

**Proposal Address:** 17630 SE Cougar Mountain Drive

**Proposal Description:** The applicant requests a Critical Areas Land Use Permit for Vegetation Management.

**File Number:** 12-117425-LO

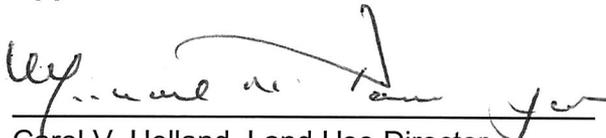
**Applicant:** Dr. Farshad Alamdari

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

**Planner:** Kevin LeClair, Planner

**State Environmental Policy Act  
Threshold Determination:** Exempt per WAC 197-11-800 (1)

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

  
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Carol V. Helland, Land Use Director  
Development Services Department

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Application Date: July 6, 2012  
Notice of Application Publication Date: August 9, 2012  
Decision Publication Date: September 27, 2012  
Project Appeal Deadline: October 11, 2012

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

**I. Vegetation Management Plan Performance Standards  
LUC 20.25H.055.C.3.v.i**

(A) Is the Vegetation Management Plan prepared by a qualified professional?

Yes  or No

Describe:

The management plan was prepared by Colin Macdonald with Restoration Logistics, LLC. The person and the company are qualified to prepare a vegetation management plan.

(B) Does the Vegetation Management Plan include the following?

(1) A description of existing site conditions, including existing critical area functions and values;

Yes  or No

Describe: The attached vegetation management plan includes a description of the property, its landscape position, vegetation, critical areas and wildlife habitat features.

(2) A site history;

Yes  or No

Describe: The property was recently developed with a single-family residence.

(3) A discussion of the plan objectives;

Yes  or No

Describe: The management plan's objectives include:

**Short term:**

- Open up the canopy by removing senescent alders.
- Open up territorial vistas from the residence.
- Retain all Douglas-fir, big leaf maple and western hemlock trees.
- Create wildlife snags, a critical habitat component.
- Improve recruitment of native conifer species.
- Increase the diversity of the understory shrub layer to provide forage for bird species.
- Remove non-native invasive plant species.
- Reduce hazards to passive recreational use of the property.

**Long term:**

- Retain the natural forested feel of the habitat area.
- Transition the dominant tree cover towards native conifers.
- Prevent non-native invasive species from colonizing.
- Maintain a walking trail and territorial vistas.

(4) A description of all sensitive features;

Yes  or No

Describe: The plan describes the small portion of steep slope critical area in the northwestern corner of the property and acknowledges the presence of habitat for species of local importance across the northern half of the property, although the plan contends that the property does not offer "primary" habitat for any species of local importance.

(5) Identification of soils, existing vegetation, and habitat associated with species of local importance present on the site;

Yes  or No

Describe: The plan describes the small portion of steep slope critical area in the northwestern corner of the property and acknowledges the presence of habitat for species of local importance across the northern half of the property, although the plan contends that the property does not offer "primary" habitat for any species of local importance.

(6) Allowed work windows;

Yes  or No

Describe: The plan proposes to perform the tree removals and snag creation during the "dry" season and the planting of native species between October 15 to March 31.

(7) A clear delineation of the area within which clearing and other vegetation management practices are allowed under the plan; and

Yes  or No

Describe: The plan includes a plan with tree numbers and a corresponding table that describes which trees will be removed and which will be turned into wildlife snags. The plan also includes a plan list of native species to be planting in mixed-clusters across site.

(8) Short- and long-term management prescriptions, including characterization of trees and vegetation to be removed, and restoration and revegetation plans with native species, including native species with a lower growth habit. Such restoration and revegetation plans shall demonstrate that the proposed Vegetation Management Plan will not significantly diminish the functions and values of the critical area or alter the forest and habitat characteristics of the site over time.

Yes  or No

Describe: The plan includes a plan with tree numbers and a corresponding table that describes which trees will be removed and which will be turned into wildlife snags. The plan also includes a plant list of native species to be installed in mixed-clusters across site. The plan also includes follow-up maintenance to ensure success of the planting effort, along with monitoring standards to measure whether success has been achieved.

(C) Would any proposed tree removal result in a significant impact to habitat associated with species of local importance?

Yes  or No

Describe: Although the area contains habitat associated with species of local importance, the implementation of the plan will not result in a long-term or permanent habitat impact on the property or the vicinity. The plan proposes to preserve 36 trees (Douglas-fir, hemlock, bigleaf maple and one chestnut), remove 73 red alders and create 7 wildlife snags. The creation of the wildlife snags, planting of native conifer trees and deciduous shrubs will enhance the habitat productivity on the site over time.

If yes, can the impacted function be replaced elsewhere within the management area subject to the plan?

Yes  or No

Describe:

In no event may a tree or vegetation which is an active nest site for a species of local importance be removed pursuant to this subsection.

*There are no known active nest sites on the property for any species of local importance.*

(D) Is the area under application subject to any applicable neighborhood restrictive covenants that address view preservation or vegetation management? The existence of and provisions of neighborhood restrictive covenants shall not be entitled to any more or less weight than other reports and materials in the record.

Yes  or No

If yes, describe:

## II. Public Notice and Comment

The application reviewed was received on July 6, 2012. The "Notice of Application" for this project was published in the City of Bellevue weekly permit bulletin on August 9, 2012. It was mailed to property owners within 500 feet of the project site. Two comments have been received from the public as of the writing of this staff report.

The comments were submitted by David and Carol Leake from 17649 SE Cougar Mtn. Drive. Both comments were generally opposed the proposed vegetation management on the grounds that the activities would have a negative impact on wildlife habitat on the property and in the Cougar Mountain area. Both commenters contend that the removal of the senescent alder trees will remove a valuable habitat resource and that the creation of wildlife snags and planting of native trees and shrubs will be inadequate to offset the impacts. One commenter suggested planting larger specimen trees; requiring protection of the newly planted material from deer, which are known to inhabit the vicinity; requiring a longer monitoring period; and finally spacing the future plantings in order to mimic natural species dispersion. Research has shown little benefit to increasing tree size as a method of increasing growth response, so the plant sizes will not be changed. The city will require some means of plant protection on the conifers to be installed, along with diligent monitoring of the plantings to ensure their long-term survival. However, the term of the monitoring period will not be increased over three years, as that is all that is required by provisions in the Land Use Code.

The application reviewer agrees that there will be some short term impacts associated with the removal of the alder trees, but there is adequate supply of down wood, standing trees, and mixed conifer forest on the property and in the immediate vicinity to provide adequate food and cover to support any animals that may be temporarily displaced by the actions. The site

currently contains only one or two standing dead trees. The proposed creation of 4 or more wildlife snags, which will be chosen based on larger tree size and distribution, on the site will ultimately improve the quantity of habitat features on the site. In addition, a certain amount of large woody debris will be left on site to serve as structural habitat features at the ground level.

Furthermore, the understory in the project area contains a relatively low level of species richness in regards to woody stemmed shrubs and the proposed planting will increase the species richness considerably. The shrubs chosen for planting are targeted at increasing the number and diversity of native flowering plants that will increase foods for species that feed directly on the leaves and fruits, as well as the animals that prey on the primary feeders.

Finally, the patch of forest under application is devoid of any conifer regeneration. The proposed planting of 30 conifer trees provides a needed and appropriate step in forest succession on the property. The applicant intends to disperse the plantings in mixed clusters across the lower portion of the property in way that utilizes the newly created openings in the forest, but also considers the preservation of selected vistas from the newly constructed single-family residence on southern portion of the property.

### **III. State Environmental Policy Act (SEPA)**

The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the proposal. The project is categorically exempt from SEPA environmental review per WAC 197-11-800 (1), because the project is classified as a Class III forest practice. 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.

### **IV. Critical Areas Land Use Permit Decision Criteria LUC 20.30P.140**

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

- A. The proposal obtains all other permits required by the Land Use Code; and  
Yes  or No

Describe: The proposal is required to obtain a clearing and grading permit to perform that vegetation management. The project also requires a Forest Practice Application (FPA) from Washington Department of Natural Resources.

- 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; and

Yes  or No

Describe: The proposal has been designed by a qualified professional and uses the best available techniques given the site characteristics its landscape position.

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

Yes  or No

Describe: The proposal avoids any disturbance or construction within the steep slope critical area. No structures or earth movement will occur. The proposal has incorporated the performance standards for vegetation restoration.

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

Yes  or No

Describe: The property is currently served by adequate public facilities. The proposal will not increase the need for public facilities on the property.

- E. The proposal includes a mitigation or restoration plan consistent with the requirements of LUC 20.25H.210; except that a proposal to modify or remove vegetation pursuant to an approved Vegetation Management Plan under LUC 20.25H.055.C.3.i shall not require a mitigation or restoration plan; and

Yes  or No

Describe: The proposal has a native planting plan that will be implemented following the removal of the alder trees. The plan also includes performance standards for a period of three years to ensure the Vegetation Management Plans goals are met.

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

Yes  or No

Describe: The proposed tree removal and native plantings shall obtain a clearing and grading permit before proceeding. Remove of the clearing and grading permit will ensure compliance with the clearing and grading standards.

## V. Conclusion and Decision

After conducting the various administrative reviews associated with this proposal, including Land Use Code consistency, SEPA, City Code and Standard compliance reviews, the Director of the Development Services Department does hereby **approve with conditions** the vegetation management plan at 17630 SE Cougar Mountain Drive.

**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 Clearing and Grading Permit or other necessary development permits within one year of the effective date of the approval.

## VI. Conditions of Approval

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

Applicable Ordinances	Contact Person
Clearing and Grading Code- BCC 23.76	Tom McFarlane, 425-452-5207
Land Use Code- BCC 20.25H	Kevin LeClair, 425-452-2928
Noise Control- BCC 9.18	Kevin LeClair, 425-452-2928

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

**1. Habitat Enhancement Planting Plan:** A habitat enhancement planting plan is required to be submitted for review and approval by the City of Bellevue prior to the issuance of the Clearing and Grading Permit. At a minimum the planting plan shall include the following plant species and quantities:

**Table 1a: Enhancement Planting- Tree List**

Species	Botanical Name	#	Type	Size
W. Flowering Dogwood	Cornus Nuttallii	6	Cont.	5 gal
Bitter Cherry	Prunus emarginata	4	Cont.	5 gal
Douglas Fir	Pseudotsuga menziesii	4	Cont.	5 gal
Douglas Fir	Pseudotsuga menziesii	8	Cont.	1 gal
Western Red Cedar	Thuja plicata	4	Cont.	5 gal
Western Red Cedar	Thuja plicata	8	Cont.	1 gal
Western Hemlock	Tsuga heterophylla	6	Cont.	1 gal
<b>Total number of trees:</b>		<b>40</b>		

**Table 1b: Enhancement Planting- Shrub List**

Species	Botanical Name	#	Type	Size
Vine Maple	Acer circinatum	10	Cont.	2 gal
Beaked Hazelnut	Corylus Cornuta	8	Cont.	1 gal
Ocean Spray	Holodiscus discolor	10	Cont.	1 gal
Indian Plum	Oemleria cerasiformis	10	Cont.	1 gal
Mock-orange	Philadelphus lewisii	8	Cont.	1 gal
Red-flowering currant	Ribes sanguineum	10	Cont.	1 gal
Baldhip rose	Rosa gymnocarpa	10	Cont.	1 gal
Thimbleberry	Rubus parviflorus	8	Cont.	1 gal
Red Ederberry	Sambucus racemosa	6	Cont.	1 gal
Snowberry	Symphoricarpos albus	10	Cont.	1 gal
<b>Total number of trees:</b>		<b>90</b>	Cont.	

The planting shall be installed in mixed clumps generally distributed throughout the area covered by the Vegetation Management Plan.

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

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

Authority: Bellevue City Code 23.76.093.A,  
Reviewer: Tom McFarlane, Clearing and Grading

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

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

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

Authority: Bellevue City Code 9.18  
Reviewer: Kevin LeClair, Land Use

# **Vegetation Management Plan & Habitat Enhancement Plan**

*For the property at 17630 SE Cougar Mountain Drive, Bellevue, WA*

**Prepared For:**

**Dr Farshad Alamdari  
17630 SE Cougar Mountain Drive  
Bellevue, WA**

**Prepared By:**

**Restoration Logistics  
4213 S Bateman St  
Seattle, WA 98118**



**September 12, 2012**

## INTRODUCTION

This document has been prepared as part of a Critical Area Land Use Permit application for vegetation management on the property owned by Dr. Farshad Alamdari (The Owner). The property is located in the Cougar Mountain area and a single-family residence has been constructed on the southern part of the property.

The Owner wishes to fell, and in most cases remove, the red alder (*Alnus rubra*) trees on the northern portion of the subject property in order to allow him access to his backyard area for passive recreational use. He has concerns about the hazard posed by some of these mature trees as he is planning on having a walking trail through the area for his family's enjoyment. He also wishes to transition the dominant tree cover towards evergreen species as well as increase the variety of native shrubs, particularly of fruit bearing species to attract birds. Although the tree retention plan submitted by The Owner meets the City of Bellevue's standards, the City of Bellevue required the Owner to conduct a Wildlife Habitat Assessment due to the forested nature of his property. This habitat study was prepared by Restoration Logistics and is included in this CALUP application. The habitat study concluded that the site does not offer primary habitat for any Species of Local Importance and that the alder removals are not expected to adversely impact any those species. Nevertheless, in a letter to the Owner dated June 9, 2010, the City of Bellevue requested the landowner prepare a Vegetation Management Plan as part of Critical Areas Land Use Permit Application.

## MANAGEMENT AREA

A vicinity map locating the property is attached to this report as well as the site plan and tree inventory. The management area is the "backyard" area to the north of the new residence. This area is roughly the northern third of the lot and is approximately 1.1 acres in size.

## EXISTING CONDITIONS

A summary of existing site conditions for the management area is provided below. A more detailed description of the vegetation and habitat features on-site is provided in the Wildlife Habitat Assessment.

### **Landscape position (see vicinity map)**

The property is located on the north side of Cougar Mountain and although it is in the City of Bellevue, the adjoining properties to the east and west remain in unincorporated King County along with most of the properties across SE Cougar Mountain Dr to the south. The property is on the suburban fringe around Cougar Mountain Regional Wildland Park, and it and many of the nearby properties have remained substantially forested. The remaining forested habitat on the subject property is connected to the forested areas of the adjacent properties and through them to the whole of Cougar Mountain Regional Wildland Park, a large area of diverse habitats supporting a variety of wildlife.

### **Vegetation**

The entire management area is one habitat type: second growth Douglas-fir, red alder forest with a sword fern, Oregon grape understory. There are a few big-leaf maples and western hemlocks mixed in the canopy layer and a handful of other species in the shrub layer. Distribution of the species on-site is fairly uniform, although the largest and oldest Douglas-fir trees are found along the north property line. As is common in disturbed and second growth forests in the Puget Sound lowlands, conifer regeneration is suppressed. The alder stand is mostly composed of mature and in some cases, senescent, trees. The older trees exhibit the arboricultural faults typical to this species as they age: split-trunks, broken tops, and general

decay. There are several standing dead trees, or snags. Fortunately, colonization by non-native invasive species is light. Herb Robert, a groundcover species widespread in King County, was occasionally seen in small clusters, and at one location on the eastern property line, Himalayan blackberry is encroaching from larger patch on the adjacent property.

### **Critical Areas**

There are no mapped City or County critical areas on the property. The nearest mapped sensitive area is a small unclassified stream over 400 ft northwest of the property. No sensitive areas were observed on the property during the site visit. The management area as a whole is a 30-35% north facing slope. The northwest corner of the management area is slightly steeper and has been determined to be a regulated steep slope, No erosion, slumping, or other soil movement issues were observed.

### **Wildlife Habitat**

The property offers wildlife habitat for common species, including, because of its relatively good connection other to a large patch of high quality habitat (Cougar Mountain Regional Wildland Park), species that are uncommon in urban environments due to territorial size requirements. It does not likely offer primary habitat for any Species of Local Importance, although it may offer some foraging habitat and indirect support to a few of these species to the degree to which their prey are supported by the habitat on the property. These species are the red-tailed hawk (*Buteo jamaicensis*), pileated woodpecker (*Dryocopus pileatus*) and Vaux's swift (*Chaetura vauxi*).

## **VEGETATION MANAGEMENT PLAN**

The goals of the vegetation management plans are as follows:

### **Short term:**

- Open up the canopy by removing senescent alders.
- Open up territorial vistas from the residence.
- Retain all Douglas-fir, big leaf maple and western hemlock trees.
- Create wildlife snags, a critical habitat component.
- Improve recruitment of native conifer species.
- Increase the diversity of the understory shrub layer to provide forage for bird species.
- Remove non-native invasive plant species.
- Reduce hazards to passive recreational use of the property.

### **Long term:**

- Retain the natural forested feel of the habitat area.
- Transition the dominant tree cover towards native conifers.
- Prevent non-native invasive species from colonizing.
- Maintain a walking trail and territorial vistas.

### **Tree removal**

Seven alders in the northwestern part of the property will be cut at 15 to 20 feet above the ground to create wildlife trees (snags). Elsewhere red alder trees in the management area are to be cut down. No species other than red alder will be removed anywhere on the property.

The current revised tree inventory is attached showing the total weighted diameter and retention at 1265" and 687" diameter, respectively. This revision will result a percentage of trees retained at in the management area at 54%.

The removals will be conducted under the direction of a licensed arborist and care will be taken in the course of felling and removing the trees to minimize disturbance to the surrounding soil and other native plants. No heavy equipment will be used. Some of the native plants to be installed (see below) may be used to restore any damage caused in the process of removing the trees.

## **IMPACT OF PROPOSED ACTIVITIES ON HABITAT**

Although this tree removal is a form of habitat alteration, red alder is an early successional forest species, and with this stand being relatively even aged and mature, its life span on the property is approaching its natural limit. Some of the alder have already fallen, and many show signs of decay common to this species as they reach maturity. The site has a healthy understory of native shrubs that will be experience competitive release upon the removal of the alder and will develop and proliferate in their absence.

Red alder is not known to provide breeding or other critical habitat for the three Species of Local Importance that could possibly be making use of the site. The pileated woodpecker and Vaux's swift are associated with mature and old growth coniferous forests. Under this vegetation management plan, all of the existing conifers will be protected and new ones will be planted to help move the site along a typical northwest forest succession trajectory.

## **HABITAT ENHANCEMENT PLAN**

The following activities will be carried out to enhance the wildlife habitat value of the site, replacing those functions provided by the removed red alders and further improving the habitat by removing non-native invasive species and providing conifer tree recruitment.

### **Wildlife Tree (Snags) and Nurse Logs**

Seven of the red alders to be cut on the northwest of the property will be Wildlife Tree, creating key breeding and foraging habitat features for many wildlife species. The created snags will be at least 12 feet tall. Of the trees to be felled, approximately one quarter of the downed tree material will be left on the ground to decay, providing wildlife habitat value and returning nutrients to the soil.

### **Non-native Invasive species control**

The Owner recognizes the threat posed by invasive plant species, and plans on controlling and as much as possible removing these plants from his property. Since the site is relatively free of invasive species infestations this task will not be too difficult, but on the other hand very important because it is much better to deal with small infestations expeditiously than waiting to control a larger colony later. There is Himalayan blackberry (*Rubus armenicus*) encroaching on the east property line which will be completely removed by cutting and grubbing it out of the ground.

### **Native Plantings**

The management area will receive an enhancement planting to improve both its ecological and aesthetic value. A total of 130 native trees and shrubs (see Table 1a and 1b) will replace the cut red alders. A conifer underplanting is a key component of this plan, and is often a proposed treatment in second growth forested areas with limited conifer recruitment such as found on this property. These trees, along with the other trees and shrubs will provide wildlife forage and habitat to replace that provided by the removed alder. These plants will supplement and diversify the growth and recruitment of native species that will naturally be released upon the removal of the red alder. The inclusion of large shrub / small tree species such vine maple,

beaked hazelnut and bitter cherry is intended to encourage the development of a multilayered canopy.

Restoration Logistics' staff after the alder have been cut and removed and the wildlife snags and nurse logs created will determine the layout of the plantings. In this way the plants can be located to best take advantage of openings created by the tree work and to complement the proposed nature trail, which will also be sited after the tree work is done. The management area is relatively small and of a uniform slope and habitat type, and the replacement plants can be field-located around the management area in mixed species clusters. The plants will be installed during the fall-winter planting season between October 15<sup>th</sup> and March 31<sup>st</sup>.

**Table 1a: Enhancement Planting- Tree List**

Species	Botanical Name	#	Type	Size
<b>W. Flowering Dogwood</b>	Cornus Nuttallii	6	Cont.	5 gal
<b>Bitter Cherry</b>	Prunus emarginata	4	Cont.	5 gal
<b>Douglas Fir</b>	Pseudotsuga menziesii	4	Cont.	5 gal
<b>Douglas Fir</b>	Pseudotsuga menziesii	8	Cont.	1 gal
<b>Western Red Cedar</b>	Thuja plicata	4	Cont.	5 gal
<b>Western Red Cedar</b>	Thuja plicata	8	Cont.	1 gal
<b>Western Hemlock</b>	Tsuga heterophylla	6	Cont.	1 gal
<b>Total number of trees:</b>		<b>40</b>		

**Table 1b: Enhancement Planting- Shrub List**

Species	Botanical Name	#	Type	Size
<b>Vine Maple</b>	Acer circinatum	10	Cont.	2 gal
<b>Beaked Hazelnut</b>	Corylus Cornuta	8	Cont.	1 gal
<b>Ocean Spray</b>	Holodiscus discolor	10	Cont.	1 gal
<b>Indian Plum</b>	Oemleria cerasiformis	10	Cont.	1 gal
<b>Mock-orange</b>	Philadelphus lewisii	8	Cont.	1 gal
<b>Red-flowering currant</b>	Ribes sanguineum	10	Cont.	1 gal
<b>Baldhip rose</b>	Rosa gymnocarpa	10	Cont.	1 gal
<b>Thimbleberry</b>	Rubus parviflorus	8	Cont.	1 gal
<b>Red Ederberry</b>	Sambucus racemosa	6	Cont.	1 gal
<b>Snowberry</b>	Symphoricarpos albus	10	Cont.	1 gal
<b>Total number of trees:</b>		<b>90</b>	Cont.	

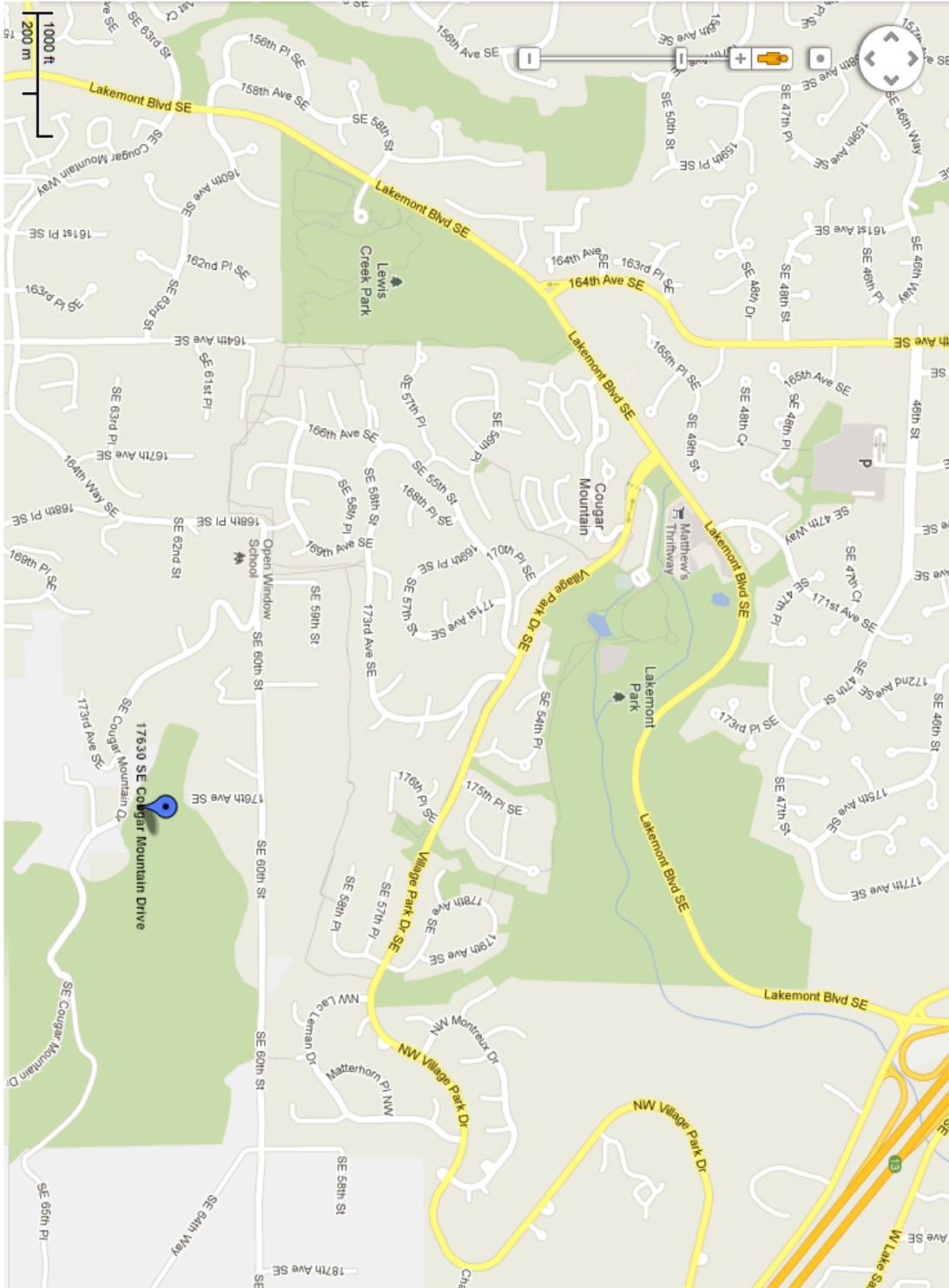
## **MONITORING AND MAINTENANCE**

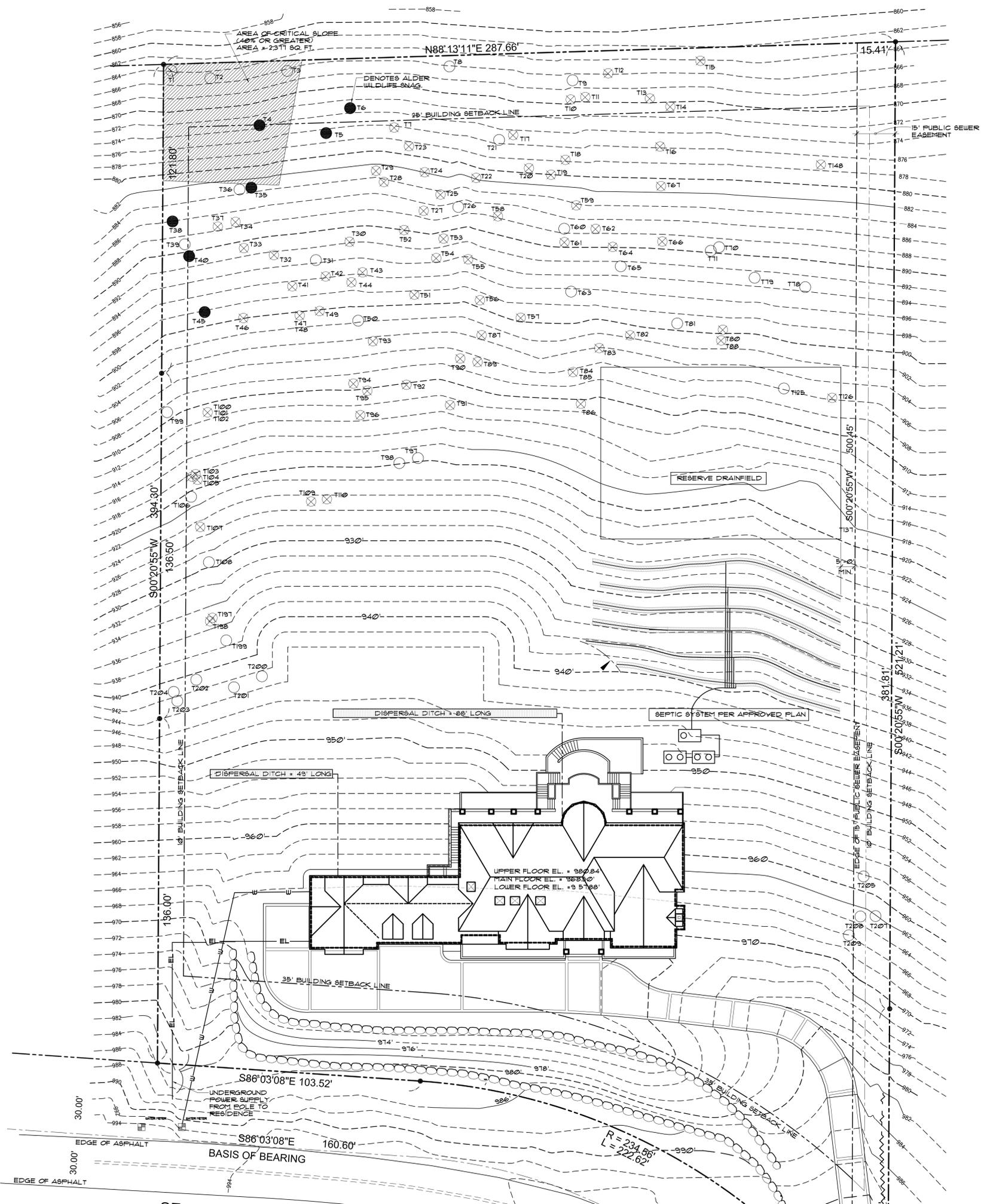
The installed plants will be monitored for a period of three years after installation. Restoration Logistics or another biologist selected by the Owner will prepare annual reports in the fall of each year. The reports will present survivorship of the installed plants and any recommended maintenance measures. The following performance standards will apply to the management area:

1. 100 percent of installed plants will survive by the end the first October following installation. Any dead plants will be replaced that fall.
2. By the end of the third year, 80 percent of the installed plants will have survived. If the less than 80 percent have survived, a supplemental planting will be conducted to restore the installed plant numbers to the original value.
3. Cover by blackberry and other non-native invasive species will not exceed 10 percent during the monitoring period.

The Owner shall be responsible for maintaining the installed plants, and controlling invasive species so that these performance standards are met. Supplemental watering may be necessary over the first summer. All weeding to be conducted by hand removal, including roots. No pesticides will be used.

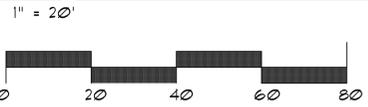
Vicinity Map





- Legend**
- DENOTES ALDER WILDLIFE SNAG
  - DENOTES FIR, MAPLE OR HEMLOCK TO REMAIN
  - ⊗ DENOTES ALDER TO BE REMOVED

**Proposed Site Plan**



**Legal Description**

THAT PORTION OF THE WEST 41 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER ALL IN SECTION 24, TOWNSHIP 24 NORTH, RANGE 9 EAST WM. IN KING COUNTY WASHINGTON LYING NORTHERLY OF THE NORTHERLY LINE OF THAT CERTAIN EASEMENT FOR ROAD GRANTED TO WILLIAM E. RUSSELL AND MARIAN J. RUSSELL AND DESCRIBED IN INSTRUMENT FILED UNDER AUDITORS FILE NO. 4167031.

EXCEPT THAT PORTION OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER LYING WEST OF A LINE 300 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SUBDIVISION.

SITUATE IN THE CITY OF BELLEVUE, COUNTY OF KING, STATE OF WASHINGTON.

BENCH MARK SET BY SURVEYOR 10-28-04 (ELEVATION = 1000.00')

Alamdari Residence Critical Areas Land Use Permit application

TREE	SPECIES	DIA	WT	WT'D DIA	SAVED	Notes
T1	FIR	26	1	26	26	
T2	FIR	28	1	28	28	
T3	FIR	38	1	38	38	
T4	ALDER	12	0.5	6	6	Wildlife Snag
T5	ALDER	20	0.5	10	10	Wildlife Snag
T6	ALDER	12	0.5	6	6	Wildlife Snag
T7	ALDER	20	0.5	10		
T8	FIR	36	1	36	36	
T9	HEM	8	1	8	8	
T10	ALDER	12	0.5	6		
T11	ALDER	18	0.5	9		
T12	ALDER	12	0.5	6		
T13	ALDER	14	0.5	7		
T14	ALDER	14	0.5	7		
T15	ALDER	15	0.5	7.5		
T16	ALDER	22	0.5	11		
T17	ALDER	13	0.5	6.5		
T18	ALDER	20	0.5	10		
T19	ALDER	14	0.5	7		
T20	ALDER	20	0.5	10		
T21	MAPLE	16	1	16	16	
T22	ALDER	20	0.5	10		
T23	ALDER	20	0.5	10		
T24	ALDER	14	0.5	7		
T25	ALDER	14	0.5	7		
T26	FIR	8	1	8	8	
T27	ALDER	12	0.5	6		
T28	ALDER	14	0.5	7		
T29	ALDER	14	0.5	7		
T30	ALDER	14	0.5	7		
T31	FIR	14	1	14	14	
T33	ALDER	18	0.5	9		
T34	ALDER	14	0.5	7		
T35	ALDER	18	0.5	9	9	Wildlife Snag
T36	HEM	10	1	10	10	
T37	ALDER	16	0.5	8		
T38	ALDER	14	0.5	7	7	Wildlife Snag
T39	FIR	16	1	16	16	
T40	ALDER	14	0.5	7	7	Wildlife Snag
T41	ALDER	16	0.5	8		
T42	ALDER	14	0.5	7		

Alamdari Residence Critical Areas Land Use Permit application

TREE	SPECIES	DIA	WT	WT'D DIA	SAVED	Notes
T43	ALDER	14	0.5	7		
T44	ALDER	16	0.5	8		
T45	ALDER	28	0.5	14	14	Wildlife Snag
T46	ALDER	22	0.5	11		
T47	ALDER	14	0.5	7		
T48	ALDER	14	0.5	7		
T49	ALDER	16	0.5	8		
T50	FIR	10	1	10	10	
T51	ALDER	16	0.5	8		
T52	ALDER	14	0.5	7		
T53	ALDER	12	0.5	6		
T54	ALDER	14	0.5	7		
T55	ALDER	12	0.5	6		
T56	ALDER	16	0.5	8		
T57	ALDER	20	0.5	10		
T58	ALDER	16	0.5	8		
T59	ALDER	16	0.5	8		
T60	FIR	8	1	8	8	
T61	ALDER	14	0.5	7		
T62	ALDER	12	0.5	6		
T63	HEM	10	1	10	10	
T64	ALDER	20	0.5	10		
T65	FIR	10	1	10	10	
T66	ALDER	16	0.5	8		
T67	ALDER	24	0.5	12		
T70	MAPLE	16	1	16	16	
T71	MAPLE	16	1	16	16	
T78	CHSTNUT	12	1	12	12	
T79	FIR	14	1	14	14	
T80	ALDER	14	0.5	7		
T81	MAPLE	18	1	18	18	
T82	ALDER	24	0.5	12		
T83	ALDER	12	0.5	6		
T84	ALDER	12	0.5	6		
T85	ALDER	12	0.5	6		
T86	ALDER	16	0.5	8		
T87	ALDER	14	0.5	7		
T88	ALDER	12	0.5	6		
T89	ALDER	22	0.5	11		
T90	ALDER	16	0.5	8		
T91	ALDER	20	0.5	10		

