



City of Bellevue
Development Services Department
Land Use Staff Report

Proposal Name: Loehrer-Guzak Vegetation Management Plan

Proposal Address: 4725 & 4731 139th Ave SE

Proposal Description: The applicant requests a Critical Areas Land Use Permit for Vegetation Management within a steep slope critical area including the removal significant trees previously topped and the replanting of native vegetation.

File Number: 13-106990-LO

Applicant: Joshua Beard, Core Design Inc.

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

Planner: Heidi Bedwell, Planner

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

Carol V. Helland, Environmental Coordinator
Development Services Department

Director's Decision: Approval with Conditions

Carol V. Helland, Land Use Director
Development Services Department

Application Date: February 14, 2013
Notice of Application Publication Date: March 21, 2013
Decision Publication Date: September 12, 2013
Project/SEPA Appeal Deadline: September 26, 2013

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

I. Proposal Description

The applicant is requesting a Critical Areas Land Use Permit approval to remove significant trees and manage vegetation within a steep slope critical area. The proposal includes the installation of native plants and the removal and management of invasive weed species.

A permit is required because any vegetation removal within a geologic hazard critical area requires a Vegetation Management Plan approved through a Critical Areas Land Use permit per LUC 20.25H.055.C.3.i.vi.

II. Consistency with Land Use Code Requirements:

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:

Plan Preparer's Name: Joshua Beard

Company: Core Design Inc.

Address: 11225 SE 6th St. Suite 220

Phone: 425-885-7877

Email: jpb@coredesigninc.com

and

Plan Preparer's Name: John Sadler, L.E.G., L.H.G Engineering Geologist

Company: Terra Associates, Inc.

Address: 12525 Willows Road, Suite 101 Kirkland WA 98034

Phone: 425-821-7777

Statement of Qualifications: Licensed Geologist

(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 primary function of vegetation is to maintain slope stability and buffer development from steep slope geologic hazards. Additional functions include the protection of plant and wildlife habitat and maintaining aesthetic values.

(2) A site history;

Yes or No

Describe: The two lot site is approximately 0.75 acres and is zoned R-3.5 (single family residential). The project site was developed with a two single family residences, driveway, and formal landscaping in the 1980's. The lots were created through the Somerset No. 14 Plat finalized in 1963 and a more recent Boundary Line Adjustment (BLA) in 1987. See Attachment E for the recorded plat document and BLA.

(3) A discussion of the plan objectives;

Yes or No

Describe: The general objective of the plan is to maintain existing views by removing identified existing trees which have previously been topped and establish an improved, self-maintaining lower growing habitat vegetation .

(4) A description of all sensitive features;

Yes or No

Describe: The site contains geologic hazard steep slopes as well as moderate levels of wildlife habitat features. See the attached management plan for a more detailed description.

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

Yes or No

Describe: The applicant submitted a letter from a geotechnical engineer with the firm Terra Associates, Inc dated December 4, 2012. The geotech observed soil conditions on the slope in sever hand-excavated test holes. Conditions observed in the test holes generally consist of about 12 inches of loose to medium dense, slightly clay to clay, silty sand to sandy silt overlying brown very low to moderate strength, moderately to highly weather siltstone bedrock. Similar bedrock was exposed in the face of the cut along the lower portion of the slope. The loose to medium dense soil observed above the bedrock is residual sil comprise of completely weather rock. The residual soil was moist to wet condition, however no seepage was observed in the test holes. No indication of persistent seepage, erosion, or instability on the slope was observed.

The existing vegetation can be described as two different vegetative conditions: developed landscaping adjacent of the houses and mature, topped native trees with a patchy mix of understory of native and ornamental shrubs, groundcovers, and invasive species. Tree species include Douglas fir, Hemlock, Red Alder, Big-leaf maple, and bitter cherry. The understory vegetation consists mainly of Salal, Oceanspray, and Sword fern with Himalayan blackberry and English ivy present throughout the area.

The management plan discusses the potential for habitat associated with species of local importance. The report concludes that none of the 23 species of local importance have a primary association with habitat on or immediately in the vicinity of the site however species may utilize the property on at least an occasional basis including foraging areas for pileated woodpeckers. No species of local importance were found currently using the site.

(6) Allowed work windows;

Yes or No

Describe: The owner plans to plant replacement trees and plants during as soon as

possible, depending the issued date of the city's permit. It is recommended that the planting be occur in fall to ensure successful establishment of plant material.

(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: See Attachment B.

(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: See Attachment B for the details of the removal trees' species and location and the proposed planting plan. These replacement trees will provide erosion control function to stabilize the steep slope situation. It will also be beneficial for wildlife habitat functions.

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

Yes or No

Describe: The tree removal is not expected to have a significant impact on habitat associated with species of local importance.

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

Yes or No

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.

(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: A restrictive covenant does apply to the subject parcels and documents describing these covenant can be found in the project file. Specifically the covenant reads: "No trees of any type, other than those existing at the time these restrictive covenants are filed shall be allowed to grow more than 20 feet in height provided they do not unnecessarily interfere with the view of another residence..." The presence of these protective covenants has been considered in the review of this vegetation management proposal.

III. Public Notice and Comment

Application Date: March 21, 2013
Public Notice (500 feet): April 18, 2013
Minimum Comment Period: May 4, 2013

The Notice of Application for this project was published in the City of Bellevue weekly permit bulletin on April 18, 2013. It was mailed to property owners within 500 feet of the project site. No comments have been received from the public as of the writing of this staff report.

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 attached 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.

V. 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 in critical areas (GH) permit prior to commencing work under this proposal.

- 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 best available design and development technique resulting in the least impact to the critical area is to replace the removed trees with new, native trees and shrubs and limit the use of pesticides, insecticides, and fertilizers in accordance with the City of Bellevue's "Environmental Best Management Practices". In order to protect the critical area over time the applicant will be required to record a site plan or other

instrument noting that the provisions of 20.25H now or hereafter amended control use and development of the subject property. See section VI for condition of approval.

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

Yes or No

Describe: As discussed in Section II, the proposal has demonstrated compliance with the performance standards for vegetation management within a critical area.

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

Yes or No

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

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 does included a restoration plan. The proposal also includes monitoring of the new plantings for a period of at least 3 years and up to 5 years by a qualified contractor. Reports shall be supplied to the City of Bellevue indicating restoration success and contingency planting if the restoration is failing. See section VI for condition of approval.

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

Yes or No

Describe: Demonstration of compliance with the other applicable requirements of the Bellevue City Code will be completed under the review of the required clearing and grading permit.

VI. 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 within the steep slope critical area at the 4650 Somerset 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 Clearing and Grading Permit or other necessary development permits within one year of the effective date of the approval.

VII. Conditions of Approval

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

<u>Applicable Ordinances</u>	<u>Contact Person</u>
Clearing and Grading Code- BCC 23.76	Savina Uzunow, 425-452-7860
Land Use Code- BCC 20.25H	Heidi Bedwell, 425-452-4862
Noise Control- BCC 9.18	Heidi Bedwell, 425-452-4862

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

1. **Restoration for Areas of Temporary Disturbance:** A restoration 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.

Authority: Land Use Code 20.25H.220.H
Reviewer: Heidi Bedwell, Land Use

2. **Temporary Irrigation Required.** Unless otherwise noted in the Plan, temporary irrigation shall be provided to guarantee establishment of restoration planting over the first two summers following installation. The restoration area shall be mulched to ensure water retention and reduce invasive growth.

Authority: Land Use Code 20.25H.220.H
Reviewer: Heidi Bedwell, Land Use

3. **Monitoring and Reporting Required.** To ensure establishment occurs and long-term viability is assured, a yearly monitoring report demonstrating compliance with performance standards in the Plan shall be submitted to the Development Services Department for a period of at least three years and up to five years. This monitoring effort may be shortened at the discretion of the City based on early performance data and evidence that the installation is accordance with the approved vegetation management plan or as amended by the Development Services Department.

Authority: Land Use Code 20.25.H.210
Reviewer: Heidi Bedwell, Land Use

4. **Performance Assurance Device:** Prior to the issuance of the 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 clearing and grading permit issuance. For the purpose of this permit, maintenance and monitoring shall be completed for a period of at least three growing seasons and up to five. Release of this assurance device is contingent upon receipt of documentation reporting successful establishment in compliance with the restoration planting plan.

Authority: Land Use Code 20.25.H.210
Reviewer: Heidi Bedwell, Land Use

5. **Rainy Season restrictions:** Due to the proximity to 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: Savina Uzunow, Clearing and Grading

6. **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: Heidi Bedwell, Land Use

7. **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: Heidi Bedwell, Land Use

8. **Recording of Restoration Areas:** Those parts of the site that include steep slope critical areas shall be surveyed and marked in the field with permanent boundary markers noting their status as critical area and critical area buffer. The applicant shall record a site plan or other instrument noting that the provisions of 20.25H now or hereafter amended control use and development of the subject property.

Authority: Land Use Code 20.25H.030.B.1
Reviewer: Heidi Bedwell, Development Services Department

Attachments:

- A. Environmental Checklist
- B. Restoration and Monitoring Plans
- C. Vegetation Management Plan
- D. Geotechnical Letter
- E. Somerset #14 Plat and 1987 BLA recording

ENVIRONMENTAL CHECKLIST

4/18/02

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call the Permit Center (425-452-6864) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Our TTY number is 425-452-4636.

BACKGROUND INFORMATION

Property Owner: Victor Loehrer / Steve Guzak

Proponent: Victor Loehrer

Contact Person: Joshua Beard C/O Core Design, Inc.
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 14711 NE 29th Pl., Suite 101 Bellevue, WA 98007

Phone: 425-885-7877

Proposal Title: Loehrer/Guzak Tree Management Plan

Proposal Location: 4725 & 4731 139th Ave. SE 98006
(Street address and nearest cross street or intersection) Provide a legal description if available.

Please attach an 8 ½" x 11" vicinity map that accurately locates the proposal site.

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

1. General description: Selective tree topping, removal and revegetation.
2. Acreage of site: .36 (Loehrer), .39 (Guzak)
3. Number of dwelling units/buildings to be demolished: 0
4. Number of dwelling units/buildings to be constructed: 0
5. Square footage of buildings to be demolished: 0
6. Square footage of buildings to be constructed: 0
7. Quantity of earth movement (in cubic yards): 0
8. Proposed land use: Remains as-is - single family
9. Design features, including building height, number of stories and proposed exterior materials: N/A
10. Other

Received
FEB 14 2013
Permit Processing

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Estimated date of completion of the proposal or timing of phasing: Upon issuance of necessary permits.

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

List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. None known

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.

To be submitted: Critical Areas Land-Use Permit
Single-Family Clearing and Grading Permit

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.

See above

Please provide one or more of the following exhibits, if applicable to your proposal. (Please check appropriate box(es) for exhibits submitted with your proposal):

- Land Use Reclassification (rezone) Map of existing and proposed zoning
- Preliminary Plat or Planned Unit Development
Preliminary plat map
- Clearing & Grading Permit
Plan of existing and proposed grading
Development plans
- Building Permit (or Design Review)
Site plan
Clearing & grading plan
- Shoreline Management Permit
Site plan

A. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site: Flat Rolling Hilly Steep slopes Mountains Other

b. What is the steepest slope on the site (approximate percent slope)? 25% to 45%

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

Native soils - sand silt with underlying rock.

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- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
None known.
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.
None proposed.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. No
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
Site to remain as is.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
Replanting to replace trees removed. Tree stumps and root systems remain in place. Adding groundcover and bark/mulch to areas of exposed soil. Work to be done in phases.

2. AIR

Impacts mitigated with BCC 23.76

- a. What types of emissions to the air would result from the proposal (i.e. dust, automobile odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

None
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

None
- c. Proposed measures to reduce or control emissions or other impacts to the air, if any:

N/A

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

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appropriate, state what stream or river it flows into.

None

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

N/A

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

None

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

No

- (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

b. Ground

- (1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description.

No

- (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.

None - N/A

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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 will be generated by rainfall. Surface runoff will flow in a westerly direction and will be intercepted by the drainage system in Somerset Ave SE. Stormwater will flow in a westerly direction approximately 3,000 feet where it will discharge into Coal Creek Parkway.

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

No

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

N/A

4. Plants

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

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

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

Selected trees will be topped and others will be removed.

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

None

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

Replant low growing trees/vegetation.

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5. ANIMALS

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

- Birds: hawk, heron, eagle, songbirds, other:
- Mammals: deer, bear, elk, beaver, other:
- Fish: bass, salmon, trout, herring, shellfish, other:

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

None

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

No

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

None - N/A

LUC 20.25H

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 need? Describe whether it will be used for heating, manufacturing, etc.

N/A

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 the proposal? List other proposed measures to reduce or control energy impacts, if any:

N/A

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.

None

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

None

(2) Proposed measures to reduce or control environmental health hazards, if any.

None

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b. Noise

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

None

- (2) What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example, traffic, construction, operation, other)? Indicate what hours noise would come from the site.

None

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

None

BCC 9.18 Noise Ordinance

8. Land and Shoreline Use

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

- b. Has the site been used for agriculture? If so, describe. No

- c. Describe any structures on the site. Single Family Residence

- d. Will any structures be demolished? If so, what? No

- e. What is the current zoning classification of the site? Single Family Residential (R3.5)

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

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

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

- i. Approximately how many people would reside or work in the completed project? N/A

- j. Approximately how many people would the completed project displace? None

- k. Proposed measures to avoid or reduce displacement impacts, if any: N/A

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

N/A

9. Housing

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

N/A

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

None - N/A

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

None - N/A

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?

N/A

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

None

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

Revegetation to occur where trees are removed.

11. Light and Glare

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

None - N/A

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

N/A

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

None - N/A

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

None - N/A

12. Recreation

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

School playground

b. Would the proposed project displace any existing recreational uses? If so, describe.

No

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

N/A

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, archeological, scientific, or cultural importance known to be on or next to the site.

N/A

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

None - N/A

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.

Access from 139th Ave. SE

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

N/A

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

N/A

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.

N/A

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

None - N/A

15. Public Services

a. Would the project result in an increased need for the public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

No

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

None - N/A

16. Utilities

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

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.

All utility use will remain the same.

Signature

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

Signature... 

Date Submitted... February 14, 2013

LOEHRER/GUZAK CRITICAL AREAS LAND USE PERMIT

4725 139TH AVE SE
4731 139TH AVE SE
BELLEVUE, WASHINGTON
(TREE MANAGEMENT PLAN)

OWNERS/SITE ADDRESSES

CARROL LOEHRER AND STEVEN GUZAK
4725 139TH AVE SE AND 4731 139TH AVE SE
BELLEVUE, WASHINGTON 98006 BELLEVUE, WASHINGTON 98006

APPLICANT

VICTOR LOEHRER AND STEVEN GUZAK
11225 SE 6TH ST, #220 AND 4731 139TH AVE SE
BELLEVUE, WASHINGTON 98006 BELLEVUE, WASHINGTON 98006

LANDSCAPE ARCHITECT

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

PROJECT NARRATIVE

THE SUBJECT SITE, PARCEL NUMBERS 785640-0550 AND 785640-0560, ARE LOCATED WITHIN THE CITY LIMITS OF BELLEVUE, WASHINGTON, EAST OF SOMERSET AVE APPROXIMATELY AS SHOWN ON THE VICINITY MAP HEREON. THE AREA IS RESIDENTIALLY DEVELOPED.

THE GOALS OF THE PROJECT ARE TO 1) MAINTAIN EXISTING VIEWS BY REMOVING IDENTIFIED EXISTING TREES LOCATED ON SITE, AND 2) TO ESTABLISH AN IMPROVED SELF-MAINTAINED HABITAT OVER TIME.

RESTORATION INCLUDES TREE REPLACEMENT AND THE PLANTING OF NATIVE VEGETATION IN DISTURBED AREAS, AND THE CREATION OF HABITAT FEATURES (STUMPS & LOGS).

SITE STATISTICS

LEHRER RESIDENCE SITE AREA: 15,530 (0.36 AC.)
GUZAK RESIDENCE SITE AREA: 16,948 (0.39 AC.)

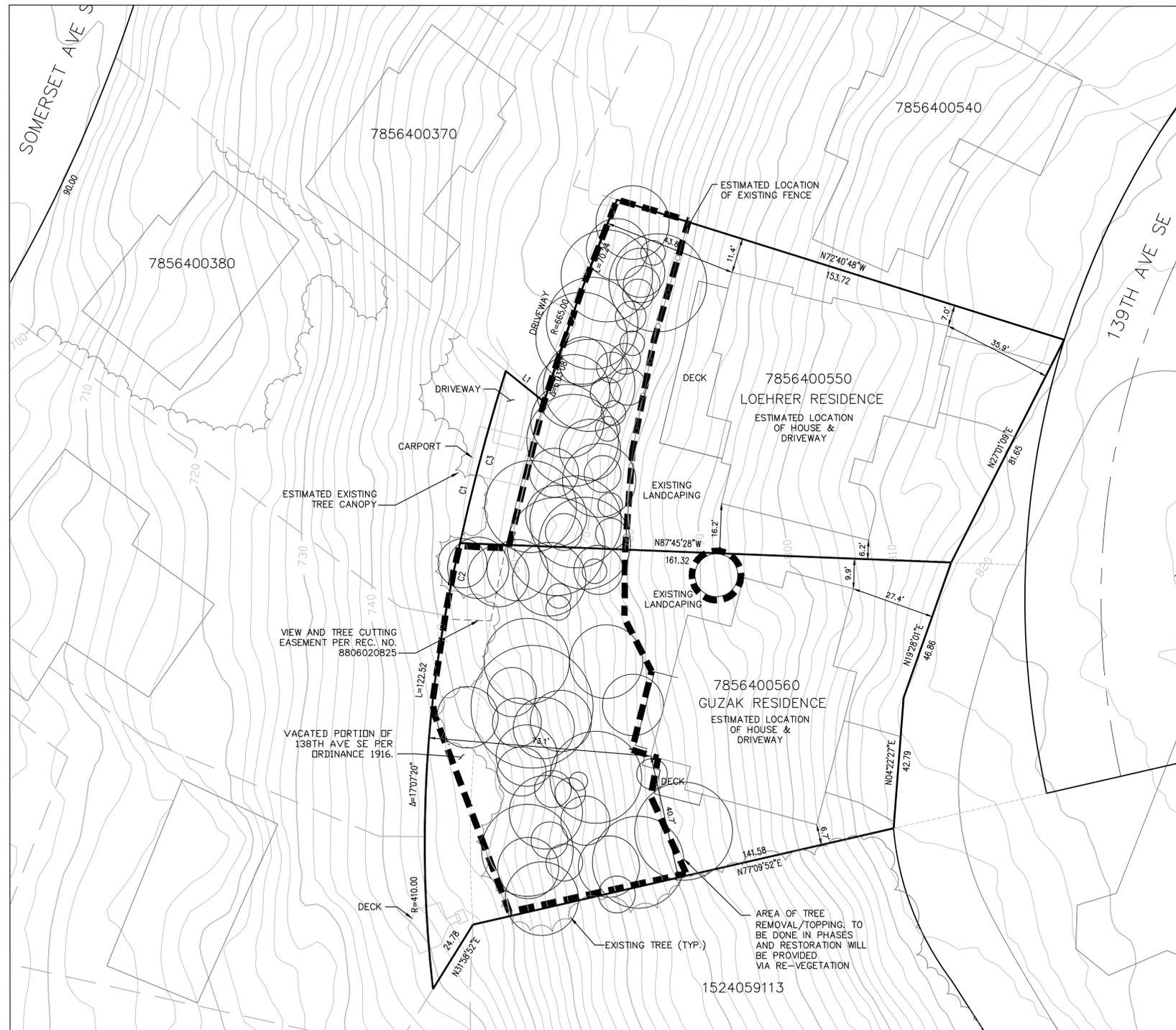
SHEET INDEX

- COVER SHEET (SITE PLAN B)
- EXISTING TREE CONDITIONS
- TREE REMOVAL/RESTORATION PLAN
- NOTES, DETAILS, MAINTENANCE & MONITORING PLAN



VICINITY MAP
N15

- NOTES:
- TOPOGRAPHY SHOWN HEREIN WAS DERIVED FROM LIDAR DATA PROVIDED BY THE PUGET SOUND LIDAR CONSORTIUM OR THE KING COUNTY GIS DEPARTMENT. THE CONTOURS SHOWN ARE A GENERAL REPRESENTATION OF THE SITE AND SURROUNDING TOPOGRAPHY ONLY.
 - HOUSE AND EXISTING TREE CANOPY ARE ESTIMATIONS ONLY BASED UPON AERIAL IMAGERY & FIELD WALK.



LEGAL DESCRIPTION

PARCEL A
THAT PORTION OF LOT 5, BLOCK 9, SOMERSET NO. 14, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 74 OF PLATS, PAGES 30 AND 31, IN KING COUNTY, WASHINGTON, LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:
BEGINNING AT A POINT ON THE SOUTHEAST LINE OF SAID LOT 5 WHICH BEARS NORTH 87°46'49" WEST 26.41 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 5; THENCE NORTH 26°59'46" EAST 81.65 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID LOT AND THE TERMINUS OF SAID LINE;
(ALSO KNOWN AS A PORTION OF THE CITY OF BELLEVUE LOT LINE ADJUSTMENT NO. 87-3819, RECORDED UNDER RECORDING NUMBER 8712189001.)

PARCEL B
THAT PORTION OF LOT 6, BLOCK 9 OF THE PLAT OF SOMERSET NO. 14, AS RECORDED IN VOLUME 74 OF PLATS, PAGE 30, RECORDS OF KING COUNTY, WASHINGTON AND:
TOGETHER WITH THAT PORTION OF VACATED 138TH AVE S.E. DESCRIBED BELOW:
COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 6;
THENCE N 87°46'49" W ALONG THE NORTH LINE OF SAID LOT 6 A DISTANCE OF 161.32 FEET TO THE CENTER LINE OF VACATED 138TH AVE S.E.;
THENCE SOUTHERLY ALONG SAID CENTER LINE 24.12 FEET ON A CURVE TO THE LEFT WHOSE CENTER BEARS S 77°31'35" E A RADIAL DISTANCE OF 680.00 FEET;
THENCE CONTINUING SOUTHERLY ALONG SAID CENTER LINE 122.53 FEET ON A CURVE TO THE LEFT WHOSE CENTER BEARS S 79°33'31" E A RADIAL DISTANCE OF 410.00 FEET MORE OR LESS TO THE SOUTH LINE OF SAID PLAT;
THENCE N 31°57'31" E ALONG SAID SOUTH LINE, 24.79 FEET;
THENCE N 77°09'52" E ALONG SAID SOUTH LINE 141.58 FEET;
THENCE N 04°19'04" E 42.80 FEET;
THENCE N 19°26'40" E 46.86 FEET MORE OR LESS TO THE TRUE POINT OF BEGINNING;
TOGETHER WITH A NONEXCLUSIVE EASEMENT OVER, THROUGH AND ACROSS THE REAL PROPERTY DESCRIBED IN A DOCUMENT RECORDED UNDER AUDITOR'S FILE NO. 8709170049.

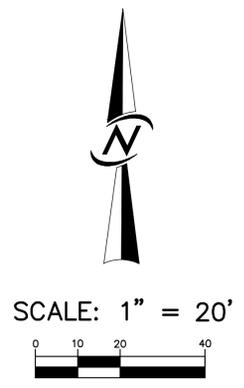
BASIS OF BEARINGS
N132°27'21"E BETWEEN MONUMENTS FOUND IN 139TH AVE SE AT THE INTERSECTION OF 139TH AVE SE AND SE 46TH ST.

REFERENCES

- CITY OF BELLEVUE BOUNDARY LINE ADJUSTMENT NO. 87-3819, AS RECORDED IN VOLUME 58, AT PAGES 248 AND 249A, UNDER RECORDING NUMBER 8712189001.
- PLAT OF SOMERSET NO. 14, AS RECORDED IN VOLUME 74 OF PLATS, AT PAGES 30-31, UNDER RECORDING NUMBER 5639400.

LINE	BEARING	DISTANCE
L1	N51°20'58"W	16.12

CURVE/RADIUS	DELTA ANGLE	ARC LENGTH
C1	6°56'23"	82.36
C2	2°01'56"	24.12
C3	4°54'27"	58.24



DATE: FEBRUARY 2013
DESIGNED: LBS
DRAWN: LBS
APPROVED: JPB
PROJECT MANAGER: JOSHUA P. BEARD

REVISIONS PER CITY COMMENTS
NO. 1

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
JOSHUA PENNINGTON BEARD
CERTIFICATE NO. 938

14711 N.E. 29th Place, Suite 101
Bellevue, Washington 98007
425.885.7877 Fax: 425.885.7883

CORE DESIGN
ENGINEERING • PLANNING • SURVEYING

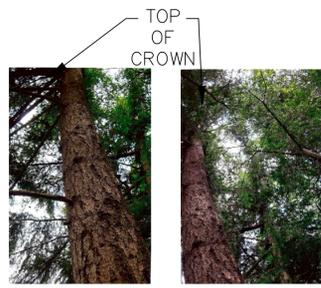
COVER SHEET (SITE PLAN B)
TREE MANAGEMENT PLAN
STEVEN GUZAK
4731 139TH AVE SE
BELLEVUE, WASHINGTON 98006

VICTOR LOEHRER
11225 SE 6TH ST, #220
BELLEVUE, WASHINGTON 98004

PERMIT NO. 13-106990-L0

SHEET 1 OF 4
PROJECT NUMBER 12095

SEC. 15, TWP. 24, RGE 5 E., W.M.



VIEW#1 TREE 8047



VIEW#2 LOEHRER DECK



VIEW#3 LOEHRER LOWER DECK

LEGEND



TREE INVENTORY

Tree Number	Species	Diameter (Inches)	Existing Condition	Proposed Action
8026	Douglas Fir	10	Topped	Tall stump
8027	Cedar	10	Topped	Remove
8028	Douglas Fir	14	Topped	Remove
8029	Douglas Fir	10	Topped	Remove
8030	Douglas Fir	5	Topped	Remove
8031	Douglas Fir	12	Topped	Remove
8032	Bitter Cherry	4	Topped	Remove
8033	Bitter Cherry	4	Topped	Remove
8034	Bitter Cherry	4	Topped	Remove
8035	Bitter Cherry	8, 5, 5	Topped	Remove
8036	Bitter Cherry	6	Topped	Remove
8037	Bitter Cherry	4, 4, 4	Topped	Remove
8038	Bitter Cherry	4	Topped	Remove
8039	Serviceberry (2)	5, 5	Topped	Remove
8040	Serviceberry (2)	5, 4, 4	Topped	Remove
8041	Douglas Fir	6	Topped	Remove
8042	Douglas Fir	15	Topped	Remove
8043	Douglas Fir	10	Topped	Remove
8044	Bitter Cherry	4	Topped	Remove
8045	Douglas Fir	12	Topped	Remove
8046	Douglas Fir	10	Topped	Remove
8047	Douglas Fir	13	Topped	Remove
8048	Douglas Fir	12	Topped	Remove
8049	Douglas Fir	14	Topped	Remove
8050	Douglas Fir	5	Topped	Tall stump
8051	Douglas Fir	12	Topped	Remove
8052	Douglas Fir	10	Topped	Remove
8053	Douglas Fir	10	Topped	Remove
8054	Douglas Fir	12	Topped; covered in ivy	Remove
8055	Hemlock	12	Topped; covered in ivy	Remove
8056	Douglas Fir	5,12	Topped; covered in ivy	Remove
8057	Douglas Fir	8	Topped; covered in ivy	Remove
8059	Red Alder	8	Poor health	Tall stump
8060	Douglas Fir	12	Topped	Remove
8061	Douglas Fir	7	Topped	Remove
8062	Douglas Fir	5	Topped	Remove
8063	Bigleaf Maple	8	Topped	Remove
8064	Bigleaf Maple	8	Topped	Remove
8065	Douglas Fir	8, 8	Topped	Remove
8066	Douglas Fir	12	Topped	Remove
8067	Douglas Fir	6	Topped	Remove
8068	Douglas Fir	5	Topped	Remove
8069	Douglas Fir	10	Topped	Remove
8070	Douglas Fir	8	Topped	Remove
8071	Douglas Fir	14	Topped	Remove
8072	Douglas Fir	8	Topped	Remove
8073	Douglas Fir	15	Topped	Remove
8074	Douglas Fir	8, 10	Topped	Remove
8075	Bigleaf Maple	6	Topped	Remove
8078	Madrona	11	Topped	Remove
8079	Douglas Fir	16	Undisturbed	No Action
8080	Douglas Fir	13	Undisturbed	No Action
8081	Douglas Fir	24	Undisturbed	No Action
8082	Bitter Cherry	4, 5	Topped	Remove
8083	Liquidambar	8	Topped	Remove
8084	Douglas Fir	18	Topped	Remove
8085	Serviceberry	4	Topped	Remove
8086	Serviceberry	4	Topped	Remove
8087	Bitter Cherry	4	Topped	Remove
8088	Douglas Fir	8	Topped	Remove



VIEW #4 CANOPY OF 8066-71



VIEW #5 CANOPY OF 8072-74, 8073



VIEW#6 FROM GUZAK DECK

PERMIT NO. 13-106990-L0
 DATE: FEBRUARY 2013
 DESIGNED: LBS
 DRAWN: LBS
 APPROVED: JPB
 PROJECT MANAGER: JOSHUA P. BEARD
 SHEET OF: 4
 PROJECT NUMBER: 12095
 DATE: 8/26/13
 REVISIONS PER CITY COMMENTS: 1
 STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
 JOSHUA PENNINGTON BEARD
 CERTIFICATE NO. 938
 14711 NE 29th Place, Suite 101
 Bellevue, Washington 98007
 425.885.7897 Fax: 425.885.7983
CORE DESIGN
 ENGINEERING • PLANNING • SURVEYING
EXISTING TREE CONDITIONS TREE MANAGEMENT PLAN
STEVEN GUZAK
 4731 130TH AVE. SE
 BELLEVUE, WASHINGTON 98004
VICTOR LOEHRER
 1220 SE 87th St, #220
 BELLEVUE, WASHINGTON 98004

TREE REMOVAL PLAN



RESTORATION PLAN



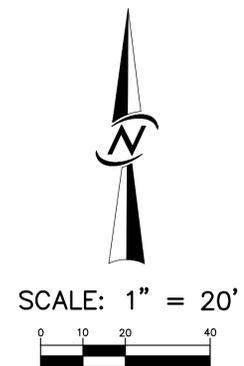
LEGEND

- PHASE 1 TREES TO BE REMOVED
- CUT TREE TO REMAIN AS A TALL STUMP (TREES - 6-10' MINIMUM HEIGHT - MAINTAIN MINIMUM 3-5 BRANCHES, EVENLY DISTRIBUTED TO PROMOTE DECAY)
- DOWN LOG - 20' MINIMUM LENGTH WITHOUT ROOTS - 14" DIAMETER MINIMUM, BARK INTACT
- FILTER FABRIC FENCE
- LIMITS OF CLEARING

PLANT SCHEDULE

QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
TREES/TREE SHRUBS					
16	ACER ORNATUM	VINE MAPLE	3-4' HT. MIN.	4.5' O.C.	MULTI-STEM, 5 TRUNK MIN.
14	CORYLUS CORNUTA	BEAKED HAZELNUT	3-4' HT. MIN.	6' O.C.	MULTI-STEM, 5 TRUNK MIN.
31	TSUGA MERTENSIANA	MOUNTAIN HEMLOCK	5-6' HT. MIN.	9' O.C.	SYMMETRICALLY BRANCHED
SHRUB/PERENNIAL MIX					
3,600 SF*	AMELANCHIER ALNIFOLIA	SERVICEBERRY	2 GAL.	4.5' O.C.	- MIX RATIO: SALAL 60% SERVICEBERRY 20% SWORD FERN 10% & SNOWBERRY 10% - PLANT INDIVIDUAL SPECIES IN CLUSTERS WITH CLUSTER SIZE RELATING TO MIX RATIO - PLANTS ARE TO BE TRIANGULARLY SPACED (SEE L4)
	GAULTHERIA SHALLOM	SALAL	1 GAL.	2' O.C.	
	POLYSTICHUM MUNITUM	SWORD FERN	1 GAL.	2' O.C.	
	SYMPHORICARPOS ALBUS	COMMON SNOWBERRY	2 GAL.	5' O.C.	

* ESTIMATED RESTORATION AREA BASED UPON ESTIMATED DISTURBED AREAS & EXISTING VEGETATION TO REMAIN (+/- 45% OF SITE)



PERMIT NO. 13-106990-10

DATE DESIGNED LBS DRAWN LBS APPROVED JPB PROJECT MANAGER JOSHUA P. BEARD	DATE FEBRUARY 2013 DESIGNED LBS DRAWN LBS APPROVED JPB PROJECT MANAGER JOSHUA P. BEARD	NO. 1 REVISIONS PER CITY COMMENTS		STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT JOSHUA P. BEARD JOSHUA PENNINGTON BEARD CERTIFICATE NO. 938	14711 NE 9th Place, Suite 101 Bellevue, Washington 98007 425.885.7877 Fax: 425.885.7883		ENGINEERING • PLANNING • SURVEYING	TREE REMOVAL/RESTORATION PLAN TREE MANAGEMENT PLAN STEVEN GUZAK 4731 139TH AVE. SE BELLEVUE, WASHINGTON 98006	VICTOR LOEHRER 11225 SE 87th St, #220 BELLEVUE, WASHINGTON 98004
SHEET 3 OF 4		PROJECT NUMBER 12095		SEC. 15, TWP. 24, RGE 5 E., W.M.					

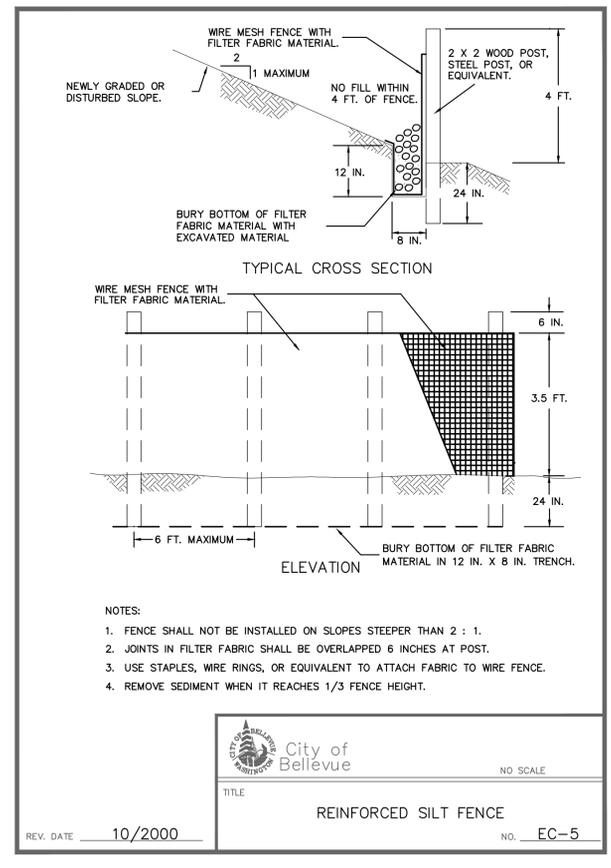
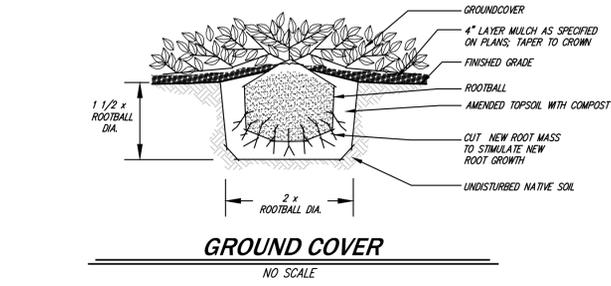
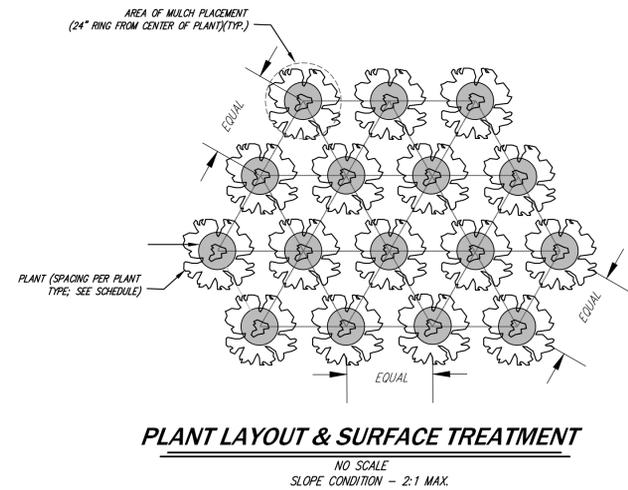
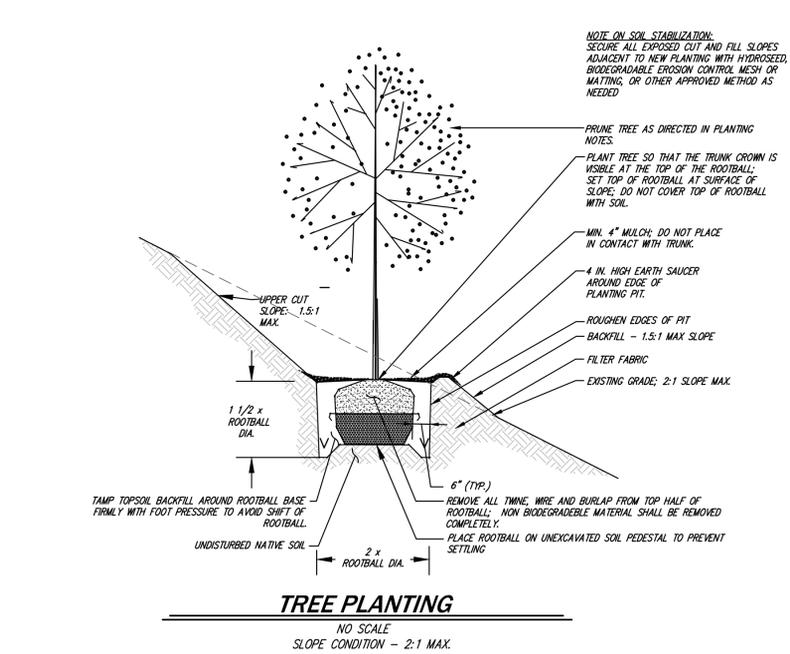
GENERAL LANDSCAPE NOTES

- 1.) THE CONTRACTOR(S) MUST BE LICENSED AND OR BONDED. CONTRACTOR(S) MUST BE EXPERIENCED IN LANDSCAPE WORK OF THE BEST TRADE PRACTICES AND HAVE THE NECESSARY EQUIPMENT AND PERSONNEL TO PERFORM WORK.
- 2.) THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH THE SITE AND ALL OTHER SITE IMPROVEMENTS PRIOR TO THE START OF LANDSCAPE WORK.
- 3.) THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND USE CAUTION WHILE EXCAVATING IN ORDER TO AVOID DISTURBING ANY EXISTING UTILITIES. THE CONTRACTOR(S) WILL PROMPTLY NOTIFY THE OWNER OF ANY CONFLICTS. IN THE EVENT OBSTRUCTIONS ARE ENCOUNTERED DURING PLANTING ACTIVITIES, ALTERNATIVE LOCATIONS MAY BE SELECTED BY THE OWNER'S REPRESENTATIVE.
- 4.) THE CONTRACTOR(S) SHALL COORDINATE ALL WORK RELATED TO OTHER TRADES AS REQUIRED.
- 5.) THE CONTRACTOR(S) SHALL PROVIDE ALL PLANTS OF THE CORRECT SIZE, SPECIES VARIETY, QUANTITY AND QUALITY AS SPECIFIED ON PLANT SCHEDULE AND SYMBOLS ON LANDSCAPE PLAN. IF UNAVAILABLE, THE CONTRACTOR(S) SHALL NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY AND PROVIDE THE NAMES AND TELEPHONE NUMBERS OF THREE NURSERY SUPPLIERS OR PLANT BROKERS THAT HAVE BEEN CONTACTED. SUBSTITUTIONS SHALL ONLY BE MADE UPON THE APPROVAL OF THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
- 6.) ALL PLANT MATERIAL SHALL BE INSPECTED AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING. ALL PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION (ANSI Z60.1).
- 7.) THE CONTRACTOR(S) SHALL DELIVER, MAINTAIN AND WATER PLANT MATERIAL UNTIL OWNER'S FINAL ACCEPTANCE IS RECEIVED.
- 8.) THE CONTRACTOR(S) SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL PROPERTY, INCLUDING PAVEMENT, WALKWAYS, CURBS, FENCING, STRUCTURES, ETC., DURING CONSTRUCTION.
- 9.) THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR KEEPING INFORMED OF ALL EXISTING CODES, LAWS AND ORDINANCES RELATING TO THE WORK REQUIRED ON SITE, AND SHALL COMPLY ACCORDINGLY.
- 10.) THE CONTRACTOR(S) SHALL RAKE PREPARED AREAS AND REMOVE ANY ROCK OR DEBRIS OVER 1".
- 11.) THE CONTRACTOR(S) SHALL PROVIDE A 3" DEEP LAYER OF ORGANIC MULCH OVER ALL PLANTING BEDS AND EXPOSED AREAS.
- 12.) MULCH SHALL BE 100% NATURAL FIR OR HEMLOCK, FINE GROUND, OF UNIFORM COLOR, FREE FROM DYES, WEED SEEDS, SAND/ST & SORAP LUMBER FIBER, TRASH, INORGANIC MATERIAL OR ANY OTHER COMPOUND DETRIMENTAL TO PLANT GROWTH.
- 13.) FERTILIZER SHALL BE A SLOW-RELEASE ORGANIC TYPE FERTILIZER.
- 14.) WORK AREAS TO BE KEPT NEAT AND ORDERLY AND FREE OF DEBRIS AND RUBBISH AT ALL TIMES DURING PROGRESS OF WORK. RAKE BEDS NEATLY TO AN EVEN FINE GRADE AROUND ALL PLANTS. ALL PAVED AREAS ARE TO BE CLEANED BY BROOM AND/OR WASHED AFTER EACH DAY'S WORK OR MORE FREQUENTLY AS REQUIRED. ALL PLANTING AREAS AND ADJACENT PAVED AREAS SHALL BE LEFT IN A NEAT AND CLEAN CONDITION UPON COMPLETION OF JOB.
- 15.) IF A DISCREPANCY EXISTS BETWEEN THE PLANT QUANTITIES ON THE PLANT SCHEDULE AND THOSE SHOWN ON THE PLAN THE QUANTITIES ON THE PLAN SHALL GOVERN.
- 16.) PROPOSALS FOR PLANT SUBSTITUTIONS, LOCATION ADJUSTMENTS, SOIL AMENDMENTS OR ANY VARIATIONS FROM THE APPROVED PLANS SHALL REQUIRE PRIOR APPROVAL BY THE RESPONSIBLE OFFICIAL.
- 17.) SOILS LOCATED IN PLANTING AREAS THAT HAVE BEEN COMPACTED TO A DENSITY GREATER THAN THAT PENETRABLE WITH A HAND SHOVEL (APPROX. 85%), SHALL BE LOOSENEED TO INCREASE AERATION FOR A MINIMUM DEPTH OF 12 INCHES FOR THE ENTIRE AREA OF THE COMPACTED SOILS UTILIZED FOR LANDSCAPE PURPOSES. VERIFICATION OF THE NEED FOR ADDITIONAL SOIL AMENDMENTS WILL BE MADE AT THIS TIME. RECOMMENDED AMENDMENTS SHALL BE APPLIED PRIOR TO PLANTING.
- 18.) DRAINAGE: CONTRACTOR SHALL NOTIFY THE OWNER OF ANY LOW POINTS OR FORESEEN POOR DRAINAGE AREAS EXISTING ON-SITE AND PROVIDE CORRECTIVE DRAINAGE PLANS PRIOR TO COMMENCING LANDSCAPE WORK. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING POSITIVE DRAINAGE IN ALL FINISHED LANDSCAPE AREAS THAT ARE PART OF THIS SCOPE OF WORK. ALL POSITIVE DRAINAGE FROM LANDSCAPE AREAS SHALL BE DISCHARGED APPROPRIATELY AND SHALL NOT CREATE DRAINAGE PROBLEMS OFF-SITE OR IN OTHER AREAS OF THE PROJECT. FINISHED LANDSCAPE AREAS WITH PONDING WATER OR OTHER POOR DRAINAGE CONDITIONS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- 19.) OWNER SHALL APPROVE PLANT MATERIAL & PLANTING BED LOCATION PRIOR TO INSTALLATION. ALLOW 24 HOURS MINIMUM NOTIFICATION FOR INSPECTION REQUEST. PLANT MATERIAL THAT HAS BEEN APPROVED FOR INSTALLATION SHALL BE PLANTED WITHIN 24 HOURS. INSTALLATION SHALL NOT BE CONDUCTED UNDER ADVERSE WEATHER CONDITIONS WITHOUT PRIOR APPROVAL OF THE RESPONSIBLE OFFICIAL. PLANT MATERIAL THAT CANNOT BE PLANTED WITHIN ONE DAY FOLLOWING ARRIVAL SHALL BE HEEL-ED-IN, KEPT MOIST AND PROTECTED AT ALL TIMES FROM EXTREME WEATHER CONDITIONS. PLANTS SHALL BE STORED AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- 20.) TREE PITS SHALL BE A MINIMUM OF TWO TIMES (2x) THE DIAMETER OF THE TREE'S ROOT MASS. ADDITIONAL AERATION MAY BE REQUIRED AS DIRECTED BY THE RESPONSIBLE OFFICIAL. ADD WATER TUBES TO THE TREE PLANTINGS IN PAVED AREAS.
- 21.) TREES SHALL BE SYMMETRICAL AND UNIFORM IN APPEARANCE, SIZE AND STRUCTURE.
- 22.) PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF TWO YEARS. PLANT MATERIAL THAT HAS LOST MORE THAN 30 PERCENT OF ITS NORMAL FOLIAGE SHALL BE REPLACED AT CONTRACTOR'S EXPENSE AS DIRECTED BY THE RESPONSIBLE OFFICIAL.

IRRIGATION NOTES

- 1.) IRRIGATION OF RESTORED AREA TO BE DONE MANUALLY.

DETAILS



MONITORING & MAINTENANCE PLAN NARRATIVE

THE SUBJECT SITE, PARCEL NUMBERS 785640-0550 AND 785640-0560, ARE LOCATED WITHIN THE CITY LIMITS OF BELLEVUE, WASHINGTON, EAST OF SOMERSET AVE. APPROXIMATELY AS SHOWN ON THE VICINITY MAP HEREON. THE AREA IS RESIDENTIALLY DEVELOPED.

THE GOALS OF THE PROJECT ARE TO 1) MAINTAIN EXISTING VIEWS BY REMOVING IDENTIFIED EXISTING TREES LOCATED ON SITE, AND 2) TO ESTABLISH AN IMPROVED SELF-MAINTAINED HABITAT OVER TIME.

RESTORATION INCLUDES TREE REPLACEMENT, THE PLANTING OF NATIVE VEGETATION IN DISTURBED AREAS, AND THE CREATION OF HABITAT FEATURES (STUMPS & LOGS).

RESTORATION PREPARATION NOTES

1. CLEAR & GRUB
CONTRACTOR WILL LEAVE ALL TREE STUMPS IN PLACE TO 12" HT FROM EXISTING GRADE UNLESS AS SPECIFIED ON PLAN. CONTRACTOR TO ENSURE COMPLETE REMOVAL OF ALL PRESENT INVASIVE SPECIES ROOTS INCLUDING KNOTWEED, ENGLISH IVY, HIMALAYAN EVERGREEN BLACKBERRY, MORNING GLORY, REED CANARY GRASS, SCOTCH BROOM AND CREEPING NIGHTSHADE LOCATED WITHIN THE AREAS PREVIOUSLY UNDER THE REMOVED TREES' CANOPIES (ALL OTHER EXISTING VEGETATION TO REMAIN UNLESS INDICATED ON PLAN).
2. SOIL PLACEMENT
IMPORTED TOPSOIL SHALL BE WEED FREE NATIVE TOPSOIL AND SHALL HAVE AN ORGANIC MATTER CONTENT OF BETWEEN 8% TO 13% DRY WEIGHT. TOPSOIL TO BE PLACED WITHIN PLANTING PIT AREAS ONLY.
3. MULCH
A 4" LAYER OF WEED-FREE NATIVE MULCH SHALL BE PLACED WITHIN 24" DIAMETER CIRCLE AROUND EACH PLANT AND A 2" LAYER OVER OTHER DISTURBED AREAS WITHIN THE RESTORATION AREA AS DESIGNATED ON PLAN FOR WEED PREVENTION, MOISTURE RETENTION & EROSION CONTROL.

RESTORATION MONITORING PLAN

RESTORATION
INVASIVE VEGETATION WILL BE REMOVED AND CONTROLLED WITHIN THE DESIGNATED RESTORATION AREAS. NATIVE TREES, SHRUBS & GROUND COVER SPECIES WILL BE PLANTED WITHIN THESE AREAS AND MAINTAINED.

MONITORING
THE RESTORATION AREA WILL BE MONITORED FOR A PERIOD OF THREE YEARS FROM THE POINT OF INSTALLATION PER THE APPROVED RESTORATION PLAN.

GOALS, OBJECTIVES, AND PERFORMANCE STANDARDS

- GOAL 1 - IMPROVE WILDLIFE HABITAT ON-SITE

OBJECTIVE 1A - INCREASE DIVERSITY OF THE RESTORED AREA THROUGH THE PLANTING OF NATIVE TREES AND SHRUBS
PERFORMANCE STANDARD 1A1 - 100 PERCENT SURVIVAL RATE OF THE PLANTED SPECIES WITHIN THE FIRST YEAR OF PLANTING
PERFORMANCE STANDARD 1A2 - 90 PERCENT SURVIVAL RATE OF THE PLANTED SPECIES AT THE END OF THE SECOND YEAR OF PLANTING
PERFORMANCE STANDARD 1A3 - 85 PERCENT SURVIVAL RATE OF THE PLANTED SPECIES (>35% NATIVE COVERAGE) AT THE END OF THE THREE-YEAR MONITORING PERIOD

OBJECTIVE 1B - CONTROL INVASIVE SPECIES WITHIN THE RESTORED AREA THROUGH THE PLANTING OF NATIVE TREES AND SHRUBS
PERFORMANCE STANDARD 1B1 - 0 PERCENT INVASIVE SPECIES PRESENT AT THE END OF THE FIRST YEAR OF PLANTING
PERFORMANCE STANDARD 1B2 - < 10 PERCENT INVASIVE SPECIES PRESENT AT THE END OF THE SECOND YEAR OF PLANTING
PERFORMANCE STANDARD 1B3 - < 10 PERCENT INVASIVE SPECIES PRESENT AT THE END OF THE THREE-YEAR MONITORING PERIOD

- GOAL 2 - IMPROVE AESTHETIC VALUE OF THE SITE

OBJECTIVE 2A - CREATE MULTIPLE LAYERS OF VEGETATION THROUGH THE PLANTING OF NATIVE TREES AND SHRUBS
PERFORMANCE STANDARD 2A1-SEE 1A1 ABOVE
PERFORMANCE STANDARD 2A2-SEE 1A2 ABOVE
PERFORMANCE STANDARD 2A3-SEE 1A3 ABOVE

RESTORATION SPECIFICATIONS

RESTORATION WILL BE IN THE FORM OF CONTROL OF INVASIVE SPECIES AND PLANTING OF NATIVE TREES, SHRUBS AND GROUNDCOVERS WITHIN THE RESTORED AREA. PLEASE SEE SHEETS L3 AND HEREON FOR A DESCRIPTION OF PLANT LOCATION, SPECIES AND PLANTING DETAILS.

TIMING

UNLESS A SPECIFIC TIME PERIOD IS ESTABLISHED BY THE DIRECTOR FOR THIS PROJECT, ALL WORK SHALL BE COMPLETED PRIOR TO FINAL INSPECTION, AS APPLICABLE FOR THE RESTORATION.

MONITORING

THE PURPOSE OF MONITORING IS TO EVALUATE THE SUCCESS OF THE PROPOSED RESTORATION PLAN. IF, AT THE END OF THREE YEARS POST-INSTALLATION, THE CRITERIA FOR SUCCESS SET FORTH BELOW ARE MET, THEN THE PROJECT WILL BE CONSIDERED SUCCESSFUL. UPON COMPLETION OF THE PROPOSED RESTORATION PROJECT, AN INSPECTION BY A QUALIFIED CONTRACTOR WILL BE MADE TO DETERMINE PLAN COMPLIANCE. A COMPLIANCE REPORT/AS-BUILT WILL BE SUPPLIED TO THE CITY OF BELLEVUE WITHIN 30 DAYS AFTER THE COMPLETION OF PLANTING. THE CITY MUST APPROVE THE AS-BUILT DOCUMENT BEFORE THE MONITORING PERIOD COMMENCES. A QUALIFIED CONTRACTOR SHALL CONDUCT MONITORING OF THE PLANT CONDITIONS IN THE SPRING AND FALL ANNUALLY FOR THREE YEARS. FOR EACH YEAR MONITORED, A WRITTEN REPORT DESCRIBING THE PROGRESS AND CONDITION OF THE RESTORATION PLAN WILL BE SUBMITTED TO THE CITY OF BELLEVUE AFTER THE FALL INSPECTION. FINAL INSPECTION WILL OCCUR THREE YEARS AFTER COMPLETION OF PROJECT INSTALLATION. AT THAT TIME, THE CONTRACTED CONTRACTOR SHALL PREPARE A REPORT EVALUATING THE SUCCESS OF THE PROJECT.

REQUIREMENTS FOR MONITORING PROJECT

1. INITIAL COMPLIANCE REPORT
 2. YEARLY SITE INSPECTIONS (TWICE YEARLY; ONCE IN THE SPRING AND FALL) FOR THREE YEARS
- ANNUAL REPORTS (ONE REPORT SUBMITTED IN THE FALL OF EACH MONITORED YEAR), INCLUDING A FINAL REPORT AT THE CONCLUSION OF THE THIRD YEAR WITH AN ASSESSMENT OF RESTORATION SUCCESS OR FAILURE.

DEFINITION OF SUCCESS

THE GOAL OF THIS RESTORATION PLAN SHALL BE TO CONTROL INVASIVE SPECIES AND ESTABLISH WELL-VEGETATED CRITICAL AREAS BY NATIVE TREES, SHRUBS AND GROUNDCOVERS. THEREFORE, THE CRITERIA FOR SUCCESS SHALL BE A MINIMUM 85 PERCENT SURVIVAL OF THE PLANTED SPECIES AT THE END OF THREE YEARS. IN ADDITION, NOT MORE THAN 10 PERCENT AREA COVER FROM NON-NATIVE, INVASIVE SPECIES SHALL BE PRESENT IN THE AREA AT THE END OF THREE YEARS, ELSE THAT AREA SHALL NOT BE CONSIDERED SUCCESSFUL.

MONITORING PROTOCOL

PHOTO MONITORING & PLAN DOCUMENTATION WILL BE USED AS THE METHOD OF MONITORING PLANT SURVIVAL, COVERAGE AND INVASIVE SPECIES PRESENCE, FOR THE ENTIRE AREA REPLANTED. IF ONE OR MORE OF THE PLANTED SPECIES EXHIBIT A HIGH RATE OF MORTALITY AND ARE DEEMED INAPPROPRIATE FOR THE SITE, THE CONSULTING LANDSCAPE ARCHITECT/CONTRACTOR MAY RECOMMEND A SUBSTITUTION.

CONTINGENCY PLAN

IF, DURING ANY OF THE SEMI-ANNUAL INSPECTIONS, 15 PERCENT OF THE PLANTS ARE SEVERELY STRESSED OR IT APPEARS 15 PERCENT MAY NOT SURVIVE, ADDITIONAL PLANTS OF THE SAME SPECIES WILL BE ADDED TO THE RESTORATION AREAS. IF INVASIVE, NON-NATIVE SPECIES EXCEED 10 PERCENT OF PLANT POPULATIONS (AS MEASURED BY PERCENT COVER), MANUAL OR CHEMICAL CONTROL BY A LICENSED APPLICATOR MAY BE NECESSARY. IF ANY OF THESE SITUATIONS PERSIST TO THE NEXT SEMI-ANNUAL INSPECTION, A MEETING WITH THE CITY OF BELLEVUE, THE CONSULTING BIOLOGIST, AND THE PROPERTY OWNER WILL BE HELD TO DECIDE UPON CONTINGENCY PLANS. ELEMENTS OF A CONTINGENCY PLAN MAY INCLUDE, BUT WILL NOT BE LIMITED TO: MORE AGGRESSIVE WEED CONTROL, MULCHING, REPLANTING WITH LARGER PLANT MATERIAL, SPECIES SUBSTITUTION, FERTILIZATION, SOIL AMENDMENTS, AND/OR IRRIGATION.

VEGETATION MANAGEMENT/MAINTENANCE PLAN

THIS RESTORATION AREA WILL REQUIRE PERIODIC MAINTENANCE TO REPLACE MORTALITY OF PLANTED SPECIES AND CONTROL INVASIVE, AND OTHER UNDESIRABLE COMPETING GRASSES. THE PLANTING AREAS WILL BE MAINTAINED (AT A MINIMUM) IN SPRING AND FALL OF EACH YEAR FOR THE THREE-YEAR MONITORING PERIOD. MAINTENANCE MAY INCLUDE, BUT WILL NOT BE LIMITED TO, REMOVAL OF COMPETING GRASSES AND NON-NATIVE VEGETATION (BY HAND IF NECESSARY), IRRIGATION, REPLACEMENT OF DEAD PLANTS, AND/OR THE REPLACEMENT OF MULCH DURING EACH MAINTENANCE PERIOD. CHEMICAL CONTROL OF INVASIVE, NON-NATIVE SPECIES, IF NECESSARY, SHALL BE APPLIED ONLY AFTER APPROVAL BY THE CITY OF BELLEVUE AND BY A LICENSED APPLICATOR FOLLOWING ALL LABEL INSTRUCTIONS. CHEMICAL CONTROL AND FERTILIZATION WITHIN THE MITIGATION AREAS IS STRONGLY DISCOURAGED.

BEST MANAGEMENT PRACTICES NOTES

- 1.) ALL REASONABLE, COST EFFECTIVE NON-CHEMICAL PEST CONTROL OPTIONS WILL BE CONSIDERED FIRST BEFORE RESORTING TO THE USE OF PESTICIDES. THE FOLLOWING SELECTION RATIONALES ARE USED AS A GUIDE IN DETERMINING WHETHER PESTICIDES SHALL BE USED IN PLACE OF OTHER CONTROL METHODS.
 - PROPER PLANNING AND MANAGEMENT DECISIONS BEGIN THE IPM PRO/FS20 CEISS.
 - CULTURAL METHODS OF VEGETATION AND PEST CONTROL ARE PREFERRED AND WILL BE EMPLOYED FIRST.
 - IF UNSUCCESSFUL, MECHANICAL MEANS OF VEGETATION AND PEST CONTROL WILL BE EMPLOYED NEXT WHERE FEASIBLE, AND THEN,
 - BIOLOGICAL MEANS OF VEGETATION AND PEST CONTROL WILL BE EMPLOYED NEXT WHERE THEY ARE PRACTICAL AND FEASIBLE.

PEST MANAGEMENT STRATEGIES:

- WEED CONTROL (MECHANICAL PRACTICES ARE THE PRIMARY METHODS)**
- HAND PULLING
 - HERBICIDES ARE USED ONLY IN EXTREME CASES
- INSECT CONTROL (NON-CHEMICAL PRACTICES)**
- CHEMICAL CONTROL IS USED ONLY IN THE VERY LIMITED CIRCUMSTANCES.
 - ANY CHEMICAL APPLICATIONS WILL BE SPOT TREATMENTS DIRECTED SPECIFICALLY AT THE AREAS CONTAINING THE PEST.
 - THE PREFERRED INITIAL CHOICE FOR APPLICATION IN HIGH-USE AREAS IS THE "SAFEST" OR LEAST TOXIC PRODUCT AVAILABLE.

IF PESTICIDES ARE USED THAN THE PEST MANAGEMENT GUIDELINES FOUND WITHIN THE CITY OF BELLEVUE'S "ENVIRONMENTAL BEST MANAGEMENT PRACTICES SHALL APPLY.

FERTILIZER:

- IF FERTILIZER IS TO BE USED, IT IS BEST TO WAIT UNTIL PLANTS ARE ESTABLISHED BEFORE ADDING FERTILIZERS TO THE SOIL IN ORDER TO PROMOTE LONG ROOT GROWTH.
- PLANTS SHALL BE FERTILIZED AS NEEDED USING SLOW-RELEASE TYPES OF ORGANIC FERTILIZERS.

DATE: 8/09/13
REVISIONS PER CITY COMMENTS
NO. 1

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
JOSHUA PENNINGTON BEARD
CERTIFICATE NO. 938

14711 NE 9th Place, Suite 101
Bellevue, Washington 98007
425.885.7897 Fax: 425.885.7893

CORE DESIGN
ENGINEERING • PLANNING • SURVEYING

NOTES, DETAILS, MONITORING & MAINT. PLAN
TREE MANAGEMENT PLAN

VICTOR LOEHRER
11225 SE 67th St, #220
BELLEVUE, WASHINGTON 98004

STEVEN GUZAK
4731 130TH AVE, SE
BELLEVUE, WASHINGTON 98006

PERMIT NO. 13-106990-L0

DATE: FEBRUARY 2013
DESIGNED: LBS
DRAWN: LBS
APPROVED: JPB
PROJECT MANAGER: JOSHUA P. BEARD

SHEET 4 OF 4
PROJECT NUMBER 12095



April 15, 2013

Heidi Bedwell
Associate Planner
Development Services Department
450 110th Ave. NE., P.O. BOX 90012
Bellevue, WA 98009-9012

Re: File # 13-106990-LO Loehrer/Guzak Vegetation Management

Heidi,
Please find the additional information you have requested in regards to the following requirements listed in **LUC 20.25H.055.C.3.i**:

(B.1) Existing site conditions and existing critical area functions and values.

Site:

The subject project contains the two adjacent properties totaling 0.75 acres and is located within the Somerset Neighborhood. The site is typical with other single family residential lots developed on steep slopes within the neighborhood including native and ornamental trees and landscaping, driveways, decks, pathways, fencing etc. Existing conditions for the western portion of the site area (back yards) can be characterized as two different vegetative conditions: 1) developed landscaping adjacent to the houses, to about the western third portion of the site (to the western property lines) characterized by 2) mature, topped native trees with a patchy mix of understory of native and ornamental shrubs and groundcovers and invasive species. Tree species include, Doug Fir, Hemlock, Red Alder, Big-leaf Maple and Bitter Cherry, and understory vegetation within this portion of the site consists primarily of Salal, Oceanspray and Sword Fern, with sections of Himalayan Blackberry and English Ivy.

Total area for this condition on these two properties is approximately 0.24 acres.

Surrounding Conditions:

Existing conditions to the west, north and east can be characterized by standard single family development with mostly modified/developed landscapes, driveways and roadways. There is a developed church campus to the south with a patch of wooded area that is immediately adjacent to the subject site.

Connections:

The subject site is located at the northern most area of a, semi-contiguous wooded/sloped area connected to the area to the south as previously described. The estimated area of this patch is approximately 2.5 acres. Additionally this area is indirectly adjacent to Somerset Park to the southwest, with two breaks (a driveway and 138th Place SE) separating the areas.

Received

APR 15 2013

Permit Processing
City of Bellevue

Due to the fact that the subject site is at the northern terminus of the vegetated area described above it would not be considered an open space corridor.

Assessment:

Based upon the findings above and per additional information provided by the online Washington Department of Fish and Wildlife Priority Habitat and Species database (PHS), and King County iMap available information the project site has an estimated numerical score of 25 based on the City of Bellevue's Draft Functional Assessment Tool for Upland Habitat. Generally sites with scores of 11 to 25 are described as areas where habitat may be present but potential for wildlife to use the property might be low. The property received high scores for the presence of a mostly contiguous canopy on-site.

(B.2) Site History.

As described previously the subject project contains the two adjacent properties which were built between 1989 and 1991, within Division 14 of the Somerset Neighborhood. Properties within Division 14 are subject to protective covenants and restrictions including a 20' height tree limit to preserve views for homes. The trees located within the site area have been maintained frequently to meet this requirement.

(B.4) Sensitive Features.

As described previously the treed sections of the site are characterized by mature, topped native trees and a patchy mix of understory of native and ornamental shrubs and groundcovers. In addition to the identified steep slope, the most likely sensitive feature on the site is the existing mostly contiguous tree canopy. This canopy provides both potential habitat to species within the area, and provides protection for the ground from direct precipitation and potential surface erosion.

No noticeable habitat special features exist within the proposed area.

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

Soils: See Geo-tech Letter.

Vegetation:

As described previously existing conditions for the western portion of the site area (back yards) can be characterized as two different vegetative conditions: 1) developed landscaping adjacent to the houses, to about the western third portion of the site (to the western property lines) characterized by 2) mature, topped native trees with a patchy mix of understory of native and ornamental shrubs and groundcovers and invasive species. Tree species include, Doug Fir, Hemlock, Red Alder, Big-leaf Maple and Bitter Cherry, and understory vegetation within this portion of the site consists primarily of Salal, Oceanspray and Sword Fern, with sections of Himalayan Blackberry and English Ivy.

Habitat:

Twenty three (23) species have been designated by the City of Bellevue as species

of local importance (LUC 20.25H.150). PHS on-line data shows no species of importance within the area and no nests have been observed on the site. The majority of the twenty three species primary association habitats relate to mature/old growth, larger forested areas, aquatic related areas or coastal cliffs. Therefore, the key species of association to consider would be the Pileated woodpecker (*Dryocopus pileatus*).

Pileated woodpeckers generally inhabit mature and old-growth forests, and second-growth forests with large snags and fallen trees. Their key breeding habitat need is the presence of large snags or decaying live trees for nesting (these do not exist on site). Although foraging potential is present, neither pileated woodpecker nests nor the species have been observed on the site.

Therefore it appears as if none of the 23 species of local importance have a primary association with habitat on or immediately adjacent the project site. 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, red-tailed hawk, western big-eared bat, Keen's myotis, long-legged myotis, longeared myotis, and western toad.

Since none of the species of local importance appear to have a primary association within the project site, there are no anticipated significant impacts to these species from the proposed action. However, since the treed portions of the site do provide potential utilization for several species of local importance, there would be a temporary impact to this habitat from the time the trees were removed to the time the new trees grew to a mature level.

(B.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.

The current condition can be characterized as a predominately low to mid-level , mostly contiguous tree canopy. This condition would remain static due to continued pruning/topping maintenance methods to maintain the 20' height limit prescribed by covenants. Understory vegetation consists of a mix of scattered native (mostly Salal) and invasive species. It is anticipated that over time invasive species will expand and native vegetation species of importance will be limited. The estimated area of this condition is less than ¼ acre. Additionally routine maintenance procedures of said trees will create ongoing future disturbances to the site.

The proposed action proposes re-vegetation in phases, with lower growing native coniferous and deciduous species, which over time would create this same lower-level contiguous canopy that would require little to no maintenance. The proposed action also removes all invasive species and replaces it with native species, and will leave stumps (potential habitat features) from the removed trees. The existing trees remaining per the first phase will provide potential utilization for several species of local importance and buffer newly planted vegetation, for the proposed one year

Over time it is estimated that the proposed action will eventually provide a condition that is equal to or will create a net increase in potential habitat value to what exists currently. The estimated time for the proposed trees to reach maturity and create this canopy is approximately 10 years.

Aesthetics: The existing tree canopy height on-site is maintained at an estimated 20' ht. there are off-site trees to the west that maintain this same height. It is anticipated that the removal of said trees will have a minimal impact to eastward views.

Phasing Alternative:

It is proposed that an option to remove all indicated trees in one phase, instead of the originally proposed two be considered. The increased impact relating to removal of all trees at once would equate to basically one-year less of the presence mature vegetation on-site, and the benefits it would provide (estimated area is less than a 1/8th acre). As mentioned previously there are some off-site maintained trees to the west that could still provide buffer functions.

The benefits of removing all trees at once include minimizing site disturbance occurring during removal of trees and planting vegetation, and allows for the new vegetation to mature at the same rate.

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

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 action.

(D) In determining whether the vegetation management plan should be approved, the Director shall take into consideration any applicable neighborhood restrictive covenants that address view preservation or vegetation management if so requested in writing. 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.

A copy of the restrictive covenants relating to these properties has been included with this revision.

We thank you for reviewing this response for the request for additional habitat related information. Please feel free to contact me at (425) 885-7877 with any questions and/or comments you may have regarding this response.

Sincerely,

Core Design, Inc.

A handwritten signature in black ink, appearing to read "Josh Beard". The signature is written in a cursive style with a long horizontal stroke.

Josh Beard, RLA

TERRA ASSOCIATES, Inc.

Consultants in Geotechnical Engineering, Geology
and
Environmental Earth Sciences

December 4, 2012
Project No. T-6808

Mr. Victor Loehrer/Mr. Steve Guzak
c/o Mr. Joshua Beard
Core Design
14711 NE 29th Place, Suite 101
Bellevue, Washington 98007

Subject: Loehrer/Guzak Slope
4725/4731 - 139th Avenue SE
Bellevue, Washington

Dear Mr. Beard:

As requested, an engineering geologist from Terra Associates, Inc. visited the site to view surface conditions on the steep slope located west of the residences at the subject properties. Based on our conversation with you, we understand that existing trees located within an approximately 0.25-acre area of the slope will be pruned or removed. It is also our understanding that revegetation of the slope will occur where trees are removed.

The purpose of our study is to view existing conditions on the slope, and to evaluate potential impacts to the slope resulting from the proposed pruning and clearing activities. The site location and the location of the slope area where the work will occur (the work area) are shown on Figures 1 and 2, respectively.

SLOPE CONDITIONS

Surface grades in the proposed work area drop down about 20 to 35 feet to the west at an inclination of about 45 to 50 percent, and then flatten over the last 15 to 25 feet to the western property margin. The relatively flat area located beyond the toe of the slope appears to have been graded for a driveway and access corridor to properties located west of the site. The upgradient eastern side of this area is an approximately eight to ten foot high cut slope that is laid back to an inclination of about 1:1 (H:V).

We observed soil conditions on the slope in several hand-excavated test holes. Conditions observed in the test holes generally consist of about 12 inches of loose to medium dense, slightly clayey to clayey, silty sand to sandy silt overlying brown very low to moderate strength, moderately to highly weathered siltstone bedrock. Similar bedrock was exposed in the face of the cut along the lower portion of the slope. The loose to medium dense soil observed above the bedrock is a residual soil comprised of completely weathered rock. We observed the residual soil to be in a moist to wet condition; however, we did not observe any seepage in the test holes.

Received
FEB 14 2013

Mr. Victor Loehrer/Mr. Steve Guzak
c/o Mr. Joshua Beard
December 4, 2012

We did not observe any indications of persistent seepage, erosion, or instability on the slope. Slope vegetation consists predominantly of relatively-straight mature coniferous trees, scattered deciduous trees, and brush undergrowth. A number of the coniferous trees growing in the upper portion of the slope appear to have been pruned in the past.

DISCUSSION

In our opinion, reducing the existing vegetative canopy will result in an increase in the amount of direct precipitation that reaches the ground surface, which will result in an increase in the potential for shallow instability and erosion of the residual soil overburden overlying the bedrock. Based on our study, it is our opinion that these potential adverse impacts will be negligible with regard to slope stability, and can be adequately mitigated for erosion as discussed below.

Slope Stability

We performed analysis to evaluate the effect of increased moisture on the stability of the overburden layer. Our analysis considered a pseudostatic condition where the full 12 inch thickness of residual soil was saturated. This analysis is conservative considering that with the existing steep slope grades, it is highly unlikely that the full thickness of the residual soil layer would become completely saturated due to direct precipitation, and that the saturated condition would exist at the time of a severe seismic event having a 10 percent probability of exceedance in 50 years. For these conditions, the results of our analysis indicate that the residual soils would be stable with a factor of safety of 1.23.

Erosion Potential

In our opinion, the potential for erosion on the slope resulting from the planned pruning/clearing work can be adequately mitigated by properly applying and maintaining best management practices (BMPs) for erosion prevention and sedimentation control on the slope until the permanent vegetation growth is established. In our opinion, it would be prudent to proceed with planned slope revegetation, as recommended by your landscaping consultant, concurrent with installation of the erosion control measures. All erosion and sediment control BMPs should conform to City of Bellevue requirements.

LIMITATIONS

We prepared this report in accordance with generally accepted geotechnical engineering practices. No other warranty, expressed or implied, is made. This report is the copyrighted property of Terra Associates, Inc., and is intended for specific application to the Loehrer/Guzak Slope project in Bellevue, Washington. This report is for the exclusive use of Mr. Victor Loehrer and Mr. Steve Guzak and their authorized representatives.

Mr. Victor Loehrer/Mr. Steve Guzak
c/o Mr. Joshua Beard
December 4, 2012

We trust the information presented is sufficient for your current needs. If you have any questions or require additional information, please call.

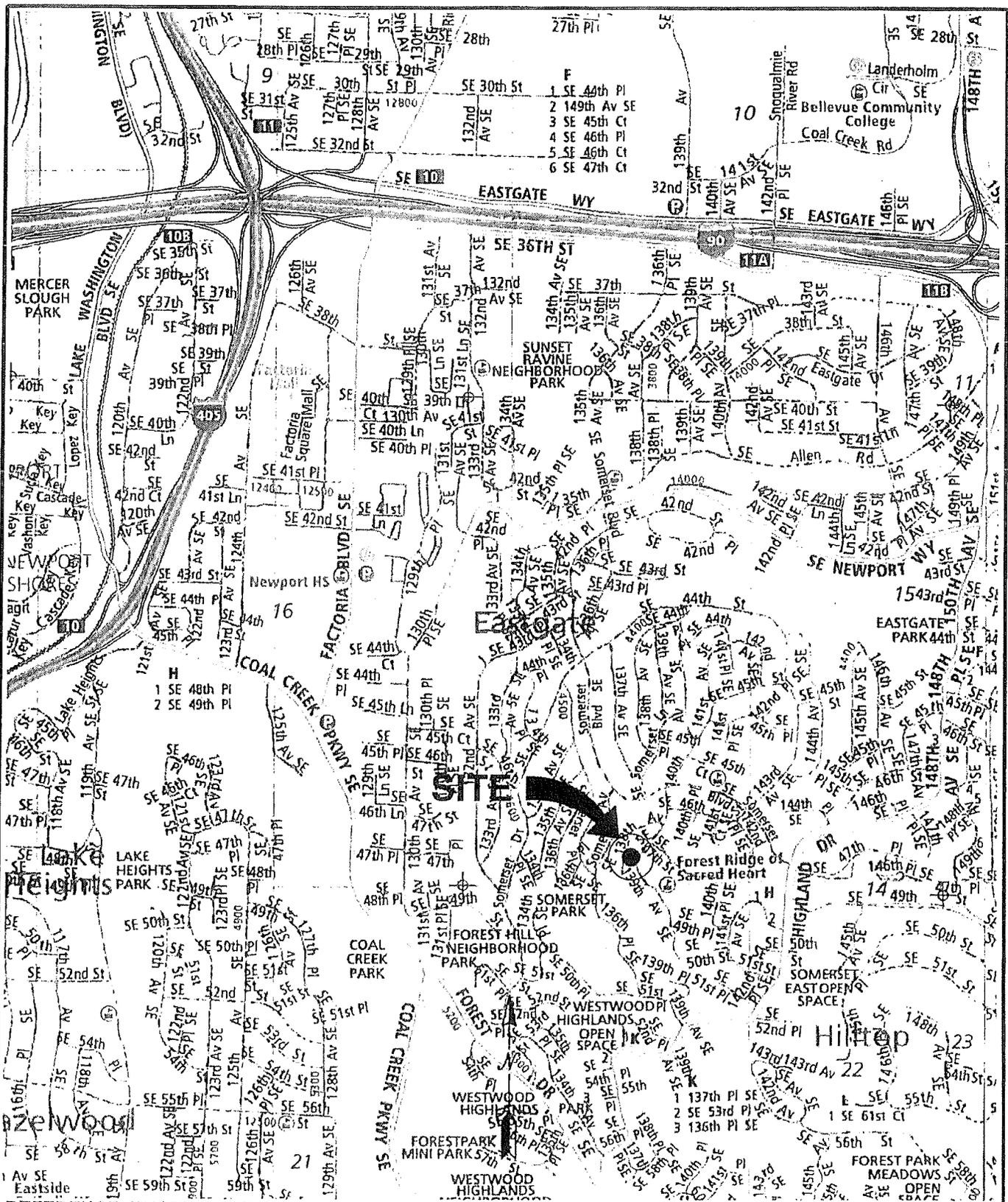
Sincerely yours,
TERRA ASSOCIATES, INC.

John Sadler, L.E.G., L.H.G.
Engineering Geologist



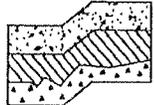
Encl. Figure 1 - Vicinity Map
 Figure 2 - Site Plan

JOHN C. SADLER



REFERENCE: THOMAS GUIDE - KING/PIERCE/SNOHOMISH COUNTIES (2008)

NOT TO SCALE



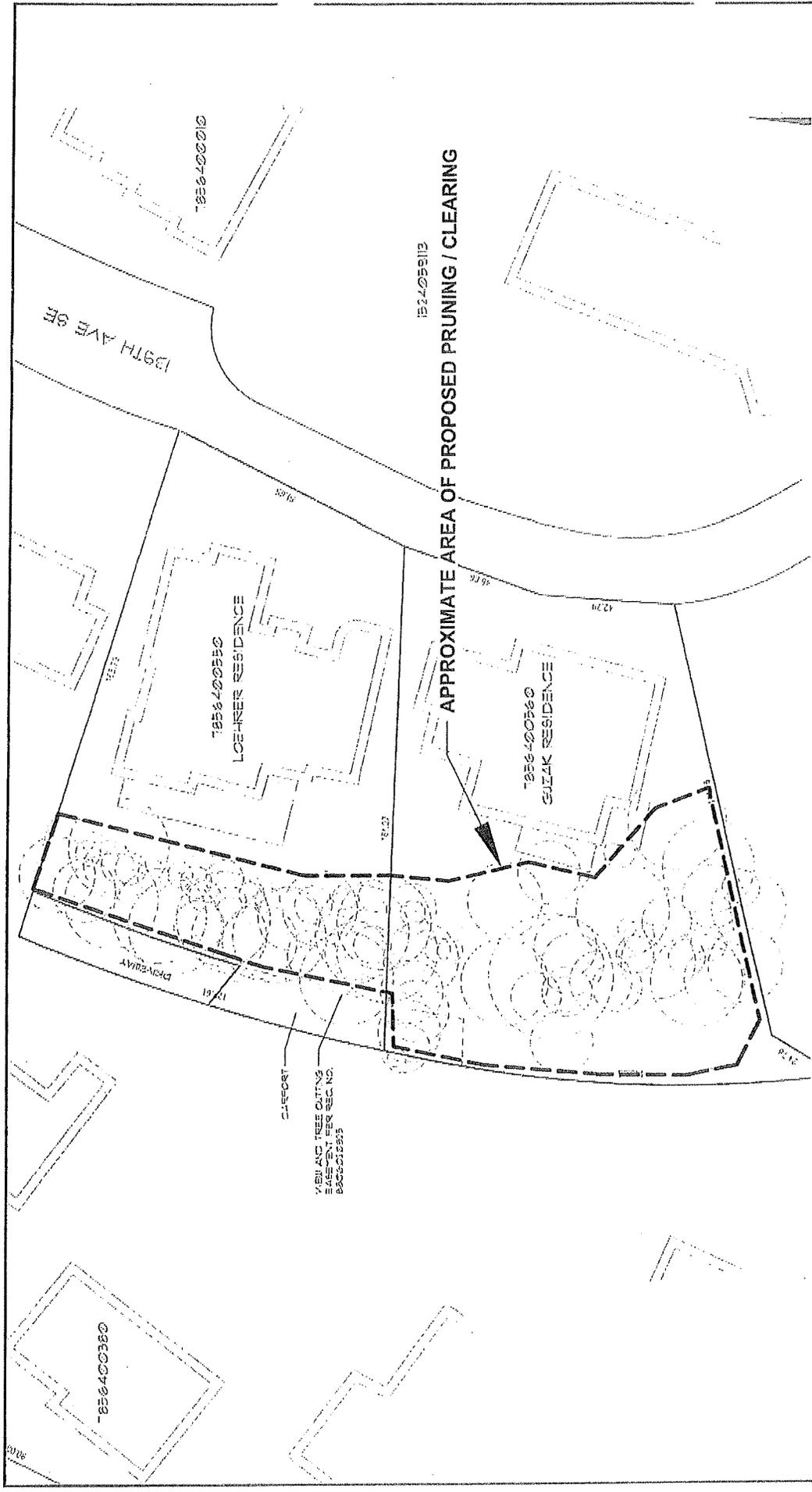
Terra Associates, Inc.
 Consultants in Geotechnical Engineering
 Geology and
 Environmental Earth Sciences

**VICINITY MAP
 LOEHRER / GUZAK SLOPE
 BELLEVUE, WASHINGTON**

Proj. No. T-6808

Date DEC 2012

Figure 1



Terra Associates, Inc.
 Consultants in Geotechnical Engineering
 Environmental Earth Sciences

SITE PLAN
LOEHRER / GUZAK SLOPE
BELLEVUE, WASHINGTON

Proj. No. T-6808 Date DEC 2012 Figure 2