



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

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

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

File No. 13-109449-LO
Project Name/Address: Hovind Residence
18131 SE 41st Ln
Planner: Drew Folsom
Phone Number: 425-452-4441
Minimum Comment Period: May 2, 2013

Materials included in this Notice:

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

City of Bellevue Submittal Requirements

27a

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: Steve Hovind

Proponent: N/A

Contact Person: Owner

(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 18130 SE 41 LN Bellevue, WA 98008

Phone: 425 495-2077

Proposal Title: Hovind Property Buffer Reduction

Proposal Location: 18131 SE 41 LN Bellevue, WA 98008 Tax Parcel #1824069146

(Street address and nearest cross street or intersection) Provide a legal description if available.

Legal: Lot B of King County Boundary Line Adjustment, recording number: 20010206900002

Please attach an 8 1/2" x 11" vicinity map that accurately locates the proposal site. Attached

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

1. General description: Single family house; construction proposed to start Spring 2013; buffer reduction to facilitate access
2. Acreage of site: 0.93 acres
3. Number of dwelling units/buildings to be demolished: None
4. Number of dwelling units/buildings to be constructed: One
5. Square footage of buildings to be demolished: N/A
6. Square footage of buildings to be constructed: 3306 Square Feet
7. Quantity of earth movement (in cubic yards): ± 500 cubic yards
8. Proposed land use: Single family residential house
9. Design features, including building height, number of stories and proposed exterior materials:
2 stories over garage (3 total), 32 feet OAH, cement board siding, concrete, wood trim, metal or composition roofing
10. Other: N/A

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

Spring 2014 house completion; buffer enhancement completion within 12 months occupancy

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

Not at this time

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

Wetland Delineation Report by Watershed Company, Buffer Reduction/Enhancement Plan by Wakerobin, LLC.

DATE 3/5/2013 *Dt.*

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

None to our knowledge

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

Critical Areas Land Use Permit, SEPA Determination, Drainage Plan Approval, Grading Permit, Residential Building Permit (application #13106411, submitted February 4, 2013)

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): N/A

- 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)? 15 percent

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.

Clay, gravelly sandy loam

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

No

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

Purpose of the grading is to slope away from the building. The grading is intended to be balanced onsite, with all cut and fill material originating from within the site; total ± 500 cubic yards.

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

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

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

18 percent

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

Siltation fence and other measures which may be used in accordance with requirements of the City during construction. At completion of the project, permanent measures will include soil stabilization with hydroseeding and compost amended soils and landscaping.

2. AIR

EROSION FURTHER MITIGATED PER BCC 23.76.090 "EROSION CONTROL"

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.

During construction, there will be increased exhaust and dust particle emissions.

After construction, the principle source of emissions will be from automobile traffic, lawn equipment, and others typical of a residential neighborhood.

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

None anticipated

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

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

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.

Yes: Type N seasonal stream. Category III wetland.

DELINEATED 4/6/2011 21.

- (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.

Adjacent; plan attached.

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

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

- (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; the site will be served by a sanitary sewer.

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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.

Storm water runoff from driveway and roof surfaces will be diverted via pipes to permeable ground areas for absorption.

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

Waste materials generated during construction include suspended solids and trace petroleum hydrocarbons. Waste materials generated after construction are likely trace petroleum hydrocarbons and trace metals from access runoff.

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

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

4. Plants

a. Check or 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?

Invasive species removal, including Himalayan blackberry, covering approximately 20% of site; replaced with native shrubs and trees. Field grass removal on approximately 30% of site; replaced by lawn and landscaping.

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

None known to exist on or near the site.

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

Native trees and shrubs per proposed Buffer Enhancement Plan

28.4/4/17

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: Predominantly crows
 - Mammals: deer, bear, elk, beaver, other: Rabbit
 - Fish: bass, salmon, trout, herring, shellfish, other: None
- b. List any threatened or endangered species known to be on or near the site.
None that we are aware of.
- c. Is the site part of a migration route? If so, explain. None observed
- d. Proposed measures to preserve or enhance wildlife, if any: Native growth restoration is expected to enhance wildlife habitat opportunities.

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.
Natural gas and electricity will serve the home's energy needs.
- 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:
The requirements of the Uniform Building Code and the State Energy Code will be incorporated into the construction of the home. Energy conserving materials and fixtures will be evaluated for suitability.

7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

The project is not expected to generate any environmental health hazards.

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

None to our knowledge.

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

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

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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)?

The main source of off-site noise in this area originates from the vehicular traffic present on Interstate 90.

- (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.

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

Long-term noise results from typical residential living and commuting activities.

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

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

None further mitigation per DEC 9.11 "NOISE CONTROL"

8. Land and Shoreline Use

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

The site is currently vacant.

Current use of adjacent properties: Single-family residential houses, vacant lot.

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

No

- c. Describe any structures on the site.

Gazebo, 12' by 12' roof, free-standing

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

No

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

R-5 Single-Family Residential

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

Single Family - High Density (best guess; City map color coding difficult to decipher)

- 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; Category IV Wetland, Type N Stream

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

Two, up to four eventually

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

None

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

None; property is vacant.

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

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

9. Housing

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

One single-family residential home; middle-income.

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

N/A

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

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?

The building will not exceed the height requirements of the zone and will not exceed the maximum number of stories allowed by code. Exterior materials: Cement board siding, metal or composition roof, wood trim

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

None

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

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

11. Light and Glare

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

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

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

Not to our knowledge.

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- c. What existing off-site sources of light or glare may affect your proposal?
The only offsite source of light and glare are from vehicles and street lighting from the adjacent streets and driveways.
- d. Proposed measures to reduce or control light or glare impacts, if any:

Tree planting will reduce general amount of light and glare.

12. Recreation

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

None
- 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.

None
- c. Proposed measures to reduce or control impacts, if any:

None; there are no known impacts.

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.

Project access is from SE 41 LN.
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

No. The closest Metro bus stop is approximately 0.4 miles southwest of the site
- c. How many parking spaces would be completed project have? How many would the project eliminate?

Three parking spaces are provided in the garage. There are no parking spaces eliminated.
- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

No
- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No

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

On average, four vehicle trips per day at typical morning and evening commute times

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

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.

The need for such services will be typical of a single-family residence this size.

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

The proposed residence will contribute to the local tax base and provide additional tax revenue for the various public services. The impact to the schools, parks and traffic will be mitigated through the payment of impact fees.

16. Utilities

- a. 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.

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

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.

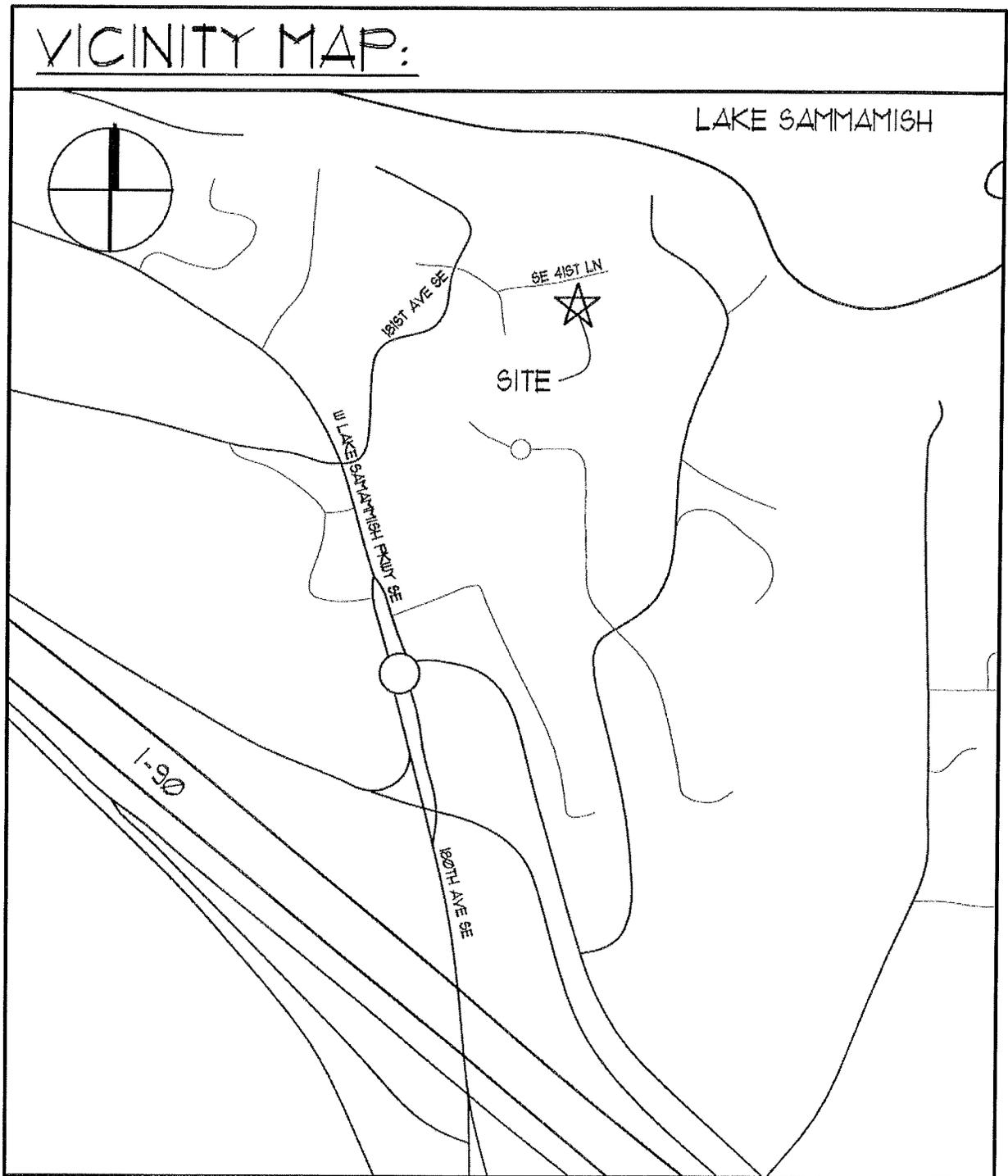
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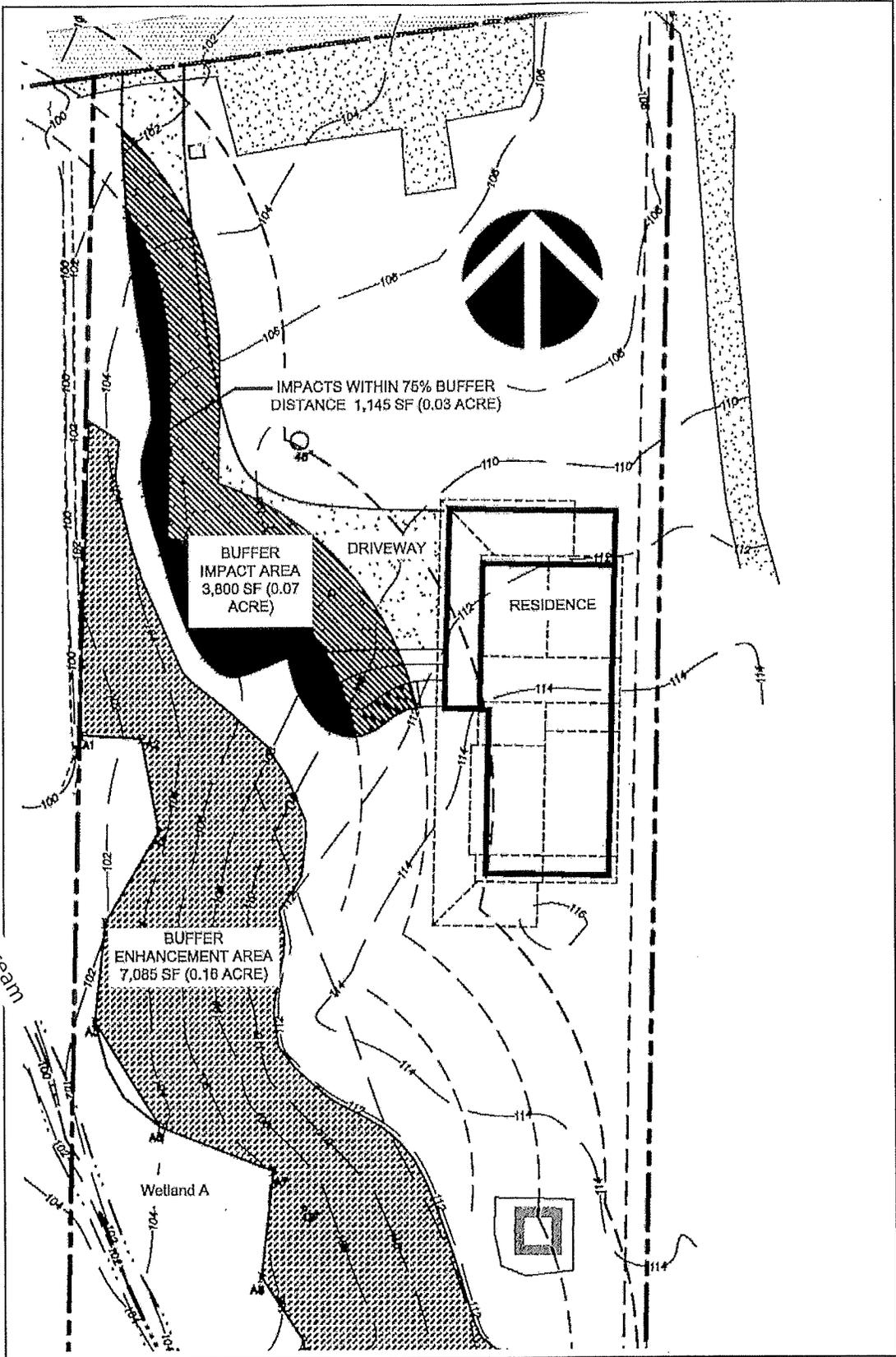
Date Submitted.....3-4-2013

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Project Address
18131 SE 41st LN
Bellevue, WA 98008

VICINITY MAP:





18131 SE 41st Lane, Bellevue, WA Critical Areas Mitigation Plan

Prepared For:

Steve and Lindsay Hovind

18130 1830 SE 41st Lane
Bellevue, WA 98008

Prepared By:



Wakerobin LLC

2607 W Howe St
Seattle, WA 98199

March 5, 2013
Received
MAR 06 2013
Permit Processing

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Proposed Project

This residential construction project is proposed for King County parcel number 182406-9146 located at 18131 SE 41st Lane Bellevue 98008, in the Southeast corner of Bellevue, WA. The parcel is nestled in the corner of the boundary within Bellevue and adjacent, toward the East, to Issaquah near the shore of Lake Sammamish. To access the site take the West Lake Sammamish exit (Exit #13) north from I-90. Leave the roundabout by taking the exit on the far side, then turn right onto 181st Ave SE after an additional 500 feet. Drive down a small hill along a twisting road and turn right on 41st Lane. The second parcel on the right, with the large open lawn area, across from 18130 SE 41st Lane, is the property.



Figure 1: Project Location

Existing Critical Areas Identified on Site

In April of 2011 the Watershed Company (Watershed 2011) documented the presence of the Category III, palustrine scrub-shrub and emergent Wetland A on the Southeast corner of the property. Per section 20.25H.035 Critical Area Buffers and Structure setbacks, the Critical Area Buffer for a Category III wetland is sixty feet, with a fifteen foot setback.

Watershed Company also documented the ditched stream that crosses the southwest property corner. This ditch is an outfall for the detention pond south of the subject property. However, the ditch appears to connect to a natural stream, Stream A, and wetland area down-slope to the north. According to the Owner, the ditch flows year round, although flows are minimal in the summer months. It is apparent that groundwater from Wetland A contributes flows to the ditch. The ditched stream (Stream

A) is presumed not fish bearing. Due to apparent connections to a natural stream and ultimately Lake Sammamish, the ditch meets to City definition of a Type N water. Undeveloped sites in the City of Bellevue require a standard 50-foot buffer for Type N waters (Watershed 2011)

Standards Proposed for Modification

This proposal seeks to modify the standard for Critical Area Buffers, of sixty feet for Wetland A and fifty feet of Wetland B, to accommodate the driveway for the proposed residence.

In general, the City of Bellevue requires that an applicant adjust proposed site plans to avoid and minimize impacts to critical areas and their respective buffers. Wetland and stream buffers may be modified through buffer averaging (LUC 20.25H.075.C.2, LUC 20.25H.095.C.2. If buffer averaging is not feasible (LUC 20.25H.105) the applicant may reduce the buffer when it can be shown that an enhancement plan will improve buffer function overall despite the buffer intrusion. Enhancement may involve removing invasive plant species and/or planting native vegetation (Watershed 2011)

Since the buffer is currently dominated by non-native blackberry, this site is a good candidate for buffer enhancement (Watershed 2011). An approved enhancement plan would require monitoring and maintenance for a five-year period in accord with LUC 20.25H.210 (Watershed 2011).

Buffer modifications that do not meet these provisions may be considered through a critical areas report. Any plan drafted to modify standard buffer widths must be approved by the City of Bellevue through a review process.

Habitat and Cumulative Impacts Assessments

The proposal will impact (See Figure 1) 3,800 square feet (0.07 Acre) of degraded wetland and stream buffer. The existing buffer area impacted consists predominantly of mown lawn (2,850 square feet), and includes an area of invasive Himalayan blackberry (*Rubus armeniacus*) (950 square feet) (See Appendix A - Photo 4). Although one big leaf maple (*Acer macrophyllum*) within the buffer area will be removed, the removal is due to its condition rather than the driveway alignment (See Appendix A - Photo 2. The tree has extensive bark damage and must to be removed due to it being a hazard.

Measures to avoid and minimize included shifting the residence to the far Eastern border of the property, outside of the buffer zone and balancing the home on the parcel to prevent the driveway from impacting more buffer toward the south of the parcel.

The Owners propose to mitigate for impacts to Wetland A's buffer by enhancing 7,085 SF (0.16 Acre) of the buffer with native trees and shrubs. This buffer configuration allows for a narrow band (six feet) of yard at the edge of the driveway. South of the driveway the buffer line catches the 112' elevation line and follows it to the edge of the property.

Further impacts cannot be avoided or minimized due to the desire to place the garage and driveway to the side of the home rather than being the face that the home presents to the street. As such the driveway must approach the home from the side.

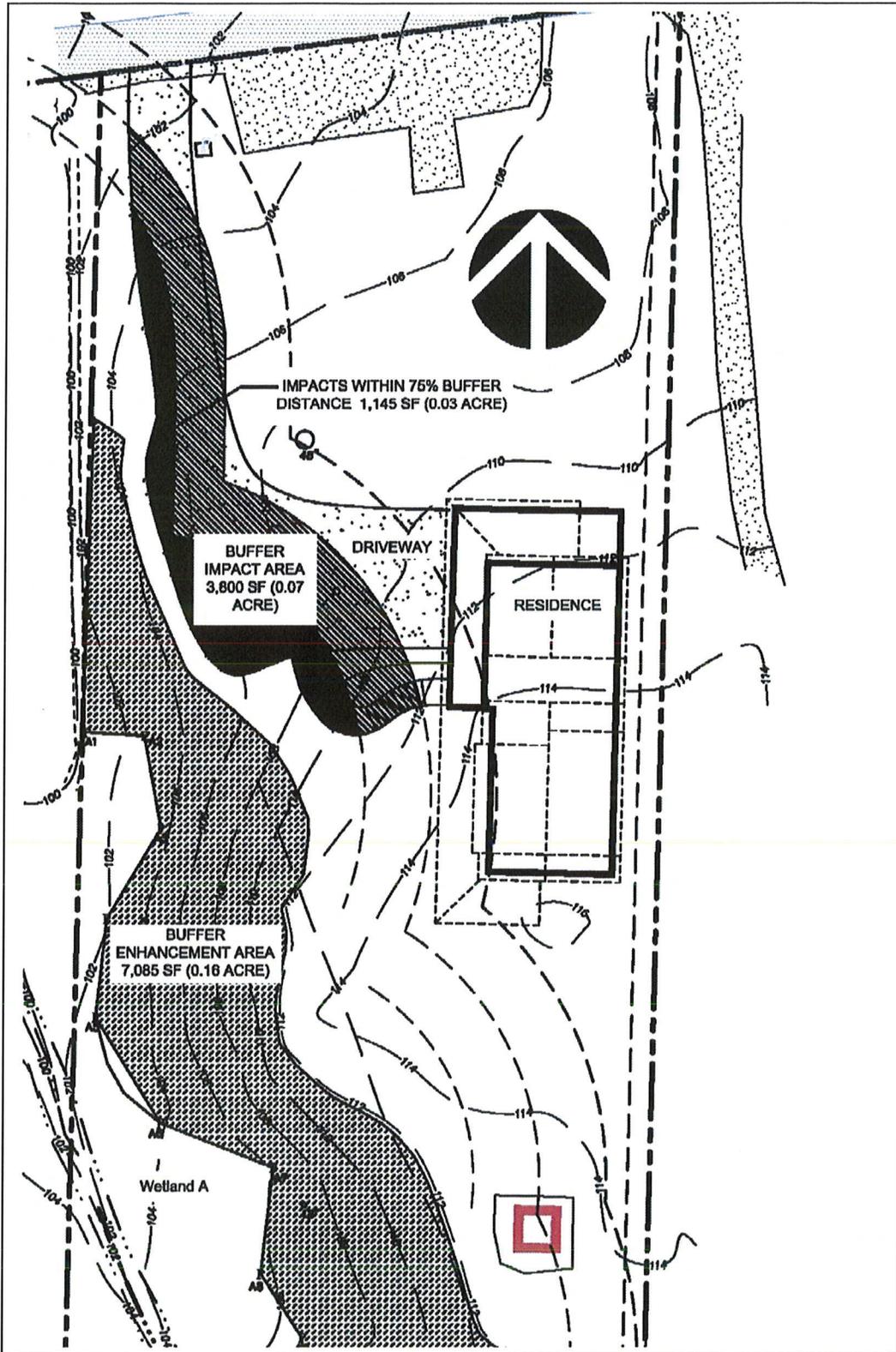


Figure 2: Impacts to Wetland A and Stream A Buffers

Impacts to habitat

During the site visit conducted on March 1st, 2013 two buff colored domestic rabbits (*Oryctolagus cuniculus*) were observed nibbling lawn and using the blackberry for camouflage (See Appendix A - Photo 2). These rabbits appear to be Netherland Dwarf or a similar small-eared, dwarf breed. Although no birds were observed on the property, birds were heard from trees on adjacent parcels and sapsucker bore holes were observed in the bigleaf maple to be preserved on site (See Appendix A - Photo 3).

Direct impacts to habitat within the buffer will include reduction of the area of lawn and removal of a portion of the blackberry vines used for refuge. Indirect impacts to habitat include incremental increase in degradation to overall habitat within the basin that feeds Lake Sammamish. Measures to preserve and restore existing degraded habitat included limiting the size of the structure on the site and shifting it to the side of the site with the least habitat coverage to reduce impact to the degraded habitat.

Impacts on water quality:

Water quality will be impacted on the site by reducing the overall pervious surface. However, water quality on the site will also be improved by the increase in amended soil and shrubs that will slow and absorb water as it moves across the site into Stream A.

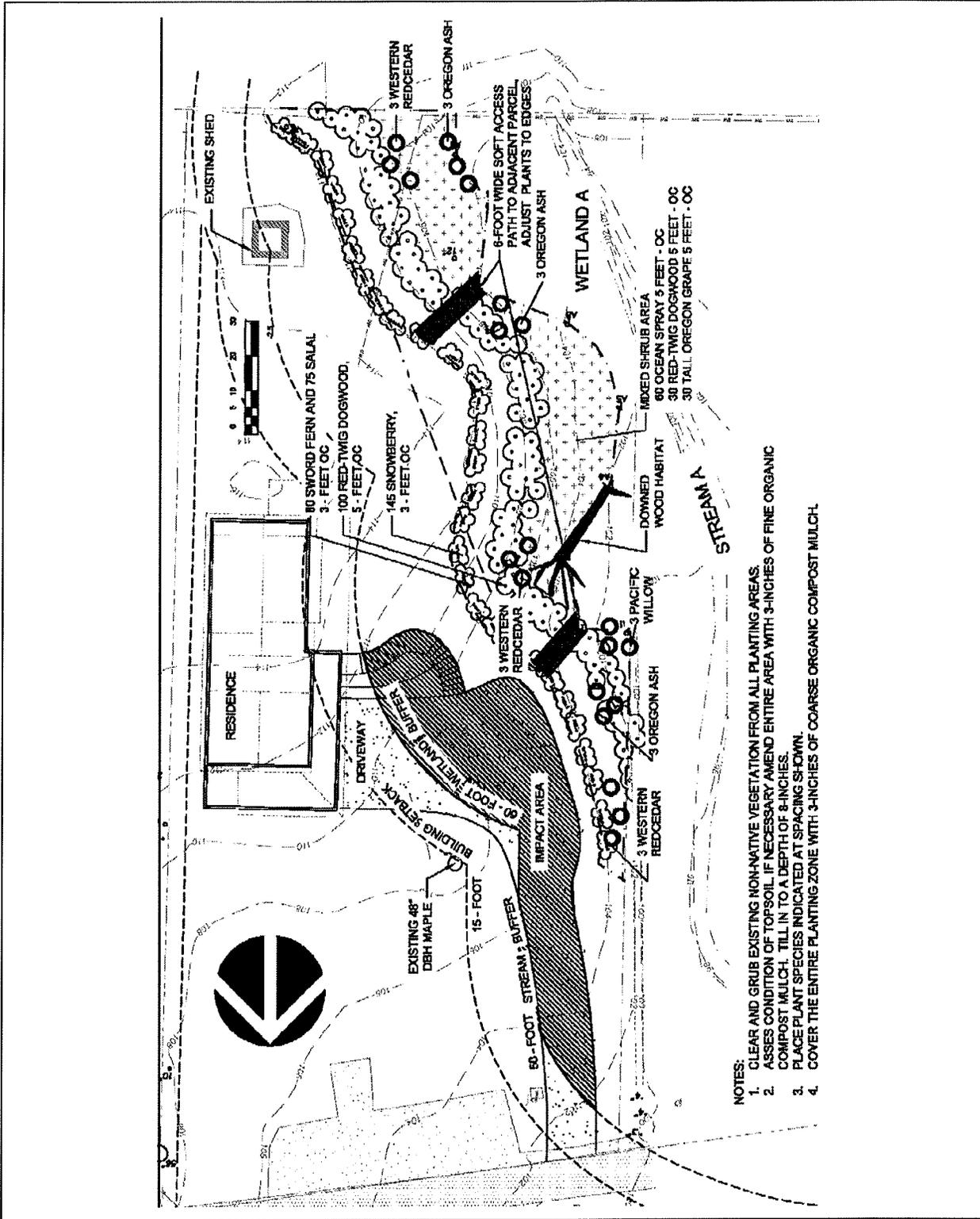
Mitigation and Restoration Per the Code

If this project were constructed in direct compliance with the code, the driveway would be shifted toward the East to remove impacts to the Wetland A and Stream A buffers. As a result, there would be no driver for the Owner to enhancement the condition of the buffer.

If the mitigation and restoration to offset the impacts to the buffer were conducted in strict compliance with the code, then the driveway would be shifted toward the East to remove impacts to Wetland A buffer within 45 of the Wetland A boundary and Stream A's buffer within 37.5 feet of the streambank. Mitigation would be provided for the remaining area of impacts, 2,655 square feet (0.06 Acre). At a 1 : 1 ratio this would be an area approximately fifteen-feet wide along the boundary of Wetland A. Although any enhancement is an improvement, this nominal effort would not provide much in the way of improved functions for water quality, hydrologic improvements or habitat enhancements.

Mitigation and Restoration as Proposed

The project proposes to utilize the Buffer Reduction process, and mitigate for unavoidable and temporary impacts by enhancing 1 : 1.86 ratio of buffer (Figure 3). This approach would result would be the improvement of water quality, hydrologic and habitat values (See Table 1).



- NOTES:
1. CLEAR AND GRUB EXISTING NON-NATIVE VEGETATION FROM ALL PLANTING AREAS.
 2. ASSES CONDITION OF TOPSOIL. IF NECESSARY AMEND ENTIRE AREA WITH 3-INCHES OF FINE ORGANIC COMPOST MULCH. TILL IN TO A DEPTH OF 8-INCHES.
 3. PLACE PLANT SPECIES INDICATED AT SPACING SHOWN.
 4. COVER THE ENTIRE PLANTING ZONE WITH 3-INCHES OF COARSE ORGANIC COMPOST MULCH.

Figure 3: Wetland Enhancement and Buffer Mitigation Plan

Improved functions anticipated under this proposal would consist of increased habitat diversity and availability in the native shrubs and trees included on the site. Increased detention of water flows from the site into the wetland, with improved water quality for those flows.

The qualitative analysis demonstrates equivalent protection of critical area functions (functional lift) resulting from this proposal.

Table 1: Functional Lift Analysis

Functions	Existing Conditions	Standard Code Application	Proposed Modified Buffer
Existing Condition Wetland A	Palustrine scrub-shrub and emergent, predominantly mown, open mud with a few shrubs.	No Change	No Change
Existing Condition Buffer	Nearly entirely blackberry with the remaining area mown lawn. Areas of trash concealed in the weeds.	No change under complete avoidance or nominal improvement (15' wide band along Wetland A)	Enhancement of 7,085 sf (0.16 Acre) of Wetland A and Stream A buffer with native plants.
Water Quality Improvements: Potential	Slope greater than 5%, 50%+ herbaceous vegetation Points: 3	No change in wetland Points: 3	No change in wetland Points: 3
Water Quality Improvements: Opportunity	Stream in wetland with nearby residential areas. Multiplier: 2	No change in wetland Multiplier: 2	No change in wetland itself, but additional filtration would improve wetland water quality Multiplier: 2
Total Water Quality	Points: 6	Points: 6	Points: 6
Hydrologic Functions: Potential	Dense rigid vegetation 50%+, surface depression Points: 5	No change in wetland Points: 5	No change in wetland, but adjacent buffer would have improved rigid vegetation Points: 5
Hydrologic Functions: Opportunity	Surface runoff and residential homes down slope Multiplier: 2	No change in wetland Multiplier: 2	No change in wetland itself but improved buffer would detain water running into wetland Multiplier: 2
Total Hydrologic Function	Points: 10	Points: 10	Points: 10
Habitat Functions: Potential	Emergent, shrub 30%, saturated and seasonally flowing, 5 to 19 species, high interspersions, two special features Points: 8	No change in wetland Points: 8	No change in wetland, but seven additional species, including evergreen trees will be added to the buffer. Points: 8
Habitat Functions: Opportunity	Buffer does not meet criteria, located near a lake, near stream and in stream, one wetland within half a mile Points: 7	No change for buffer Points: 7	No change for buffer Points: 7
Total Habitat Function	Points: 15	Points: 15	Points: 15
Total Points	31	31	31
Category	III	III	III
Change over existing	n/a	No Improvement per Ecology	Improvement but Rating Does not Change

Functional Lift Analysis

The scientific basis of this characterization is the existing conditions documentation provided by the Watershed Company. The functional change was assessed utilizing the Department of Ecology rating forms (Hruby 2005) under the typical code conditions and the condition potentially resulting from this proposal. This analysis considers changes to the most important functions that the critical area performs, water quality, hydraulics and habitat, as anticipated over the life of this project. The existing and anticipated functions on the site, assuming no development or disturbance, are limited by the extensively disturbed nature of the site and the small area relative to the large developed nature of the watershed.

Protective Measures: Covenant on Deed, Visible Boundary and NGPE Signage

The enhanced wetland and buffer will be protected by recording on the locations on as a covenant on the deed of the property. The covenant will protect the enhanced buffers from future disturbance in perpetuity. In addition, a visible boundary will be placed along the boundary of the enhanced buffer to prevent intrusion and a Native Growth Protection Easement (NGPE) sign will be placed in along the street ward edge of the property.

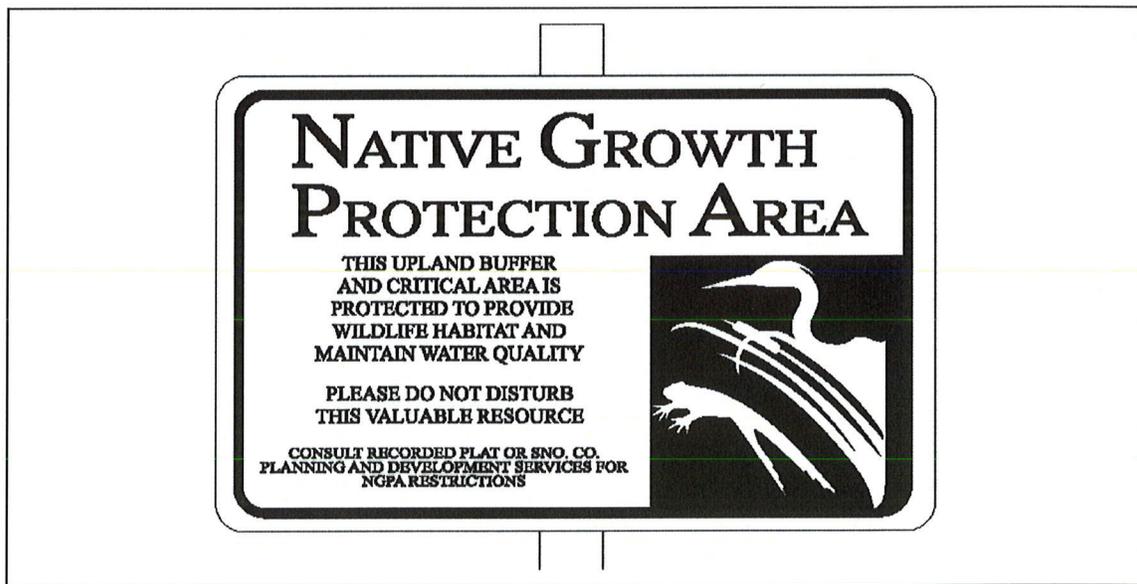


Figure 4: Native Growth Protection Easement Sign

Proposed Mitigation Recording

Per 20.25H.030-B Identification of Critical Area - Recording Required, the Owner shall record a site plan delineating the critical area buffer with the King County Division of Records and Elections. The site plan must include a statement that the provisions amended control of the property. Additionally, the City requires a Native Growth Protection Area/Easement sign be placed on site.



Construction Bond and Monitoring

Construction is expected to include clearing and grubbing of invasive species (up to six inches deep), fine organic mulch compost, planting trees and shrubs, top dressing of coarse compost mulch and placement of the bigleaf maple removed as a hazard tree as downed wood at the edge of the wetland.

Figure 5: Native Growth Protection Visible Boundary Edge

The Construction Bond will be 25% of the total bid from the landscape and maintenance contractor. This bid is pending and will be provided to the City of Bellevue when it is received by the Owners.

Management and Maintenance Bond

Management and maintenance is expected to include weeding, watering, refreshing mulch, replacing dead or distressed plants and removing trash or detritus.

The Management and Maintenance Bond will be 25% of the total bid from the landscape and maintenance contractor. This bid is pending and will be provided to the City of Bellevue when it is received by the Owners.

Proposed Mitigation Monitoring

The accepted period for mitigation monitoring for this area of enhanced wetland and buffer is 5-years. This work will be conducted by the Owner. Each year, the Owner will provide up to three photographs from permanent photo points and a one page letter describing maintenance activities conducted in the past year.

Appendix A - Photographs

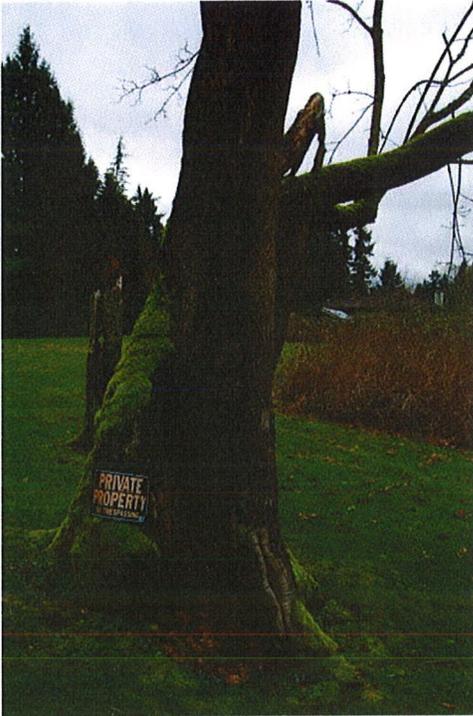


Photo 1: Hazard Maple Tree



Photo 2: Rabbit

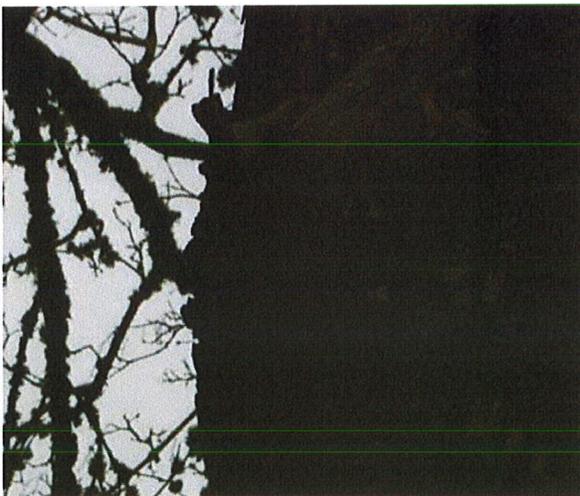


Photo 1: Sapsucker Drill Holes (dormant)



Photo 2: Degraded Buffer