

KING COUNTY DEPARTMENT OF LOCAL SERVICES PERMITTING DIVISION
CRITICAL AREAS REVIEW
APPROVED
By *Remy Mathonet* Date: **04/16/2025**
Remy Mathonet, Environmental Scientist II

PROPOSED SITE PLAN & RESTORATION OVERVIEW

PLAN LEGEND

- PROPERTY LINE
- EXISTING WETLAND
- WETLAND BUFFER
- STREAM ORDINARY HIGH WATER MARK (OHWM)
- STREAM BUFFER
- 15-FT BUILDING SETBACK (BSBL)
- EXISTING CONTOURS (2-FT)

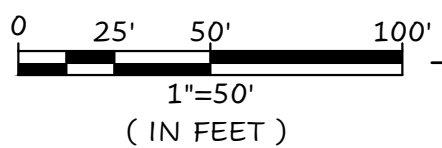
PARCEL DATA EXTRACTED FROM KING COUNTY GIS. ELEVATION DATA EXTRACTED FROM 2021 LIDAR DATA. WETLAND BOUNDARIES LOCATED WITH EOS ARROW 100 SUB-METER GPS DEVICE.

RESTORATION LEGEND

- COMPENSATORY GRADING PLAN - WETLAND FILL TO BE REMOVED (1-FT DEPTH) 702 SF
- VOLUNTARY PLANTING PLAN * - PLANT NATIVE SPECIES TO ENHANCE WETLAND BUFFER (SEE PLANT SCHEDULE ON FIG. 4) 480 SF
- LAWN RE-ESTABLISHMENT 505 SF

* THE PLANTS LISTED ON THE PLANT SCHEDULE AS SHOWN ON FIG. 4 ARE INTENDED TO BE PLANTED WITHIN THE DESIGNATED RESTORATION AREA BUT THE EXACT PLACEMENT SHALL BE DETERMINED BY THE OWNER/CONTRACTOR.

GRAPHIC SCALE




EASTSIDE ENVIRONMENTAL PROS, INC.
18500 156th Ave NE, Suite 203
Woodinville, Washington 98072
Bus (425) 949-6659

FIGURE # 3
RESTORATION OVERVIEW
BASHAM DELINEATION
KING COUNTY, WASHINGTON

SCALE AS SHOWN	DRAWN BY: AS
DATE 11-15-2024	
REVISED 3-9-2025	
FIGURE	#3

PLANT SCHEDULE



RESTORED FORESTED BUFFER (480 SF)*

SCIENTIFIC NAME COMMON NAME QTY. MIN. SIZE

TREES



THUJA PLICATA	WESTERN REDCEDAR	6	4' HT.
PICEA SITCHENSIS	SITKA SPRUCE	6	4' HT.

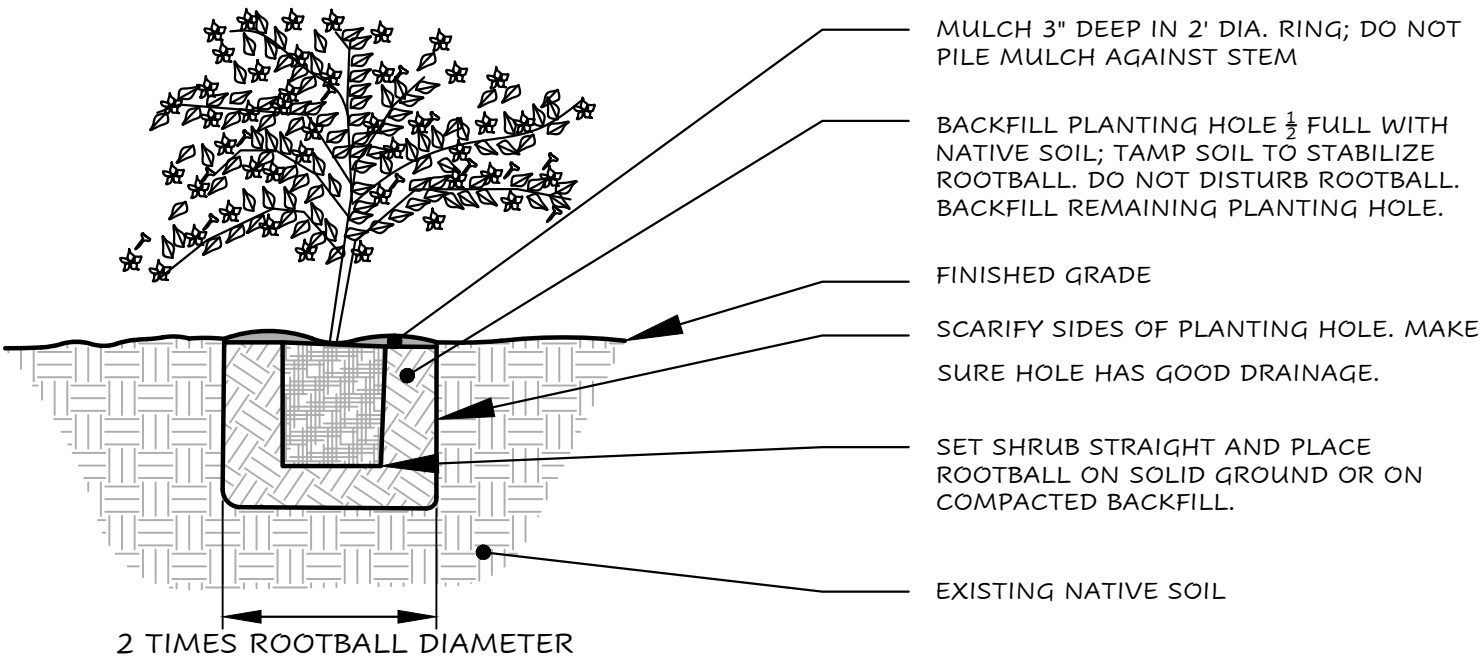
SHRUBS

ACER CIRCINATUM	VINE MAPLE	2	2 GAL.
RUBUS SPECTABILIS	SALMONBERRY	4	1 GAL.
SPIREA DOUGLASII	DOUGLAS SPIREA	4	1 GAL.
ROSA PISOCARPA	CLUSTER ROSE	4	1 GAL.

EMERGENTS

CAREX DEWEYANA	DEWEY'S SEDGE	60	BARE-ROOT
JUNCUS EFFUSUS	COMMON RUSH	60	BARE-ROOT

* THE PLANTS LISTED IN THIS PLANT SCHEDULE ARE INTENDED TO BE PLANTED WITHIN THE DESIGNATED RESTORATION AREA BUT THE EXACT PLACEMENT SHALL BE DETERMINED BY THE OWNER/CONTRACTOR.



1 CONTAINER SHRUB PLANTING DETAIL

N.T.S

PLANTING SPECIFICATIONS

1. ENHANCEMENT CONSTRUCTION: THE FOLLOWING PROVIDES THE GENERAL SEQUENCE OF ACTIVITIES ANTICIPATED TO BE NECESSARY TO COMPLETE THE PLANTING PORTION OF THE ENHANCEMENT PROJECT. SOME OF THESE ACTIVITIES MAY BE CONDUCTED CONCURRENTLY AS THE PROJECT PROGRESSES.

1.1 CONDUCT A SITE MEETING BETWEEN A REPRESENTATIVE FROM THE COUNTY, THE CONTRACTOR, THE PROJECT ECOLOGIST, AND THE OWNER TO REVIEW THE PROJECT PLANS, STAGING/STOCKPILE AREAS, AND MATERIAL DISPOSAL AREAS.

1.2 PLANT SHRUBS AND EMERGENTS.

1.3. MULCH PLANTS AS INDICATED ON PLANTING DETAIL.
2. ALL PLANTS SHALL BE NURSERY GROWN (IN WESTERN WASHINGTON OR OREGON) FOR AT LEAST 1 YEAR FROM PURCHASE DATE, FREE FROM DISEASE OR PESTS, WELL-ROOTED, BUT NOT ROOT-BOUND AND TRUE TO SPECIES. PLANT LAYOUT SHALL BE APPROVED BY EEP PRIOR TO INSTALLATION AND APPROVED UPON COMPLETION OF PLANTING.
3. ALL PLANTS SHOULD BE INSTALLED BETWEEN SEPTEMBER 1ST AND NOVEMBER 28TH UNLESS SUPPLEMENTAL WATERING IS PROVIDED IMMEDIATELY DURING PLANT INSTALLATION.
4. ALL PLANTS SHALL BE PIT-PLANTED IN PLANTING PITS EXCAVATED 2X THE DIAMETER OF THE PLANT. PITS SHALL BE BACKFILLED WITH NATIVE SOIL AND SETTLED WITH WATER. PROVIDE A 24-INCH DIAMETER, 3-INCH DEEP MULCH RING AROUND THE BASE OF EACH SHRUB.
5. PLANTINGS SHALL BE HAND-WATERED OR WATERED VIA A TEMPORARY IRRIGATION SYSTEM CAPABLE OF PROVIDING 1/2" OF FLOW TO EACH PLANT AT LEAST 2 TIMES PER WEEK FROM JULY 1 - OCTOBER 31 FOR THE FIRST TWO YEARS AFTER PLANTING.
6. UPON APPROVAL OF PLANTING INSTALLATION BY EEP, KING COUNTY WILL BE NOTIFIED TO CONDUCT A SITE REVIEW FOR FINAL APPROVAL OF CONSTRUCTION.

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FIGURE # 4

PLANTING SCHEDULE & SPECIFICATIONS

BASHAM DELINEATION

KING COUNTY, WASHINGTON

SCALE	DRAWN BY:
AS SHOWN	AS
DATE	
11-15-2024	
REVISED	
3-9-2025	
FIGURE	#4

flowing into Stream 1 and eventually into Tuck Creek. The potential of Wetland A to slow runoff velocities has historically been limited due to a lack of vegetation within the wetland and minimal ornamental vegetation along its boundary and in its buffer. Wetland A's concave surface has been a value as it allows for water inundation.

The habitat values within Wetland A, its buffer, and Stream 1's buffer were also limited. Ornamental vegetation generally provides little support for native wildlife effectively, as they lack the structural and species complexity needed to provide adequate food sources, nesting, or shelter for local species. As a result, the habitat functions provided by these buffer areas before unpermitted activities was limited, and similar to current existing conditions.

6. Critical Area Restoration Plan

6.1 Agency Policies and Guidance

King County issued a request for a Wetland Report on 12 September 2024 to assess if any grading occurred within critical areas on the subject property. The Site evaluation on 21 October 2024 concluded that unpermitted impacts occurred within Wetland A, and therefore must be restored. This report and restoration plan have been prepared to meet the requirements outlined in KCZC 21A.24.130- *Mitigation and monitoring* and 21A.24.340- *Wetlands - specific mitigation requirements*.

6.2 Proposed Restoration

This compensatory grading plan proposes to restore the impacted area to pre-disturbance Site conditions by removing approximately 702-sf (26-cy) of dirt fill. The restoration will involve the hand removal of fill material using small-scale equipment to minimize further disturbance, followed by the application of native topsoil backfill where needed to reestablish stable contours and natural drainage. To protect this regraded area, several mitigation measures will be implemented. To ensure that no mobilized sediment transfers into Stream 1, timing of this restoration is proposed to occur during the driest time of the year as an erosion and sediment control method, when Stream 1 lacks any flow. A monitoring period of 3 years will allow for adaptive management, ensuring that any signs of erosion or sediment displacement are addressed quickly to support successful restoration of pre-disturbance conditions. These plans do not propose any further impacts to critical areas or buffer areas. **Compensatory tree replacement will be completed at a 3:1 ratio of replaced trees to removed trees, and species will include Douglas fir (*Psuedotsuga menziesii*) and Sitka spruce (*Picea sitchensis*).** Twelve (12) trees in total will be planted to the west of Wetland A and the south of Stream 1 to provide shading.

A voluntary restoration plan is proposed along the inner portion of Wetland A's buffer. This area is proposed to be planted with approximately 480-sf of native shrubs and emergent species (**Figure 3**). This proposed restoration plan is set to occur after re-grading activities associated with the "Compensatory Grading Plan." Plants proposed in this enhancement area include vine

maple (*Acer circinatum*), salmonberry (*Rubus spectabilis*), hardhack (*Spirea douglasii*), cluster rose (*Rosa pisocarpa*), Dewey's sedge (*Carex deweyana*), and common rush (*Juncus effusus*). After plantings, a 3-inch deep layer of mulch will be placed throughout the restoration area. Plantings shall be hand-watered or watered via a temporary irrigation system that provides 0.5 inches of water at least 2 times per week from July 1st to October 31st for the first two years after planting. See **Figure 4** for the detailed plant list, their quantities, and planting specifications for the enhancement sequencing. Site documentation, including photos, video, and elevation measurements will be collected to provide to the County as needed, and the silt fence will be removed once the Site is stabilized.

6.2.1 Monitoring Plan

The restoration area will be monitored for a period of 3 years per KCZC §21A.24.130A.

Performance monitoring and maintenance reviews will be scheduled according to **Table 3**. A Baseline assessment will be provided to the County in Fall of Year 1 and a final performance monitoring report will be submitted to the County in Fall of Year 3.

Table 3. Projected Schedule for Performance Monitoring

Year	Season	Maintenance Review	Performance Monitoring	Report Due to Agencies
1	Spring			
	Fall	X	X	BA ¹
2	Spring	X	X	
	Fall	X	X	X
3	Spring	X	X	
	Fall	X	X	X ²

¹ BA = Planting as-built to be completed after installation. Baseline Assessment to be completed after restoration approval by the County and annual monitoring reports will be submitted starting Fall 2024, after one full growing season.

² Obtain final approval from the County (presumes performance criteria are met).

The overall goal of this restoration plan is to restore the ecological functions associated with the impacted portion of critical areas and their associated buffers. Restoration monitoring will be performed by a qualified biologist or ecologist. Specific objectives and performance standards include the following:

Objective A: Create structural and plant species diversity in the restoration area.

Performance Standard A1: At least 8 species of desirable native plants will be present during the monitoring period. Species may be comprised of both installed plants and naturally colonized vegetation.

Performance Standard A2: *Percent survival of planted woody species must be at least 100% at the end of Year 1 (per contactor warranty), and at least 80% for each subsequent year of the monitoring period.*

Performance Standard A3: *Total percent aerial plant coverage must be at least 60% by Year 3. Plant coverage may be comprised of both planted and recolonized native species.*

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

Performance Standard B1: *No more than 10% cover of non-native or other invasives, e.g., Himalayan blackberry, Japanese knotweed, evergreen blackberry, reed canarygrass, Scots broom, English ivy, morning glory, etc., is permissible in any monitoring year.*

King County will be notified upon completion of the compensatory regrading and enhancement plantings and will be requested to conduct an initial Site review for initial approval. Annual monitoring reports will then be submitted to the County according to the schedule provided in **Table 2**. The monitoring reports will include photos from established photopoints and will make a determination if the restoration area is meeting the performance standards.

7. Restoration Construction Management

7.1 Restoration Construction Sequencing

The restoration plan will be sequenced to ensure the success and completion of the project. The following list of activities will be completed in sequence or concurrently as the project progresses:

1. Conduct a meeting with involved parties; the landscape contractor, Eastside Environmental Pros, and the Owner and/or Owner's representative. This meeting will discuss the restoration plan, staging and stockpile areas, and disposal areas.
2. Stake out the restoration area.
3. Hand removal of gravelly dirt fill within the restoration area and amend soils with native topsoil to previous elevation contours.
4. Install plants and place 3 inches of mulch throughout restoration area.

7.2 Tree Protection and Preservation

Trees located within the fill removal area shall be protected and preserved as part of the restoration project. Fill placed within five (5) feet of the trunks shall be removed by hand, using hand tools only, to prevent impacts to the tree root system.

7.3 Restoration Approval

Upon completion of restoration area construction, Eastside Environmental Pros will notify the County in writing and schedule a Site inspection and approval. The restoration will be considered complete once the County approves the plans in writing. A Bond Quantity