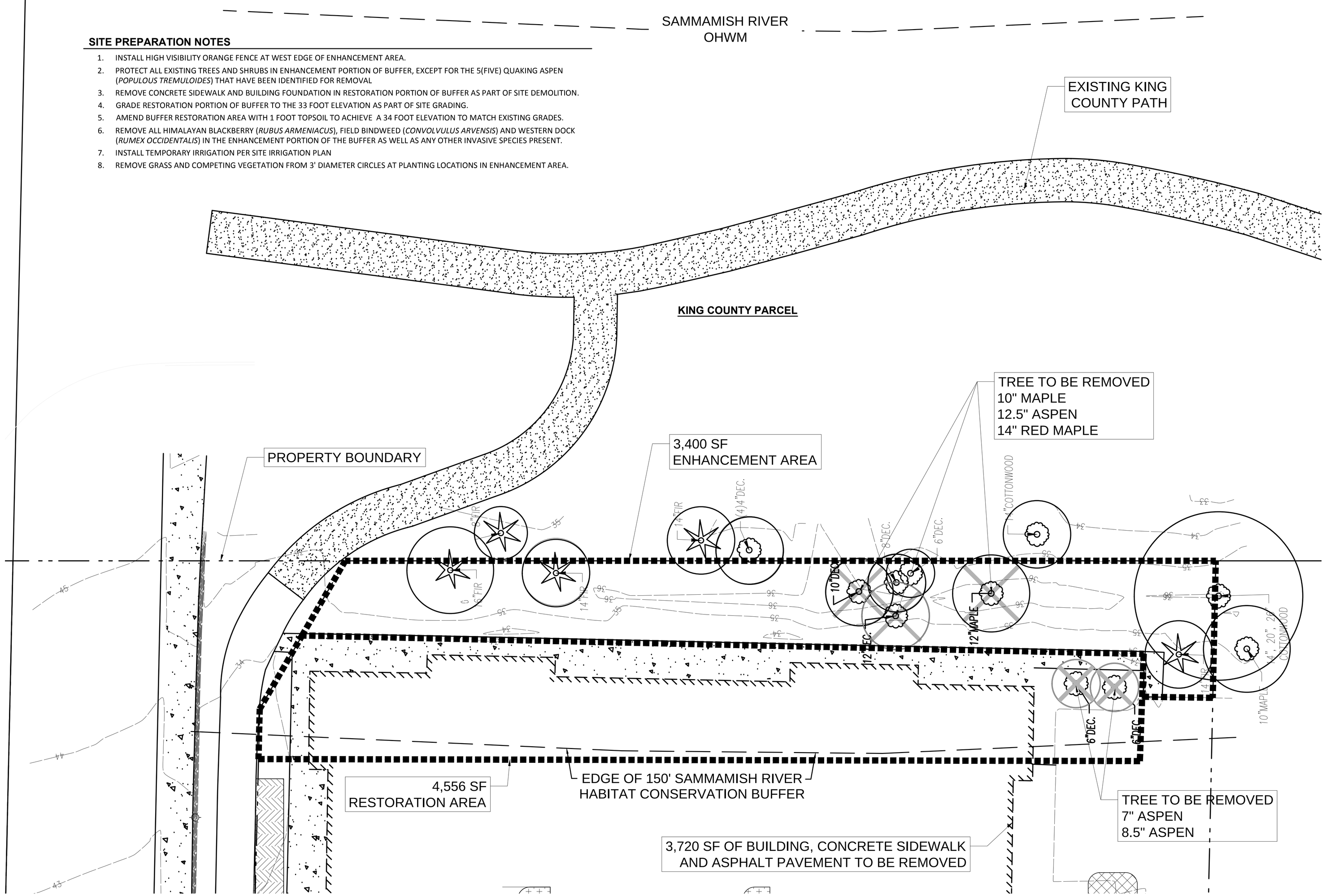
EXHIBIT H

SITE PREPARATION NOTES

1. INSTALL HIGH VISIBILITY ORANGE FENCE AT WEST EDGE OF ENHANCEMENT AREA.
2. PROTECT ALL EXISTING TREES AND SHRUBS IN ENHANCEMENT PORTION OF BUFFER, EXCEPT FOR THE 5(FIVE) QUAKING ASPEN (*POPULOUS TREMULOIDES*) THAT HAVE BEEN IDENTIFIED FOR REMOVAL
3. REMOVE CONCRETE SIDEWALK AND BUILDING FOUNDATION IN RESTORATION PORTION OF BUFFER AS PART OF SITE DEMOLITION.
4. GRADE RESTORATION PORTION OF BUFFER TO THE 33 FOOT ELEVATION AS PART OF SITE GRADING.
5. AMEND BUFFER RESTORATION AREA WITH 1 FOOT TOPSOIL TO ACHIEVE A 34 FOOT ELEVATION TO MATCH EXISTING GRADES.
6. REMOVE ALL HIMALAYAN BLACKBERRY (*RUBUS ARMENIACUS*), FIELD BINDWEED (*CONVOLVULUS ARVENSIS*) AND WESTERN DOCK (*RUMEX OCCIDENTALIS*) IN THE ENHANCEMENT PORTION OF THE BUFFER AS WELL AS ANY OTHER INVASIVE SPECIES PRESENT.
7. INSTALL TEMPORARY IRRIGATION PER SITE IRRIGATION PLAN
8. REMOVE GRASS AND COMPETING VEGETATION FROM 3' DIAMETER CIRCLES AT PLANTING LOCATIONS IN ENHANCEMENT AREA.



1 MITIGATION PLAN
SCALE: 1" = 10'-0"

0 5 10 20 40
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DRAWING NAME:

MITIGATION PLAN

SHEET NO:

M1.00

EXHIBIT H

PLANT SCHEDULE - BUFFER ENHANCEMENT AREA

EXISTING TREES

SYMBOL	QTY	SCIENTIFIC NAME	COMMON NAME	CONTAINER	CALIPER	HEIGHT	NATIVE OR ADAPTIVE	DECIDUOUS/EVERGREEN	SPACING
	3(2)	*PSEUDOTSUGA MENZIESII*	DOUGLAS FIR		8 - 16"		NATIVE	EXISTING EVERGREEN TO REMAIN	
	1	*ACER MACROPHYLLUM*	BIGLEAF MAPLE		13"		NATIVE	EXISTING DECIDUOUS TO REMAIN	
	1	*ACER* SP (ORNAMENTAL)	MAPLE		10 - 12"		NON-NATIVE	EXISTING DECIDUOUS TO REMAIN	
	1(3)	*POPULOUS TRICOCARPA*	BLACK COTTONWOOD		14 - 26"		NATIVE	EXISTING DECIDUOUS TO REMAIN	
	3	*POPULOUS TREMULOIDES*	QUAKING ASPEN		4 - 6"		NATIVE	EXISTING DECIDUOUS TO REMAIN	
TOTAL	7(7)	QUANTITIES IN PARENTHESIS ARE ROOTED OFF PROPERTY BUT HAVE CANOPY COVERAGE ON PROPERTY							

SHRUBS / SMALL TREES

SYMBOL	QTY	SCIENTIFIC NAME	COMMON NAME	CONTAINER	CALIPER	HEIGHT	NATIVE OR ADAPTIVE	DECIDUOUS/EVERGREEN	SPACING
	5	*ACER CIRCINATUM*	VINE MAPLE	5 GAL	1"	3 – 4' HT	NATIVE	DECIDUOUS	6' OC
	1	*CORYLUS CORNUTA*	WESTERN HAZELNUT	2 GAL		24" MIN	NATIVE	DECIDUOUS	6' OC
	3	*SAMBUCUS RACEMOSA*	RED ELDERBERRY	2 GAL		24" MIN	NATIVE	DECIDUOUS	3' - 4' OC
	6	*SYMPHORICARPOS ALBUS*	SNOWBERRY	2 GAL		16" MIN	NATIVE	DECIDUOUS	3' - 4' OC
	5	*ROSA GYMNOCARPA*	DWARF ROSE	2 GAL		16" MIN	NATIVE	DECIDUOUS	3' - 4' OC
SUBTOTAL	20								

FERNS

SYMBOL	QTY	SCIENTIFIC NAME	COMMON NAME	CONTAINER	CALIPER	HEIGHT	NATIVE OR ADAPTIVE	DECIDUOUS/EVERGREEN	SPACING
	7	*POLYSTICHUM MUNITUM*	WESTERN SWORDFERN	1 GAL		18" MIN.	NATIVE	EVERGREEN	3' - 4' OC
SUBTOTAL	7								
TOTAL	27								

PLANT SCHEDULE - BUFFER RESTORATION AREA

TREES

SYMBOL	QTY	SCIENTIFIC NAME	COMMON NAME	CONTAINER	CALIPER	HEIGHT	NATIVE OR ADAPTIVE	DECIDUOUS/EVERGREEN	SPACING
	4	*PSEUDOTSUGA MENZIESII*	DOUGLAS FIR	5 GAL	2"	6 - 8' HT	NATIVE	EVERGREEN	AS SHOWN
	8	*THUJA PLICATA*	WESTERN RED CEDAR	5 GAL	2"	6 - 8' HT	NATIVE	EVERGREEN	AS SHOWN
	6	*SALIX SCOULERIANA*	SCOULER'S WILLOW	5 GAL	1"	3 - 4' HT	NATIVE	DECIDUOUS	AS SHOWN
SUBTOTAL	18								

SHRUBS / SMALL TREES

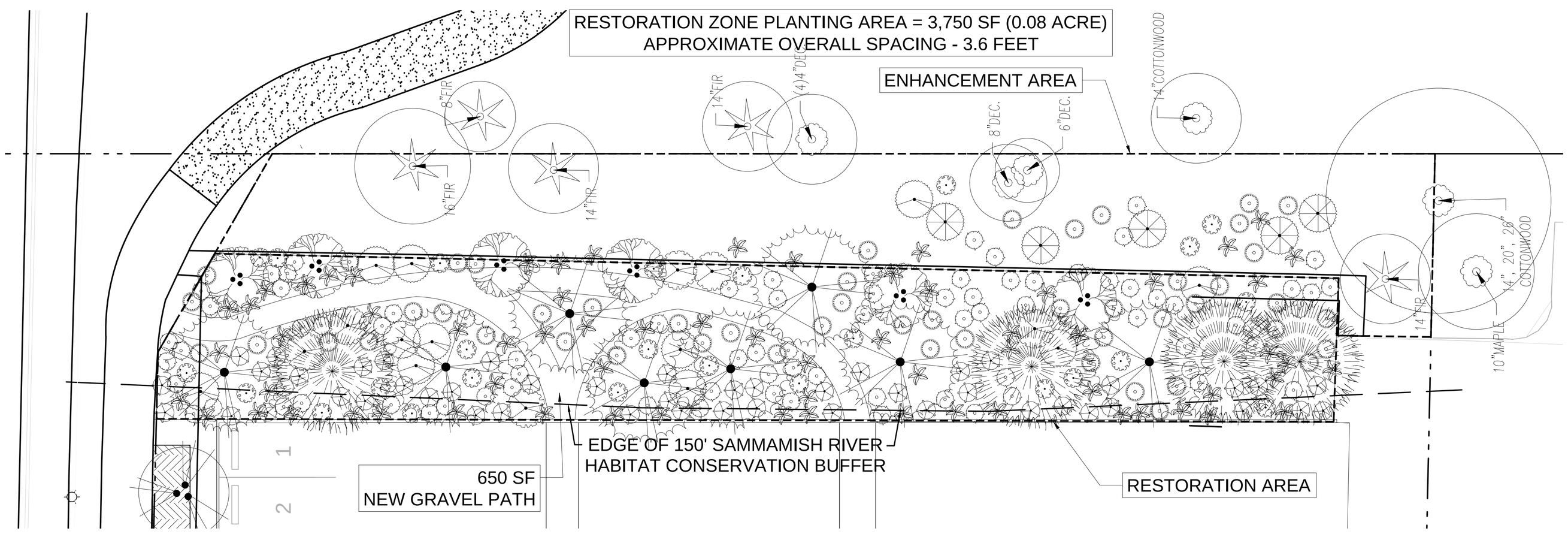
SYMBOL	QTY	SCIENTIFIC NAME	COMMON NAME	CONTAINER	CALIPER	HEIGHT	NATIVE OR ADAPTIVE	DECIDUOUS/EVERGREEN	SPACING
	6	*AMELANCHIER ALNIFOLIA*	SERVICEBERRY	2 GAL		24" MIN	NATIVE	DECIDUOUS	10' OC
	10	*CORYLUS CORNUTA*	WESTERN HAZELNUT	2 GAL		24" MIN	NATIVE	DECIDUOUS	6' OC
	22	*SAMBUCUS RACEMOSA*	RED ELDERBERRY	2 GAL		24" MIN	NATIVE	DECIDUOUS	3' - 4' OC
	43	*SYMPHORICARPOS ALBUS*	SNOWBERRY	2 GAL		16" MIN	NATIVE	DECIDUOUS	3' - 4' OC
	77	*ROSA GYMNOCARPA*	DWARF ROSE	2 GAL		16" MIN	NATIVE	DECIDUOUS	3' - 4' OC
	47	*VACCINIUM OVATUM*	EVERGREEN HUCKLEBERRY	5 GAL		24" MIN.	NATIVE	EVERGREEN	3' - 4' OC
SUBTOTAL	205								

FERNS

SYMBOL	QTY	SCIENTIFIC NAME	COMMON NAME	CONTAINER	CALIPER	HEIGHT	NATIVE OR ADAPTIVE	DECIDUOUS/EVERGREEN	SPACING
	60	*POLYSTICHUM MUNITUM*	WESTERN SWORDFERN	1 GAL			NATIVE	EVERGREEN	3' - 4' OC
SUBTOTAL	60								
TOTAL	283								

PLANTING NOTES

1. ALL PLANT SPECIES SHALL BE TRUE TO SPECIES - NO SUBSTITUTIONS ARE ALLOWED WITHOUT PRIOR APPROVAL OF THE CITY OF REDMOND.
2. PLANTING SHALL OCCUR BETWEEN OCTOBER 15 AND NOVEMBER 30 OR FEBRUARY 15 AND MARCH 30 CONTINGENT ON WEATHER.
3. ALL PLANT MATERIAL SHALL BE KEPT WATERED AND OUT OF DIRECT SUN UNTIL PLANTED.
4. FOLLOWING PLANTING, INSTALL 3 INCHES OF BARK OR WOOD MULCH TO THE ENTIRE RESTORATION PORTION OF THE BUFFER AND TO PLANTED AREAS WITHIN THE ENHANCEMENT PORTION OF THE BUFFER.



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PLANTING: PLANTING PLAN

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M1.01

EXHIBIT H

PERFORMANCE STANDARDS

APPLICABLE CITY OF REDMOND PERFORMANCE STANDARDS FOR RIPARIAN BUFFERS AND HABITAT CONSERVATION AREAS		MITIGATION PLAN
1	USE PLANTS INDIGENOUS TO THE REGION	ALL PLANTS NATIVE TO THIS AREA
2	PLANTS SHOULD BE COMMERCIALLY AVAILABLE FROM LOCAL SOURCES	ALL PLANTS READILY AVAILABLE
3	PLANTS SHOULD BE HIGH IN FOOD AND COVER VALUE FOR FISH AND WILDLIFE	INCLUDES SPECIES WITH HIGH FOOD AND COVER VALUE
4	PLANT PERENNIAL SPECIES	ALL SPECIES ARE PERENNIAL
5	USE SPECIES THAT ARE KNOWN TO BE CAPABLE OF SUCCESSFUL ESTABLISHMENT	ALL SPECIES ARE KNOW TO BE EASY TO ESTABLISH
6	SUBSTRATE SHOULD CONSIST OF A MINIMUM OF ONE FOOT DEPTH OF CLEAN INORGANIC/ORGANIC MATERIALS	PLAN CALLS FOR 1 FOOT OF TOPSOIL AND 3-4 INCHES OF MULCH
7	PLANT DENSITIES SHOULD BE BASED ON CRITERIA IN APPENDIX 1	PLANT DENSITIES AVERAGE 3.6 OC. WHICH IS APPROPRIATE FOR THE SPECIES BEING PLANTED
8	INSTALL AN IRRIGATION SYSTEM FOR THE INITIAL ESTABLISH PERIOD	IRRIGATION WILL BE INSTALLED AS PART OF THE LANDSCAPE PLAN
9	CONSTRUCTION MANAGEMENT SHOULD OCCUR BY A QUALIFIED CONSULTANT AND INSPECTED BY THE CITY	THE MITIGATION SITE WILL BE INSPECTED BY THE CONSULTANT AND THE CITY PRIOR TO PLANTING AND POST PLANTING TO MAKE SURE THE PLAN IS BEING FOLLOWED
10	LIMIT THE USE OF PESTICIDES NEAR STREAMS.	NO PESTICIDES ALLOWED ON MITIGATION AREA
11	CONSOLIDATE HABITAT AND VEGETATED OPEN SPACE IN CONTIGUOUS BLOCKS	HABITAT IS LOCATED ALONG EAST EDGE OF PROPERTY
12	LOCATE HABITAT CONTIGUOUS TO OTHER HABITAT TO CONTRIBUTE TO A CONTINUOUS SYSTEM OR CORRIDOR TO PROVIDE CONNECTIONS TO ADJACENT HABITAT	MITIGATION SITE IS CONTIGUOUS WITH EXISTING KING COUNTY ENHANCED BUFFER
13	USE NATIVE SPECIES IN ENHANCEMENT OF BUFFERS	ALL SPECIES IN BUFFER ARE NATIVE SPECIES
14	EMPHASIZE HETEROGENEITY AND STRUCTURAL DIVERSITY OF VEGETATION	PLANTING PLAN INCLUDES STRUCTURAL DIVERSITY WITH HIGH, MEDIUM AND LOW PLANTS. OVERALL DIVERSITY WAS LIMITED TO ACHIEVE RAPID COLONIZATION OF SITE.
15	PRESERVE SIGNIFICANT TREES, PREFERABLY IN GROUPS	NATIVE SIGNIFICANT TREES IN BUFFER TO BE PRESERVED

BASELINE VEGETATIVE MONITORING YEAR ZERO

1. CONDUCT BASELINE MONITORING AND SUBMIT REPORT WITHIN ONE MONTH (30 DAYS) OF PLANTING COMPLETION.
2. ESTABLISH MONITORING ZONES AS SHOWN USING STAKES TO MARK THE BOUNDARY BETWEEN ZONES A AND B AND ZONES C AND D.
3. TALLY ALL PLANTED SPECIES IN EACH ZONE AND EACH TREE GREATER THAN 3 FOOT TALL IN ZONES C AND D.
4. NOTIFY THE PROJECT MANAGER IMMEDIATELY OF ANY DISCREPANCIES IN NUMBER, SIZE OR GENERAL SPACING OF PLANTED INDIVIDUALS.
5. NOTIFY THE PROJECT MANAGER IMMEDIATELY IF PLANTS APPEAR STRESSED OR HAVE POOR VIGOR.
6. ESTIMATE PERCENT COVER OF ALL SPECIES IN EACH ZONE. THIS INCLUDES PLANTED STOCK, VOLUNTEER NATIVES AND INVASIVES.
7. TAKE PHOTOS AT PHOTO POINTS AS SHOWN.
8. VERIFY MULCH AS BEEN APPLIED APPROPRIATELY AND TEMPORARY IRRIGATION IS INSTALLED AS SHOWN ON PLANS.
9. A BASELINE MONITORING PLAN SHEET SHALL BE PREPARED THAT SHOWS THE LOCATIONS OF ALL PLANTED STOCK AND ANY DEVIATIONS FROM THE MITIGATION DESIGN.

MITIGATION MONITORING YEARS 1 THROUGH 5

1. BEGIN YEARLY MONITORING ONE GROWING SEASON AFTER PLANT INSTALLATION.
2. CONDUCT YEAR 1 MONITORING IN EARLY SPRING AND LATE SUMMER FOLLOWING PLANTING.
3. CONDUCT YEARS 2 THROUGH 5 MONITORING IN LATE SUMMER OR EARLY FALL BEFORE LEAF SENESENCE.
4. REPORTS ARE DUE BEFORE THE END OF THE CALENDAR YEAR
5. IN YEARS 1-3, TALLY ALL PLANTED SPECIES IN EACH ZONE AND CALCULATE MORTALITY AND PERCENT SURVIVAL BY SPECIES IN EACH ZONE.
6. ESTIMATE PERCENT COVER OF ALL SPECIES IN EACH ZONE, INCLUDING EXISTING VEGETATION, NATIVE COLONIZERS AND INVASIVES.
7. DESCRIBE GENERAL APPEARANCE OF PLANTED STOCK NOTING ANY LACK OF VIGOR, WATER STRESS, BROWSING OR INSECT DAMAGE.
8. COMPARE SURVIVAL AND PERCENT COVER TO SUCCESS CRITERIA AND PERFORMANCE STANDARDS.
9. NOTE ANY MORTALITY OF EXISTING TREES IN ZONES C AND D.
10. NOTE ANY EVIDENCE OF TRAMPLING OR TRASH IN THE BUFFER AREA
11. NOTE ANY EVIDENCE OF WILDLIFE USE INCLUDING SCAT, BROWSING, NESTS, SIGHTINGS, ETC.
12. TAKE PHOTOS AT PHOTO POINTS AS SHOWN
13. MAKE RECOMMENDATIONS REGARDING IRRIGATION REGIME.
14. NOTE ANY VOLUNTEER NATIVE SHRUBS AND TREES
15. NOTE ANY SIGNS OF OVERCROWDING OR NEED FOR THINNING.

SUCCESS CRITERIA

RESTORATION AREA	SUCCESS CRITERIA		
PERFORMANCE STANDARD MEASURE	YEAR 1	YEAR 3	YEAR 5
SURVIVAL OF PLANTED STOCK	100%	90%	80%
PERCENT COVER NATIVE TREES & SHRUBS	20%	30%	50%
PERCENT COVER INVASIVE SPECIES[1]	<0%	<5%	<5%
PERCENT COVER NON-NATIVE SPECIES[2]	<5%	<10%	<20%
ENHANCEMENT AREA	**SUCCESS CRITERIA**		
PERFORMANCE STANDARD MEASURE	YEAR 1	YEAR 3	YEAR 5
SURVIVAL OF PLANTED STOCK	100%	90%	80%
PERCENT COVER NATIVE TREES & SHRUBS	60%	80%	80%
PERCENT COVER INVASIVE SPECIES[1]	<0%	<5%	<5%
PERCENT COVER NON-NATIVE SPECIES[2]	<25%	<25%	<20%

MAINTENANCE PLAN

- CONTINUE IRRIGATION FOR AT LEAST 3 YEARS. ADJUST IRRIGATION AS NEEDED BASED ON RECOMMENDATIONS FROM QUALIFIED CONSULTANT
- CONDUCT MANUAL WEED CONTROL THREE TIMES YEARLY (SPRING, MID-SUMMER, EARLY FALL). PULL OR DIG ALL INVASIVE PLANTS IN BOTH THE RESTORATION AREA AND THE ENHANCEMENT AREA. SPECIES OF PARTICULAR CONCERN INCLUDE THE FOLLOWING:

SCIENTIFIC NAME	COMMON NAME	KING COUNTY NOXIOUS WEED DESIGNATION
RUBUS ARMENIACUS	HIMALAYAN BLACKBERRY	CLASS C NOXIOUS WEED
RUBUS LACINIATUS	EVERGREEN BLACKBERRY	CLASS C NOXIOUS WEED
PHALARIS ARUNDINACEA	REED CANARY GRASS	CLASS C NOXIOUS WEED
PRUNUS LAUROCERASUS	CHERRY LAUREL	WEED OF CONCERN
HEDERA HELIX	ENGLISH IVY	CLASS C NOXIOUS WEED
ILEX AQUIFOLIUM	ENGLISH HOLLY	WEED OF CONCERN
CONVOLVULUS ARVENSIS	FIELD BINDWEED	CLASS C NOXIOUS WEED
CIRSIUM VULGARE	BULL THISTLE	CLASS C NOXIOUS WEED
CIRSIUM ARVENSE	CANADA THISTLE	CLASS C NOXIOUS WEED
SENECIO JACOBAEA	TANSY RAGWORT	CLASS B NOXIOUS WEED
POLYGONUM CUSPIDATUM	JAPANESE KNOTWEED	CLASS C NOXIOUS WEED
CYTISUS SCOPARIUS	SCOTCH BROOM	CLASS C NOXIOUS WEED
BUDDLEIA DAVIDII	BUTTERFLY BUSH	CLASS C NOXIOUS WEED
CRATAEGUS MONOGYNA	ENGLISH HAWTHORN	CLASS C NOXIOUS WEED
LEUCANTHEMUM VULGARE	OXEYE DAISY	CLASS C NOXIOUS WEED

- ANY OTHER SPECIES LISTED ON THE KING COUNTY NOXIOUS WEED LIST SHOULD ALSO BE REMOVED IF PRESENT. PLANTS SHOULD BE REMOVED WITH ROOTS, BAGGED AND DISPOSED OF OFF-SITE IN A PROPER WASTE DISPOSAL FACILITY.
- NO HERBICIDES, PESTICIDES OR FERTILIZERS SHALL BE USED IN THE MITIGATION AREA WITHOUT THE WRITTEN APPROVAL OF THE CONSULTANT OR THE CITY OF REDMOND.
- MAINTAIN SIGNS AND TEMPORARY FENCES IF NEEDED.
  REMOVE TRASH ON A REGULAR BASIS (AT LEAST MONTHLY)

CONTINGENCY MEASURES

CONTINGENCY MEASURES ARE TRIGGERED BY THE YEARLY MONITORING. THE MEASURES ARE INTENDED TO ENSURE THAT THE PROJECT MEETS THE STATED PROJECT TARGETS AND PERFORMANCE STANDARDS AT THE END OF THE MONITORING PERIOD. THE MONITORING REPORTS WILL CONTAIN A SECTION ON RECOMMENDED CONTINGENCY MEASURES. THE CITY WILL REVIEW THE MONITORING REPORTS AND CONTINGENCY RECOMMENDATIONS AND WORK WITH THE APPLICANT TO REFINE AND APPROVE ALL CONTINGENCY MEASURES BEFORE THEY ARE IMPLEMENTED.

CONTINGENCY MEASURES MAY INCLUDE:

1. REPLACING ALL PLANTING STOCK MORTALITY IN THE NEXT PLANTING WINDOW (FALL OR EARLY SPRING). IF A PARTICULAR SPECIES IS NOT THRIVING IN A GIVEN LOCATION IT SHOULD BE REPLACED BY A COMPARABLE SPECIES AT THE DIRECTION OF THE ENVIRONMENTAL CONSULTANT OR THE CITY OF REDMOND.
2. ADJUSTING IRRIGATION AS NEEDED TO CORRECT OVER OR UNDER WATERING
3. APPLYING MORE MULCH IF AREAS OF BARE GROUND APPEAR AFTER SEVERAL YEARS.
4. CONDUCTING ADDITIONAL WEED CONTROL IF THE SCHEDULED WEED CONTROL IS INEFFECTIVE IN CONTROLLING INVASIVE SPECIES
5. THINNING NATIVE VOLUNTEERS IN RESTORATION AREA IF THEY ARE CROWDING OUT THE PLANTED STOCK
6. REPLACING SIGNS IF DAMAGED OR MISSING.
7. INSTALLING FENCING ALONG EDGE OF PARKING LOT IF PEOPLE ARE CUTTING PATHS, TRAMPLING VEGETATION OR OTHERWISE CREATING UNDO DISTURBANCE OF THE MITIGATION AREA

ALL CONTINGENCY MEASURES MUST BE APPROVED BY THE CITY OF REDMOND BEFORE IMPLEMENTATION. THE CITY MAY AT ITS DISCRETION REQUIRE ADDITIONAL CONTINGENCY MEASURES.

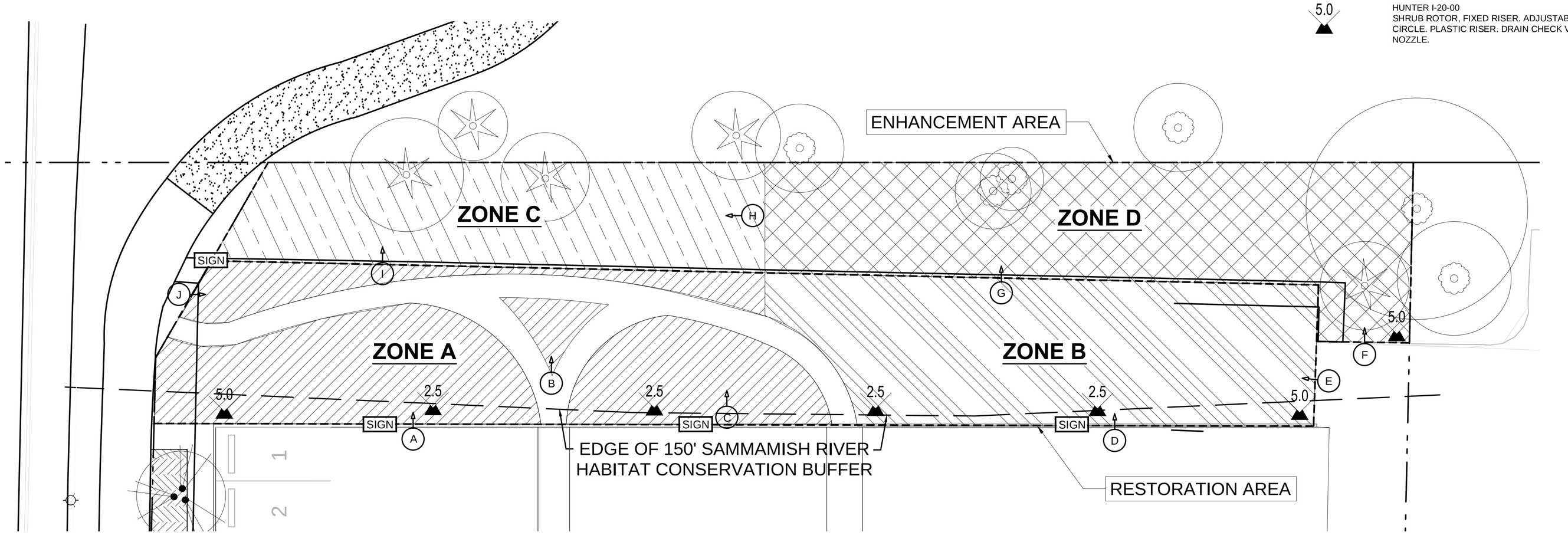
LEGEND

SIGN — SIGN - "FISH & WILDLIFE CONSERVATION AREA"

A — PHOTO POINT AND DIRECTION

IRRIGATION SYSTEM LEGEND

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
2.5	HUNTER I-20-00 SHRUB ROTOR, FIXED RISER. ADJUSTABLE AND FULL CIRCLE. PLASTIC RISER. DRAIN CHECK VALVE. STANDARD NOZZLE.	4
5.0	HUNTER I-20-00 SHRUB ROTOR, FIXED RISER. ADJUSTABLE AND FULL CIRCLE. PLASTIC RISER. DRAIN CHECK VALVE. STANDARD NOZZLE.	3



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