DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
ENVIRONMENTAL COORDINATOR
11511 MAIN ST., P.O. BOX 90012
BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT:
Puget Sound Energy

LOCATION OF PROPOSAL:
Factoria Substation, 12806 SE 32nd Street

DESCRIPTION OF PROPOSAL:
Application for a conditional use amendment, design review, and variance to upgrade system reliability and expand system capacity primarily within the limits of the existing electrical power substation fence line, including facility screening and landscaping.

FILE NUMBERS: 07-132236-LA, 07-132332-LD, 07-132331-LS

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Development Services Section. This information is available to the public on request.

☐ There is no comment period for this DNS

☒ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on

☐ This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment from the date below. Comments must be submitted by 5 p.m. on _____.

This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information indicating, or on, a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project): or if the DNS was procured by misrepresentation or lack of material disclosure.

Carol V Helland
Environmental Coordinator

5/15/2008
Date

OTHERS TO RECEIVE THIS DOCUMENT:
State Department of Fish and Wildlife
State Department of Ecology, Shoreline Planner N.W. Region
Army Corps of Engineers
Attorney General
Muckleshoot Indian Tribe

City of Bellevue
Department of Planning & Community Development
Land Use Division Staff Report

Proposal Name:	Factoria Substation Upgrade
Proposal Address:	12806 SE 32nd Street
Project Description:	Application for an administrative conditional use, design review, and a variance approval to upgrade system reliability and expand system capacity primarily within the limits of the existing electrical power substation fence line, including facility screening and landscaping.
File Number:	07-132236-LA/ 07-132332-LD/ 07-132331-LS
Planner:	Sally Nichols, Associate Planner
Applicant:	Jeff McMeekin, Puget Sound Energy
Decisions Included:	Approval of an Administrative Conditional Use, Design Review, and a Variance (Process II, LUC 20.30)
State Environmental Policy Act Threshold Determination:	**Determination of Non-Significance (DNS)**

Carol V Helland
Carol V. Helland, Environmental Coordinator

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

Carol V Helland for
Matthew A. Terry, Director

Decision Publication Date:	May 15, 2008
Appeal Deadline:	May 29, 2008

For information on how to appeal the project, visit the Permit Center at City Hall or call (425) 452-6864. Appeal of the decision must be received in the City Clerk's office by 5 p.m. on the date noted for the appeal deadline.

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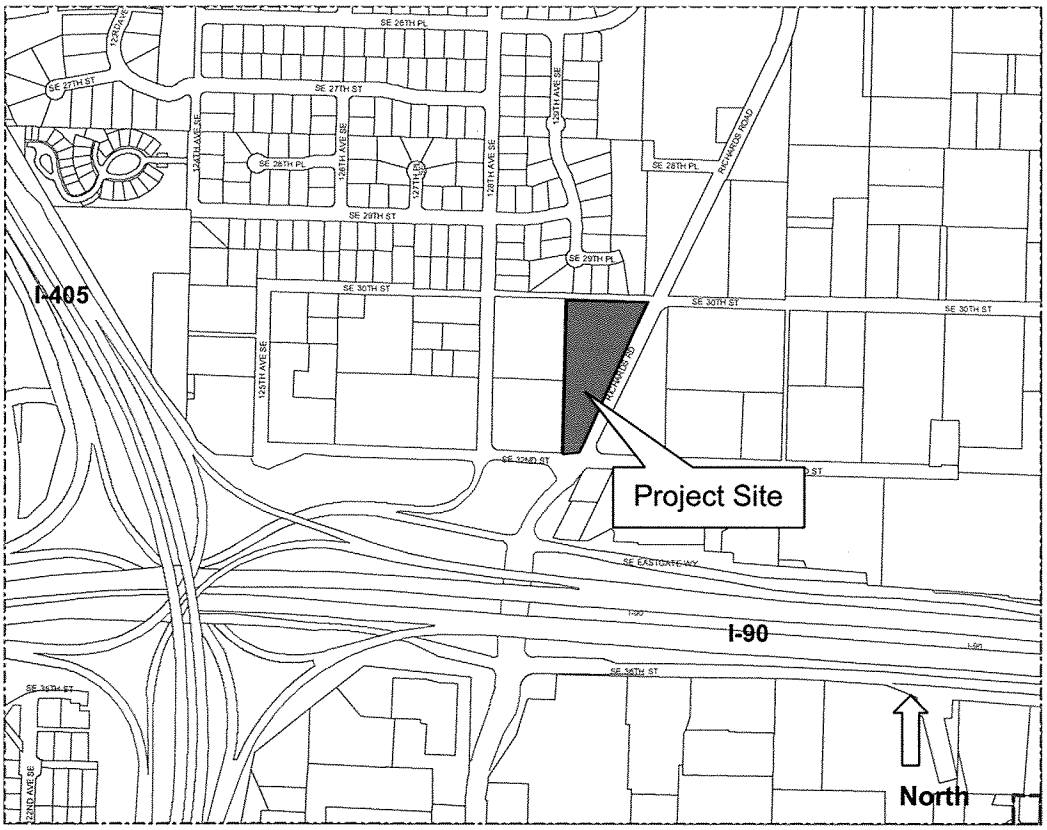
Attached: Project Plans

I. REQUEST/PROPOSAL DESCRIPTION

The applicant is requesting to upgrade the existing Factoria Puget Sound Energy (PSE) substation to provide improved system reliability and capacity. The proposal will include: 1) adding another transformer to the substation site in order to handle the service area's increasing load demand, 2) adding breaker protection to improve reliability and 3) standardizing the substation by bringing the switch gear off the nearby pole structure, removing the pole, and moving the new switch gear to inside the substation. While the improvements will generally occur within the footprint of the existing substation, approximately 4,800 square feet is proposed to be added, primarily on the south side where there is currently the gravel access apron. Thus, the size of the substation footprint will change from approximately 7,710 square feet to 12,510 square feet. The proposal also includes construction of an enlarged asphalt access apron and gravel transmission line access driveway. Overall, newly disturbed area will be minimal at approximately 1,200 square feet. The resulting size of the entire substation facility (total disturbed area, including paving) will change modestly from 14,355 square feet to approximately 15,555 square feet. The proposal also includes replacement of all of the existing chain link fence with a new, ten foot high

Vicinity Map

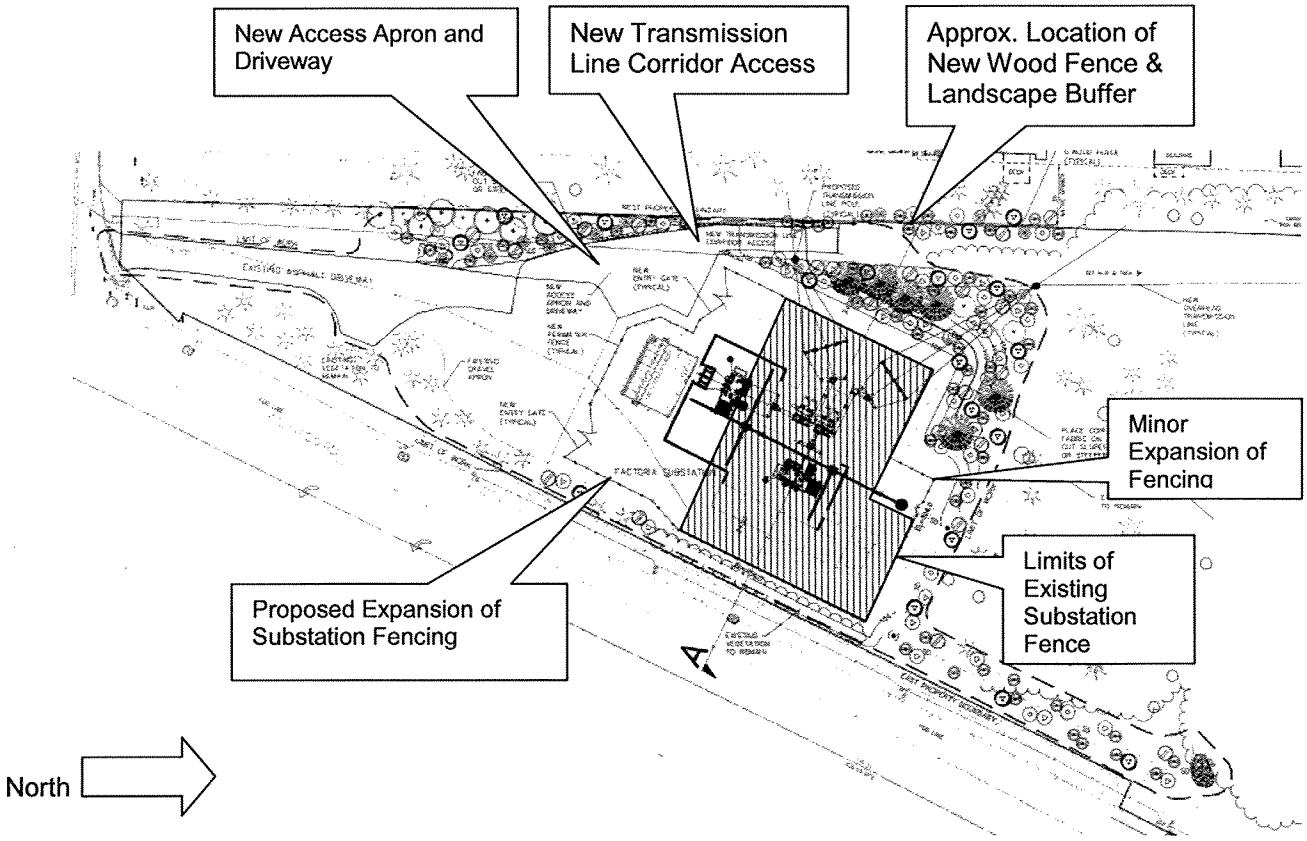


chain link fence with metal security sheeting, moving the existing project gate further to the south, construction of an eight foot tall wooden fence along the property line with the multi-family project to the west, a slight modification of the transmission corridor to save trees, and enhancement of the existing landscape and landscape buffer with additional native vegetation. **Refer to the attached proposal drawings**

A. Site Design

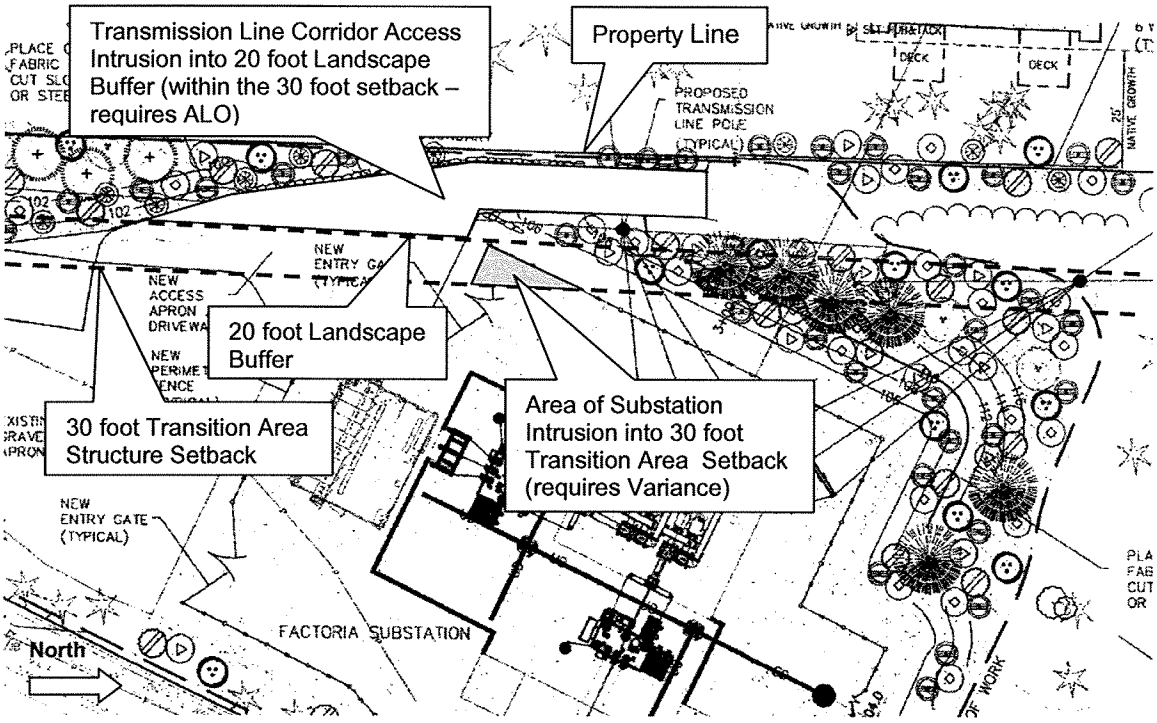
The proposal site lies at the intersection of Richards Road and SE 32nd Street in the Richards Valley subarea. The facility will continue to use the existing driveway off of SE 32nd Street and no new access points will be required. A new replacement entry gate will be moved as far south as possible towards SE 32nd Street while still allowing room for a truck to safely pull into the site. The existing wooden poles and switching equipment, currently located outside of the substation fencing limits, will be removed and the new switching equipment will be placed within the new substation fencing. A new asphalt access apron and gravel transmission line corridor access driveway will be constructed to the west of the existing access apron and driveway.

The upgraded substation footprint will be expanded to the south in developed area that is currently the access apron. The equipment will be screened with a new, ten foot tall fence. This fencing will be chain link, covered with metal



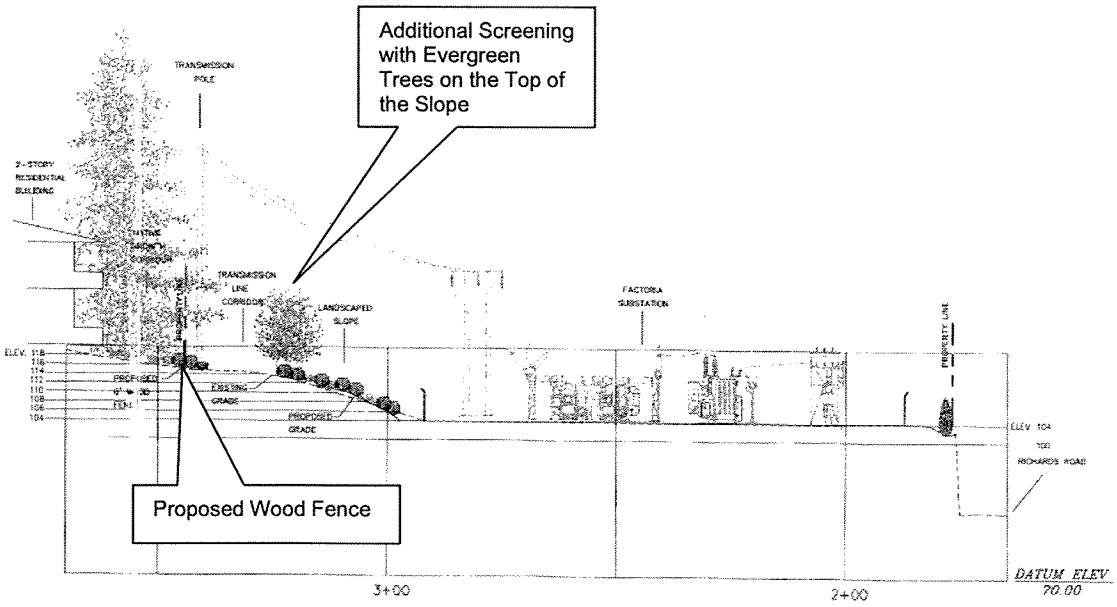
sheeting on the outside. The only exception will be on the south facing side, which will not have the sheeting for security and police surveillance purposes. Within this expanded footprint, approximately 105 square feet, including approximately 32 linear feet of new fencing, will intrude into the required 30 foot wide Transition Area Design District setback. This intrusion requires a Variance.

The minor expansion of the fenced area along the northern portion of the substation (approximately 300 square feet) will require some modification of the existing grades. Lastly, an eight foot tall wooden fence will be installed along the property line between the substation site and the multi-family residential community to the west.



The substation's expanded footprint and the new transmission corridor have been designed so that no trees will need to be removed with this project, the project will not encroach into the heavily wooded northern portion of the proposal property, and the degraded landscape along the western property line will be upgraded. The revision to the transmission corridor will necessitate the intrusion of the access driveway into the required Transition Area Design District 20 foot wide landscape buffer. This intrusion will be mitigated through an Alternative Landscaping Option, which includes the previously described wood fence and landscaping at the property line, along with additional landscape screening around the substation.

To ensure proper screening for the properties to the west, there will be new landscaping and irrigation in any areas of disturbance, within the required 20 foot Transition Area Design District landscape buffer, and within the Native Growth Protection Area (NGPA) on the adjacent multi-family property to the west. The plant materials will be a combination of native trees, shrubs and groundcovers to enhance the vegetation and character of the northern portion of the site. A dense row of evergreen trees will be planted at the top of the slope along the western side of the substation to further screen views from the adjacent multi-family development. Because both of the adjacent properties to the west lie at a higher elevation than the substation, the new landscaping and tree retention will provide a significant visual buffer and will help to direct views over the substation to the territorial views to the west. **See Section A-A diagram below and refer to Conditions to Approval regarding the chain link fence, the wood fence, areas of disturbance and the final landscape plan in Section X of this report.**



SECTION A-A

B. Building Design

The proposed structures on the site include metal electrical components and wires and they will be located within the substation fence. The tallest structure on the site will be a 35 foot tall termination structure. The height is determined by national clearance standards as specified by the National Electrical Safety Code, Section 232 and the land use regulations. With bonuses, the maximum height in a Transition Area Design District with the underlying Office zoning is up to 40

feet. Refer to Section III of this report for how this project has met the Land Use Code (LUC) dimensional requirements. In addition, the substation will be enclosed with a new, ten foot tall chain link fence. With the exception of the south facing portion, the fence will be covered on the outside with metal sheeting to provide an additional level of opacity and security and eliminate the need for barbed wire or razor ribbon.

C. Permits Required

The proposed project will require the following three land use approvals. Discussion of the decision criteria for all three approval requests are contained within Section VIII of this staff report.

Administrative Conditional Use: Since the proposal is an upgrade of an existing site, no alternative siting analysis is required. Therefore, the proposal requires Administrative Conditional Use Permit approval, complying with the requirements of LUC 20.20.255, 20.25B and 20.30E.

Design Review: Because the project site is overlaid by the Transition Area Design District, (refer to Section II.B of this report), Design Review is required.

Variance: The applicant is requesting Variance approval to allow an approximately 105 square foot encroachment of the substation into the required 30 foot Transition Area Design District structure setback along the western property line.

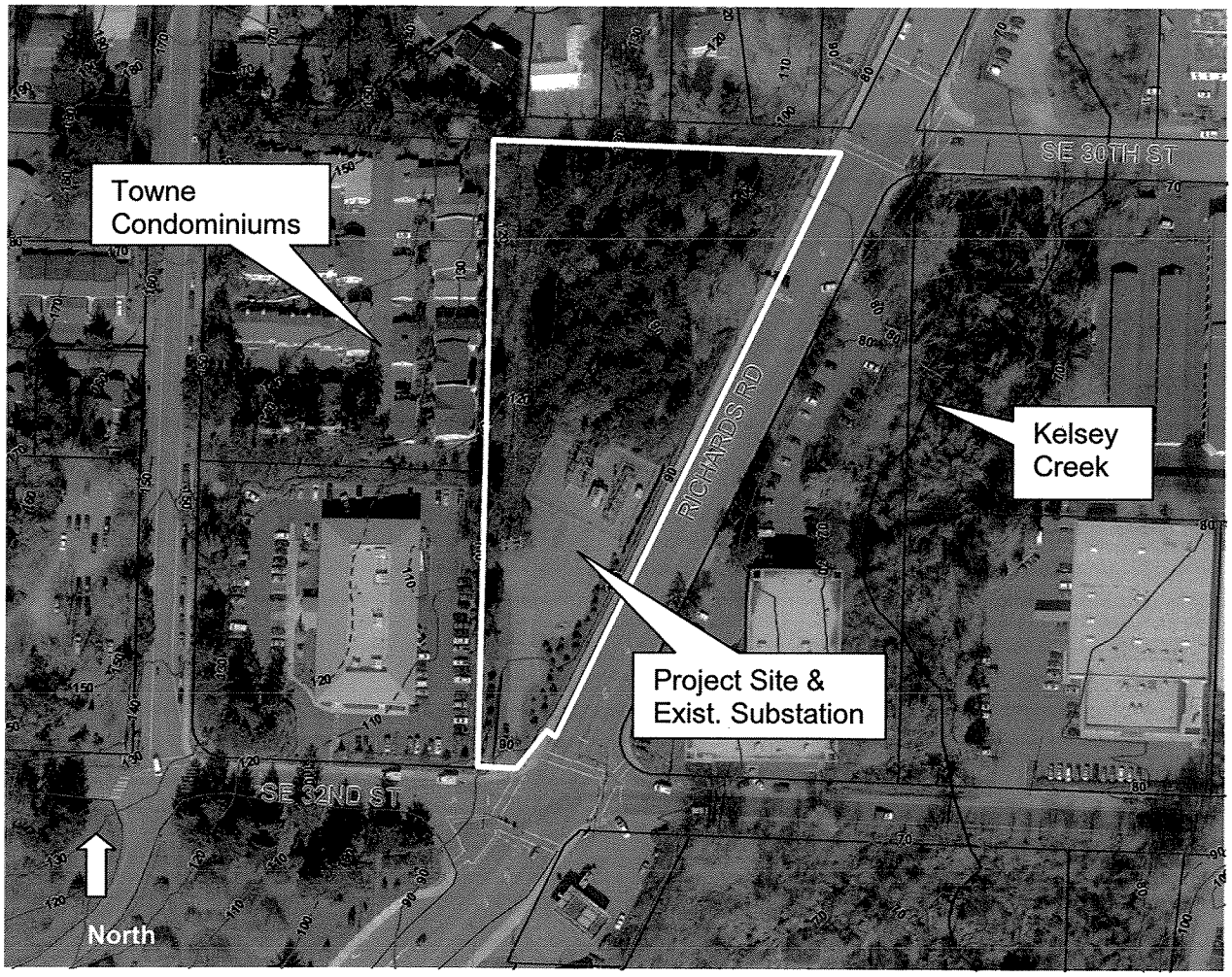
II. SITE DESCRIPTION, ZONING AND CONTEXT

A. Site Description

PSE currently operates the Factoria Electrical Distribution Substation on this 2.9 acre site. The parcel is a triangular shape with development limited to its southern portion. The substation is accessed from the southern tip of the triangle, at the intersection of Richards Road and SE 32nd Street. The paved driveway runs north-south at an approximate grade of twelve percent. The site then levels out with a large gravel apron. The existing substation equipment is located on this flat area within a chain link fence. Only the switching gear is currently located outside of the fence line. Due to the recent City of Bellevue street widening project along Richards Road, the developed portion of the site lies approximately sixteen feet above Richards Road, with a large concrete retaining wall that runs directly behind the sidewalk on Richards Road. Because of this significant grade change and the fact that the majority of the site is relatively flat, the substation is largely hidden from view from vehicular and pedestrian traffic below. The properties to the west, however, are uphill from the site. Both the office building and the southwest building of the Towne Condominiums lie approximately ten feet above the substation area and have a view down into the substation area. However, their views into the substation area are largely obscured by existing vegetation and significant trees on site.

The northern portion of the site is wooded and natural in character. This heavily vegetated area provides a significant buffer between the existing substation and the single family and multi-family residential properties to the north and west respectively. No changes to this portion of the site are proposed with this application. An existing transmission easement also runs parallel to the western property line through this portion of the site, where only low growing plants exist to avoid conflicts with overhead transmission lines. The existing trees along the western and northern property lines will remain. In addition, there is an existing 25 foot wide Native Growth Protection Area (NGPA) on the Towne Condominiums (multi-family) property to the west, which runs along their eastern and southern property lines.

Aerial Photograph



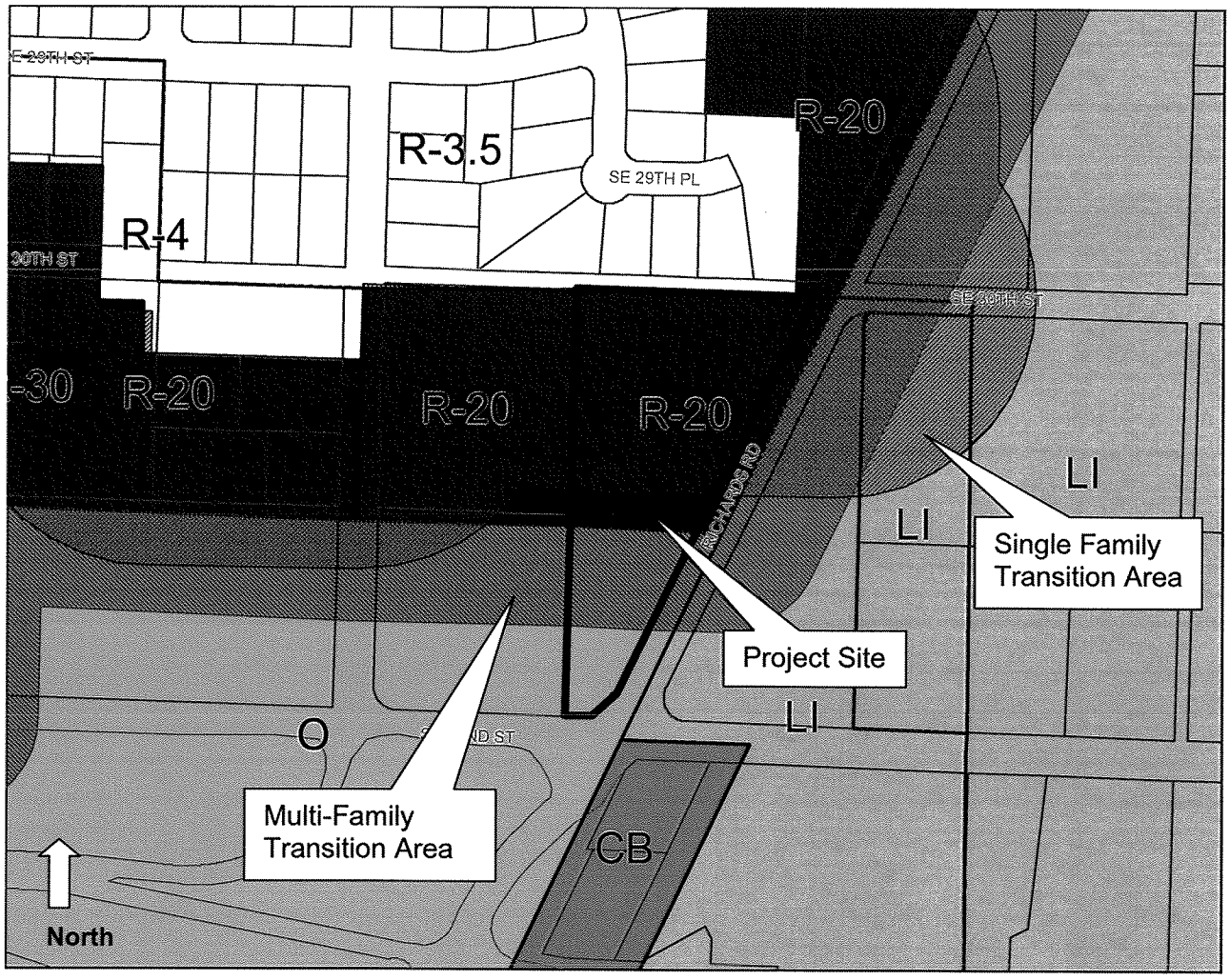
Richards Road is a four lane (with one turn lane) major arterial roadway. Across Richards Road, to the east, there is an existing two story office building and

parking lot. Behind that development there is a section of Kelsey Creek and associated wetlands.

B. Zoning and Context

The substation parcel lies within the Richards Valley subarea and is divided into two zones. The northern portion of the property is zoned R-20 and the smaller southern portion is zoned Office. The existing substation and driveway lie primarily within the southern portion of the parcel. The proposed substation upgrade will increase the footprint of the substation further south into the Office

Zoning Map



Zone. The small modification of the substation along the northern fence line will increase the substation area within the R-20 zone by approximately 300 feet.

The adjacent properties are as follows:

North: R-3.5 Single Family, consisting of single family homes, with a small sliver of R-20 in the northeast corner.

East: Light Industrial, containing a two story office building with parking underneath.

South: Office, with most of the property to the south being open space within the I-90 corridor.

West: Office to the south, consisting of a three story office building with on-grade parking and R-20 to the north, consisting of a newly upgraded Towne Condominiums multi-family development.

III. CONSISTENCY WITH LAND USE CODE/ZONING REQUIREMENTS

As conditioned, all applicable dimensional requirements of the Land Use Code (LUC) would be met. Refer to the following table for further information.

Category	Permitted/Required	Proposed
Zoning District	Office and R-20 overlaid by the Transition Area Design District	
Site Area	Office: Minimum N/A R-20: Minimum 8,500 SF LUC 20.20.010	Total Site is 126,256 SF (2.9 acres) Meets LUC requirements
Impervious Surface	101,002 SF = 80% max. LUC 20.20.010	15,555 SF = 12.3% Meets LUC requirements
Lot Coverage	35% = 44,190 SF LUC 20.20.010	12.3% = 15,555 SF Note: This includes the paving outside of the substation footprint. The substation footprint increased from 7,710 SF to 12,510 SF which equals 10% lot coverage. Meets LUC requirements
Tree Retention	Site Interior: 15 % of the diameter inches of significant trees Site Perimeter: 100 % of the diameter inches of significant trees LUC 20.20.900	All trees will be retained. Meets LUC requirements
Site Landscaping	Landscape buffer at least 20 feet wide along interior property line abutting the district receiving transition.	A 20-foot wide landscape buffer is provided with enhanced, native vegetation along the western property line. The new gravel

Category	**Permitted/Required**	**Proposed**
Site Landscaping (Cont'd)	LUC 20.20.520 , 20.25B.040.C & D, 20.20.255.F.1	transmission access corridor encroaches into this buffer. An alternative landscaping option will provide an upgraded landscape buffer and screening with an 8-foot fence between the substation and the multi-family project, additional evergreen vegetation at the top of the slope along the western property line, and enhanced native vegetation throughout all newly disturbed areas. Note: Transition Area Design District regulations do not specify that this landscape buffer be applied where adjacent parcels have the same zoning. In this case, the 20-foot buffer will apply where there are two adjacent R-20 properties to protect the adjacent residential land use from the impacts of this utility facility; a non-residential use. Meets LUC requirements. **Refer to Conditions of Approval regarding landscape installation and maintenance assurance devices in Section X of this report.**
Setbacks Front South East (Richards Road) Interior North West	Office / R-20 30 feet / 20 feet 30 feet / 20 feet 30 feet / 30 feet 30 feet / 30 feet	Office / R-20 30 feet / 20 feet 10 feet / 10 feet Note: The east setback became legally non-conforming as a result of the City's Richards Road Widening Project. 30 feet / 30 feet 14 feet * / 30 feet * Requires a Variance – see discussion in Section VIII of this Report.

Category	Permitted/Required	Proposed
Setbacks (Cont'd)	LUC 20.20.010 LUC 20.20.255.F.3 LUC 20.25B.040.B	Note: Transition Area Design District regulations do not specify that setbacks be applied where adjacent parcels have the same zoning. In this case, the 30 foot setback applies to protect the adjacent residential land use from the impacts of this utility facility; a non-residential use.
Height Limitations	Office Zone within a Transition Area Design District: Basic Height: 30 feet Max. Height w/ Bonuses: 40 feet LUC 20.20.255.F.4 LUC 20.25B.040	35 foot termination towers (2) within the substation: 30 foot basic height plus a 5-foot increase. 5 foot bonus allowed because the existing grade at the base of the towers is at least 10 feet below the existing grade at the property line of the property receiving transition. Meets LUC requirements.
Fencing	Min. 8 foot tall site-obscuring fence LUC 20.20.255.F.2	10 foot tall chain link fence with metal screening, with additional landscape screening. See Site Landscaping above. Meets LUC requirements.

IV. PUBLIC NOTICE AND COMMENT

Application Date: September 13, 2007
Notice of Application: November 1, 2007
Public Notice Posted: November 1, 2007
Notice of Public Meeting: November 1, 2007
Minimum Comment Period: November 15, 2007 (14 days)

A public meeting was held on November 20, 2007 at 5:00 p.m. at Bellevue City Hall. The meeting was attended by a PSE representative and Land Use staff. No citizens attended the meeting.

The applicant sent a letter regarding screening, dated December 13, 2007 to the residents of the Towne Condominium who have rear-facing views out over the substation (Units 21,22,26 and 27). One response was received by PSE, expressing a desire for a wood fence and landscaping to screen the project. No

written comments were received by the City from the public regarding this project and there are no Parties of Record. Both the applicant's letter and the e-mail response are available for public viewing in the project file at City Hall.

V. TECHNICAL REVIEW

A. Clearing & Grading Division

The Clearing & Grading reviewer has reviewed the Geotechnical report, as well as the Site and Grading Plans, and determined that the clearing and grading portion of this Design Review application can be approved without Conditions of Approval. The future Clearing & Grading permit application for this project must meet the City of Bellevue's Clearing & Grading Code.

B. Fire Department

The project plans for this application generally conform to the Fire Code requirements and no Conditions of Approval are required.

C. Transportation Department

Site Access

Access to the proposed project will be provided via the existing access onto SE 32nd Street. No new access will be created.

Street Frontage Improvements

No street frontage improvements are required from the developer for the proposed upgrading project.

Holiday Construction & Traffic Restrictions

From November 15th to January 5th, construction activities such as hauling and lane closures will be allowed only between the hours of 10:00 p.m. and 6:00 a.m. due to holiday traffic. The dates and times of these restrictions are subject to change. The applicant shall contact the Transportation Department Right-of-Way Section to confirm the specifics of this restriction prior to applying for a Right-of-Way Use Permit, which is issued directly by the Transportation Department. **Refer to Condition of Approval regarding holiday construction hours and traffic restrictions in Section X of this report.**

Use of the Right-of-Way

Applicants often request use of the right-of-way and of pedestrian easements for materials storage, construction trailers, hauling routes, fencing, barricades, loading and unloading and other temporary uses as well as for construction of utilities and street improvements. A Right-of-Way Use Permit for such activities must be acquired prior to issuance of any construction permit including demolition permit. Sidewalks may not be closed except as

specifically allowed by a Right-of-Way Use Permit. **Refer to Conditions of Approval regarding provisions for loading and right-of-way use permit in Section X of this report.**

Pavement Restoration

The City of Bellevue has established the Trench Restoration Program to provide developers with guidance as to the extent of resurfacing required when a street has been damaged by trenching or other activities. Under the Trench Restoration Program, every street in the City of Bellevue has been examined and placed in one of three categories based on the street's condition and the period of time since it has last been resurfaced. These three categories are, "No Street Cuts Permitted," "Overlay Required," and "Standard Trench Restoration." Each category has different trench restoration requirements associated with it. Damage to the street can be mitigated by placing an asphalt overlay well beyond the limits of the trench walls to produce a more durable surface without the unsightly piecemeal look that often comes with small strip patching.

The present classification of SE 32nd Street requires standard trench restoration for any street cut. Richards Road is classified as requiring a grind and overlay pavement restoration for any work impacting the pavement. Any damage to curb, gutter, and sidewalk on public street will require restoration to City of Bellevue standards. The details of required restoration will be specified in the right-of-way use permit. **Refer to Conditions of Approval regarding civil engineering plans and pavement restoration in Section X of this report.**

D. Utilities Department

The City has adequate capacity for providing water, sewer, and storm drainage for this proposal and no Conditions of Approval are required. In addition, the applicant has submitted a Water Efficient Landscape Design Certification, dated December 20, 2007, which is available for public viewing in the project file at City Hall.

VI. STATE ENVIRONMENTAL POLICY ACT (SEPA)

As conditioned, the proposed project will create no significant adverse environmental impacts. The Environmental Checklist submitted with the application adequately discloses expected environmental impacts associated with the proposal, and has been annotated by the City to reflect conditions of approval that result in a project with no significant adverse environmental impacts. The annotated Checklist is available for public viewing in the project file at City Hall. Further, City codes and requirements, including the Clear and Grade Code, Utility Code, Land Use Code, Noise Ordinance, Building Code and other construction codes also serve to adequately mitigate expected environmental

impacts. Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements.

VII. CHANGES TO THE PROPOSAL DUE TO CITY REVIEW

1. Tree Retention/Screening: Large conifer trees along the western property line were retained by moving the transmission line corridor further to the east, away from the adjacent office and multi-family properties.

2. Buffer Enhancement: The landscape buffer on the western property line has been enhanced with additional plantings of native trees and shrubs, both on the proposal site and on the multi-family property to the west. A new stand of Shore Pines will be located uphill near the western property line for additional evergreen screening. An eight foot tall wooden fence will be installed along a portion of the property line between proposal site and the residential property to provide additional screening. **Refer to Condition of Approval regarding the wood fence in Section X of this report.**

3. Plant Palette: The plant palette has been revised to provide native species consistent with those found on the proposal property and on neighboring properties. **Refer to Condition of Approval regarding the final landscape plan in Section X of this report.**

VIII. DECISION CRITERIA / FINDINGS AND CONCLUSIONS

1. **Compliance with decision criteria of Land Use Code Section 20.20.255E is discussed below:**

   a. ***The proposal is consistent with Puget Sound Energy's System Plan;***

   Finding: The Factoria Substation upgrade is consistent with Puget Sound Energy's System Plan, found in the Electrical Facilities Plan. The Factoria Substation distributes power to the surrounding businesses and communities. As the areas grow, additional power must be supplied. As disclosed in Bellevue's 1992 Comprehensive Plan – Utilities Element, additional capacity was scheduled for the Factoria Substation when appropriate. In order to meet the recent and projected loads, the upgrade process is now needed.

new LUC criteria for elect. fac.

b. The design, use, and operation of the electrical utility facility complies with applicable guidelines, rules, regulations or statutes adopted by state law, or any agency or jurisdiction with authority;

Finding: The Electrical Utility Facility complies with the National Electrical Safety Code, Puget Sound Energy Electric Standards and all other rules, regulations or statutes adopted by state law or jurisdiction with authority.

c. The applicant shall demonstrate that an operational need exists that requires the location or expansion at the proposed site;

Finding: The Factoria Substation serves the local area, including part of the downtown. The PSE project manager and project engineer have verified that the expansion will handle the area's increasing load. The expansion must occur at the Factoria Substation in order to increase load and reliability throughout the coverage area.

d. The applicant shall demonstrate that the proposed electrical utility facility improves reliability to the customers served and reliability of the system as a whole, as certified by the applicant's licensed engineer;

Finding: The Factoria Substation upgrade plan includes, 1) adding another transformer in order to handle the area's increasing load, 2) adding breaker protection to improve reliability and, 3) standardizing the substation by bringing the switch gear inside the station. The updated substation will result in a more technologically advanced facility with additional capacity and increased reliability.

e. Refers to proposal located on sensitive sites;

Finding: The proposal is not located on a sensitive site.

f. The proposal shall provide mitigation sufficient to eliminate or minimize long-term impacts to properties located near an electrical facility.

Finding: The proposal design will provide mitigation to minimize the long-term impact of the facility to adjacent properties. Mitigation measures include screening of the view into the site with fencing and additional native landscaping with evergreen trees, covering the substation chain link fence with metal sheeting for increased opacity, and ensuring that the landscape is maintained post construction. **Refer to Conditions of Approval regarding the areas of disturbance, final landscape plan, wood fence, chain link fence, landscape installation and maintenance assurance devices and landscape maintenance after construction in Section X of this report.**

2. **Compliance with Administrative Conditional Use decision criteria of Land Use Code Section 20.30E.110 is discussed below:**

   a. ***The administrative conditional use is consistent with the Comprehensive Plan; and***

   Finding: As conditioned, this proposal to upgrade the Factoria substation is consistent with Bellevue's Comprehensive Plan policies regarding utility facilities. The Comprehensive Plan goals and policies listed below from the Utility Element of the Comprehensive Plan have been considered in support of the City's decision regarding this site:

   Goals:

   Goal 1. To promote and encourage the development and maintenance of all utilities at the appropriate levels of service to accommodate the City of Bellevue's projected growth.

   The City worked with the community and PSE to identify PSE's capacity and reliability needs. The upgraded substation will be more advanced and will have additional capacity and increased reliability. The upgrade will help serve recent and anticipated future growth in the City of Bellevue. **Refer to Condition of Approval regarding capability and reliability in Section X of this report.**

I had already checked & changed verbiage to reflect new ord. No new policies

   Goal 2. To promote and encourage the provision of reliable utility service in a way that balances the public's concerns about safety and health impacts of utility infrastructures, consumers' interest in paying no more than a fair and reasonable price for the utility's product, Bellevue's natural environment and the impacts that utility infrastructures may have on it, and the community's desire that utility projects be aesthetically compatible with surrounding land uses.

   Since 1947, the use of this property has been exclusively for PSE's Factoria Substation. The proposal will have a positive impact on the natural environment with landscape improvements, the retention of all significant trees, relocating outdated equipment from the wooden utility poles into the substation yard, and by rerouting transmission lines closer to the substation and farther away from directly adjoining properties.

   While there were no inquiries or parities of record concerning this proposal, a PSE representative did contact the residents in the multi-family development to the west. As a result, PSE will install an eight foot tall wooden fence and native landscaping along the property line between the residential property to the west and the proposal site. The exact length of the fence will be determined in the field by PSE representatives and the condominium owners. **Refer to Condition of Approval regarding the wood fence in Section X of this report.**

Policies:

Policy UT-40. Require the reasonable screening and/or architecturally compatible integration of all new above-ground utility facilities.

PSE has taken a number of steps to enhance the screening around the expanded substation. Screening and integration has been addressed by the following:

1) Landscape Design and Tree Retention: The applicant has realigned the new transmission corridor and located the new substation fencing so that no trees will be removed as a result of this project. In addition, new landscaping with native trees, shrubs and groundcover and irrigation are proposed for any areas of clearing associated with this project. A stand of Shore Pines will be planted along the top of the slope at the western edge of the substation to further screen it from the properties uphill to the west.

Since the new and existing vegetation is such a vital component of the screening of the substation, the applicant will need to ensure the establishment and long term health of the plant material. This will be done via a landscape installation and maintenance assurance devices and a requirement for on-going maintenance to maintain an attractive and effective landscape.

2) Fencing: A new chain link will be constructed around the entire new substation. On the west, north and east facing portions of the fence, the applicant will apply a metal sheeting on the outside of the fence to further screen the equipment inside. In addition, a new six foot tall wooden fence with an additional two feet of lattice on top will be constructed along the western property line at the request of the residents in the Towne Condominiums project.

Refer to Conditions of Approval regarding the chain link fence, the wood fence, the final landscape plan, the landscape maintenance assurance device, and landscape maintenance after construction in Section X of this report.

Policy UT-51. Prior to seeking city approval for facilities, encourage utilities service providers to solicit community input on the siting of proposed facilities which may have a significant adverse impact on the surrounding community.

While the Factoria Substation facility is not a new site, this policy applies equivalently to expansions or upgrades that will have an impact on the surrounding neighborhood. The application for this project was noticed in the Weekly Permit Bulletin and in the Seattle Times on November 1, 2007. In addition, a public meeting was held on November 20, 2007. There were no meeting attendees from the public and there are no Parties of Record.

A PSE representative sent a letter regarding screening, dated December 13, 2007 to the residents of the Towne Condominium Units 21,22,26 and 27. One response was received by the applicant, and the property owners expressed a desire for a wood fence and landscaping to screen the project. No other comments were received from the public by the City regarding this project and there are no Parties of Record. Both the applicant's letter and the e-mail response are available for public viewing in the project file at City Hall.

b. The design is compatible with and responds to the existing or intended character, appearance, quality of development and physical characteristics of the subject property and immediate vicinity; and

Finding: To ensure that the facility is compatible with the surrounding Richards Valley/Factoria neighborhood, the proposal incorporates the following measures:

1) The project will address the energy capacity and reliability needs of the neighborhood without a substantial facility expansion.

2) Views into the facility from all floors of adjacent properties will be minimized with additional fencing and landscaping.

3) Equipment will be consolidated and contained within the limits of the new chain link fence. The substation footprint will expand to the south, further away from the surrounding residential properties.

4) Lighting will be at the minimum level necessary to enable safe operation of the substation and shall include cutoff screens that prevent spillover lighting in areas outside of the new architectural wall and/or toward upper level residences.

5) A wood fence will be constructed between the substation and the southeast building of the adjacent multi-family development.

6) The site will be served by the existing access driveway and no new vehicular access or paving will be required.

7) Trees will be planted in an informal pattern to create a dense, natural, forested appearance that when mature will significantly screen the facility from the properties to the west.

8) All new plant material will, to the greatest extent feasible, be native and/or similar in character to what exists nearby so as to be compatible with the surrounding neighborhood and the wooded northern portion of the site.

Refer to Conditions of Approval regarding the final landscape plan the wood fence, the chain link fence and lighting in Section X of this report.

c. ***The administrative conditional use will be served by adequate public facilities including streets, fire protection, and utilities; and***

Finding: The facility is already located adjacent to a public right-of-way that is served by adequate public facilities, including streets and fire protection.

d. ***The administrative conditional use will not be materially detrimental to uses or property in the immediate vicinity of the subject property; and***

Finding: The administrative conditional use will not be materially detrimental to the properties adjacent to the proposal site. First of all, this is an upgrade to an existing facility that has been in existence years before the adjacent building were constructed. By moving the existing switching gear off of the wooden poles and into the fenced substation area, the project will become less visually intrusive to the properties to the west. In addition, the applicant has incorporated a number of measures to make sure that the design is compatible with the neighborhood context and will enhance the screening from adjacent properties. Refer to Section VIII.2.b above for a list of these enhancement measures.

e. ***The administrative conditional use complies with the applicable requirements of this Code.***

Finding: As conditioned, this proposal complies with the applicable requirements of the Land Use Code. **Refer to Section III in this report for specific information about how the requirements were met.**

3. **Compliance with Design Review decision criteria of Land Use Code Section 20.30F.145 is discussed below:**

a. ***The proposal is consistent with the Comprehensive Plan; and***

Finding: As conditioned, the proposal is consistent with the Comprehensive Plan. **Refer to Section VIII.2.a. above for additional information regarding how the specific Goals and Policies of the Comprehensive Plan were met.**

b. ***The proposal complies with the applicable requirements of this Code; and***

Finding: As conditioned, this proposal complies with the applicable requirements of the Land Use Code, including LUC 20.20.255 – Electrical

Facilities. **Refer to Section III in this report for specific information about how the requirements were met.**

c. ***The proposal addresses all applicable design guidelines or criteria of this Code in a manner which fulfills their purpose and intent; and***

Finding: As conditioned, this proposal addresses all applicable design criteria for an Administrative Conditional Use, Design Review, and a Variance, as discussed in Section VIII of this report.

d. ***The design is compatible with and responds to the existing or intended character, appearance, quality of development and physical characteristics of the subject property and immediate vicinity.***

Finding: The upgraded facility is compatible with the surrounding Richards Valley/Factoria neighborhood. **Refer to Section VIII.2.b. above for measures that have been incorporated to ensure neighborhood compatibility.**

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

Finding: The facility is already located adjacent to a public right-of-way that is served by adequate public facilities, including streets and fire protection.

4. **Compliance with Variance decision criteria of Land Use Code 20.30G.140 is discussed below:**

a. ***The variance will not constitute a grant of special privilege inconsistent with the limitation upon uses of other properties in the vicinity and land use district of the subject property; and***

Finding: The encroachment into the interior, 30 foot wide Transition Area Design District setback will consist of an expansion of approximately 105 square feet of the substation yard and associated fencing. The applicant has provided additional evergreen and native plantings and an eight foot tall wood fence along the property line with the Towne Condominium project as mitigation measures to protect the adjacent land uses.

b. ***The variance is necessary because of special circumstances relating to the size, shape, topography, location or surroundings of the subject property to provide it with use rights and privileges permitted to other properties in the vicinity and in the land use district of the subject property; and***

Finding: The proposal project fits largely within the existing substation footprint. The decision to adjust the substation fence line to the south

was made in order to protect the large stand of native trees and vegetation on the northern portion of proposal site, to retain all existing significant trees, and most importantly, to move any new development further away from the residential uses to the north and west and thereby lessen the visual impact of the proposal. In addition, the shape of the proposal lot is a triangle. Moving the substation south and further away from the residential properties moved it into the narrowest portion of the site. Lastly, the City's Richards Road Widening and the associated large retaining wall that was erected left no room on site to expand to the east. The proposal design has the least impact of all options studied.

c. ***The granting of the variance will not be materially detrimental to property or improvements in the immediate of the subject property; and***

Finding: As conditioned, the proposed intrusion into the setback will not be materially detrimental to the office and multi-family properties in the immediate vicinity. The condition was created by pushing the upgraded substation to the south and thereby further away from the adjacent residential properties. The intrusion of approximately 105 square feet will be minor; as conditioned, it will be mitigated with a new eight foot tall wood fence between the proposal property and the multi-family property to the west and through enhanced landscape screening with new native trees, shrubs and groundcovers. Existing degraded vegetated areas and areas of new disturbance, particularly along the western property line adjacent to the office building (general area of the variance), will be cleaned and replanted. The additional screening, fencing and landscaping will improve the overall quality and effectiveness of the buffer between the upgraded substation and the adjacent properties. **Refer to Conditions of Approval regarding the final landscape plan and the wood fence in Section X of this report.**

d. **The variance is not inconsistent with the Comprehensive Plan.**

Finding: As conditioned, this proposal is consistent with the Comprehensive Plan. **Refer to Section VIII.2.a above for additional information regarding how the specific Goals and Policies of the Comprehensive Plan were met.**

IX. DECISION

After conducting the various administrative reviews associated with this proposal, including applicable land use consistency, SEPA, and City Code and Standard compliance reviews, the Director of Planning & Community Development does hereby **APPROVE** the proposal subject to the following conditions:

X. CONDITIONS OF APPROVAL

The following conditions are imposed on the applicant under the authority referenced:

COMPLIANCE WITH BELLEVUE CITY CODES AND ORDINANCES

Compliance with all applicable Bellevue City Codes and Ordinances including but not limited to the following is required:

Clearing and Grading Code - BCC 23.76	Savina Uzunow, 425-452-7860
Construction Codes - BCC Title 23	Building Division, 425-452-6864
Fire Code – BCC 23.11	Adrian Jones, 425-452-6032
Land Use Code – BCC Title 20	Sally Nichols, 425-452-2727
Noise Control - BCC 9.18	Sally Nichols, 425-452-2727
Right-of-Way Use Permit - BCC 14.30	Rohini Nair, 425-452-2569
Sign Code - BCC Title 22B	Sally Nichols, 425-452-2727
Transportation Code - BCC 14.60	Rohini Nair, 425-452-2569
Traffic Standards Code – BCC 14.10	Rohini Nair, 425-452-2569
Utilities Code - BCC Title 24	Rob Hutchinson, 425-452-7903

A. GENERAL CONDITIONS

1. Holiday Construction & Traffic Restrictions

Construction activities such as hauling and lane closures between November 15th and January 5th will be allowed only between the hours of 10:00 pm and 6:00 am due to holiday traffic. The Transportation Department will be monitoring traffic and may modify this moratorium accordingly.
AUTHORITY: BCC 14.30.060
REVIEWER: Jon Regalia, (425) 452-4599

2. Provisions for Loading

The property owner shall provide an off-street loading space which can access a public street. On-street loading, unloading, and construction staging will not be permitted.
AUTHORITY: LUC 20.20.590.K.4
REVIEWER: Sally Nichols, (425) 452-2727

B. PRIOR TO ISSUANCE OF BUILDING PERMIT

1. Right-of-Way Use Permit

Prior to issuance of any construction or clearing and grading permit, the applicant shall secure applicable right-of-way use permits from the City's Transportation Department, which may include:

a) Designated truck hauling routes.
b) Truck loading/unloading activities.
c) Location of construction fences.
d) Hours of construction and hauling.

e) Requirements for leasing of right of way or pedestrian easements.
f) Provisions for street sweeping, excavation and construction.
g) Location of construction signing and pedestrian detour routes.
h) All other construction activities as they affect the public street system.

In addition, if any work is done impacting the sidewalk, the applicant shall submit for review and approval a plan for providing pedestrian access during construction of this project. Access shall be provided at all times during the construction process, except when specific construction activities such as shoring, foundation work, and construction of frontage improvements prevents access. General materials storage and contractor convenience are not reasons for preventing access.

The applicant shall secure sufficient off-street parking for construction workers before the issuance of a clearing and grading, building, a foundation or demolition permit.
AUTHORITY: BCC 11.70 & 14.30
REVIEWER: Jon Regalia (425) 452-4599

2. Civil Engineering Plans - Transportation
Civil engineering plans produced by a qualified engineer must be approved by the Transportation Department. All improvements and restorations must be in conformance with the requirements of the Americans with Disabilities Act, the Transportation Development Code, the provisions of the Transportation Department Design Manual, and specific requirements stated elsewhere in this document. All relevant standard drawings from the Transportation Department Design Manual shall be copied exactly into the final engineering plans.
AUTHORITY: BCC 14.60; Transportation Department Design Manual
REVIEWER: Rohini Nair, (425) 452-2569

3. Areas of Disturbance
The applicant shall fully restore, to the satisfaction of the City of Bellevue, any areas disturbed and or damaged during construction or future maintenance of this facility.
AUTHORITY: BCC 23.76.060, LUC 20.20.520
REVIEWER: Sally Nichols, (425) 452-2727

4. Final Landscape Plan
A landscape plan must be submitted and approved by the Land Use Division prior to approval of construction permits. A signed agreement between PSE and the Towne Condominium property owners shall be included on the landscape plan, stating that the Towne Condominium owners give PSE permission to provide additional native landscaping on the Towne Condominium property.
AUTHORITY: LUC 20.20.520, City of Bellevue Comprehensive Plan, UT-40, 53
REVIEWER: Sally Nichols, (425) 452-2727

5. Wood Fence

The wooden fence that will run between the project site and the Towne Condominium development to the west shall consist of a six foot tall solid fence with an additional two feet of wood lattice. Exact length of the fence shall be determined on site between PSE and the Towne Condominium property owners and indicated on the permit drawings.

AUTHORITY: City of Bellevue Comprehensive Plan, UT-40, 51 and 53
REVIEWER: Sally Nichols, (425) 452-2727

6. Chain Link Fence

A revised site plan must be submitted and approved by the Land Use Division prior to approval of construction permits that shows the location of the chain link fencing with metal sheeting and the chain link fencing without sheeting.

AUTHORITY: City of Bellevue Comprehensive Plan, UT-40,51 and 53
REVIEWER: Sally Nichols, (425) 452-2727

7. Pavement Restoration

Pavement restoration associated with repair of damaged street surfaces shall be provided as directed by the transportation inspector.

AUTHORITY: BCC 14.60. 250; Design Manual Design Standard #21
REVIEWER: Jon Regalia (425) 452-4599

C. PRIOR TO BUILDING TEMPORARY CERTIFICATE OF OCCUPANCY ISSUANCE

1. Capacity and Reliability

At completion, the project shall meet the immediate general capacity and reliability needs of the original proposal.

AUTHORITY: City of Bellevue Comprehensive Plan, UT-50
REVIEWER: Sally Nichols, (425) 452-2727

2. Lighting

Consideration shall be made for views into the facility from residences in surrounding buildings. Lighting shall be the minimum level necessary to enable safe operation of the substation and shall include cutoff screens that prevent spillover lighting in areas outside of the new architectural wall and toward upper level residences.

AUTHORITY: City of Bellevue Comprehensive Plan, UT-40, 51 and 53
REVIEWER: Sally Nichols, (425) 452-2727

3. Landscape Installation Assurance Device

The applicant shall provide a landscape assurance device (assignment of savings or letter of credit) for 150% of the fair market value of labor and materials for any required landscaping not installed at final inspection.

AUTHORITY: LUC 20.20.520.K.1 and 2, and 20.20.520.L.1 and 2
REVIEWER: Sally Nichols, (425) 452-2727

4. Landscape Maintenance Assurance Device

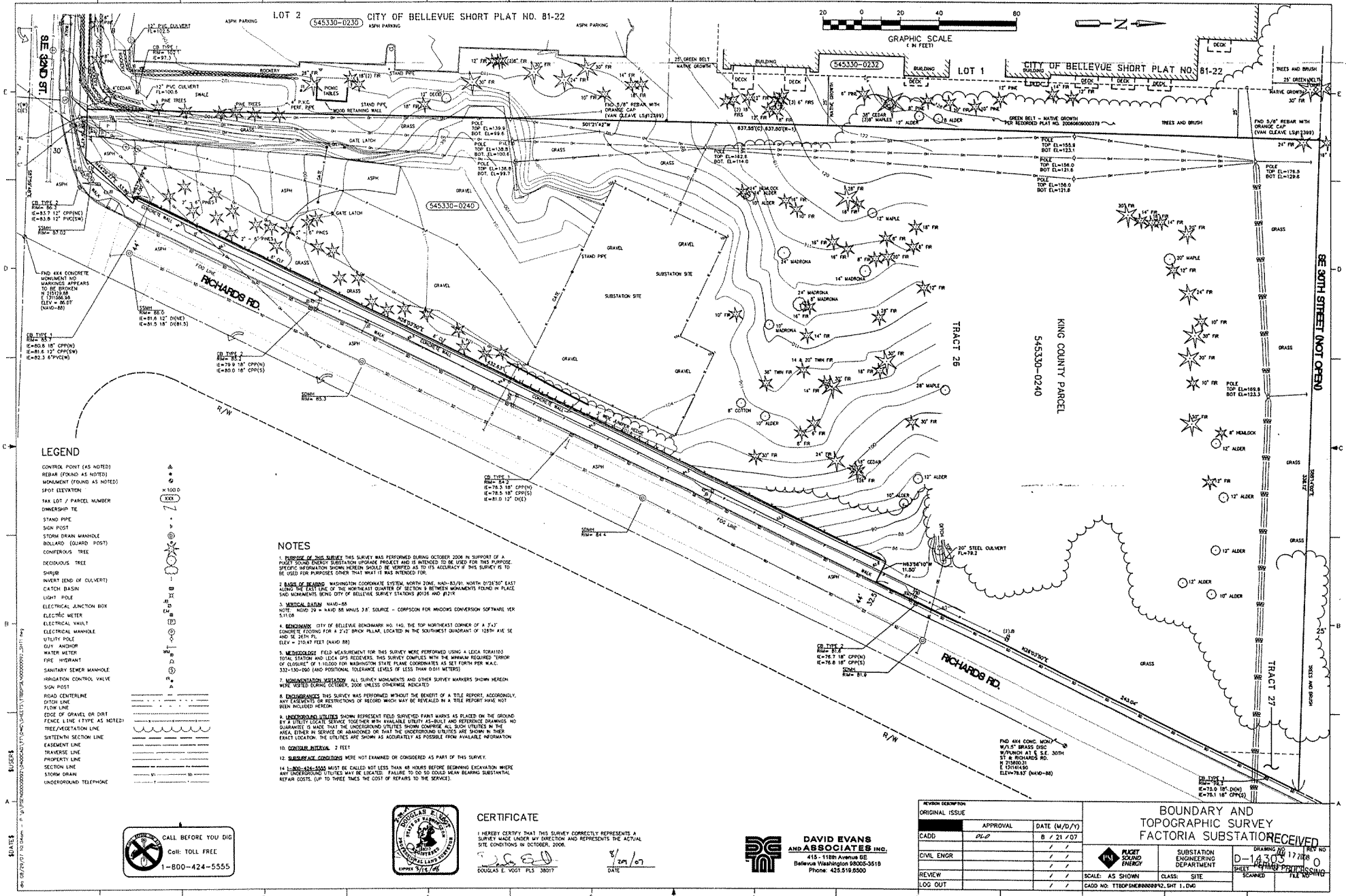
The applicant shall provide a landscape maintenance assurance device (assignment of savings or letter of credit) for 20% of the fair market value of labor and materials for landscape maintenance for a period of one year from date of final inspection.

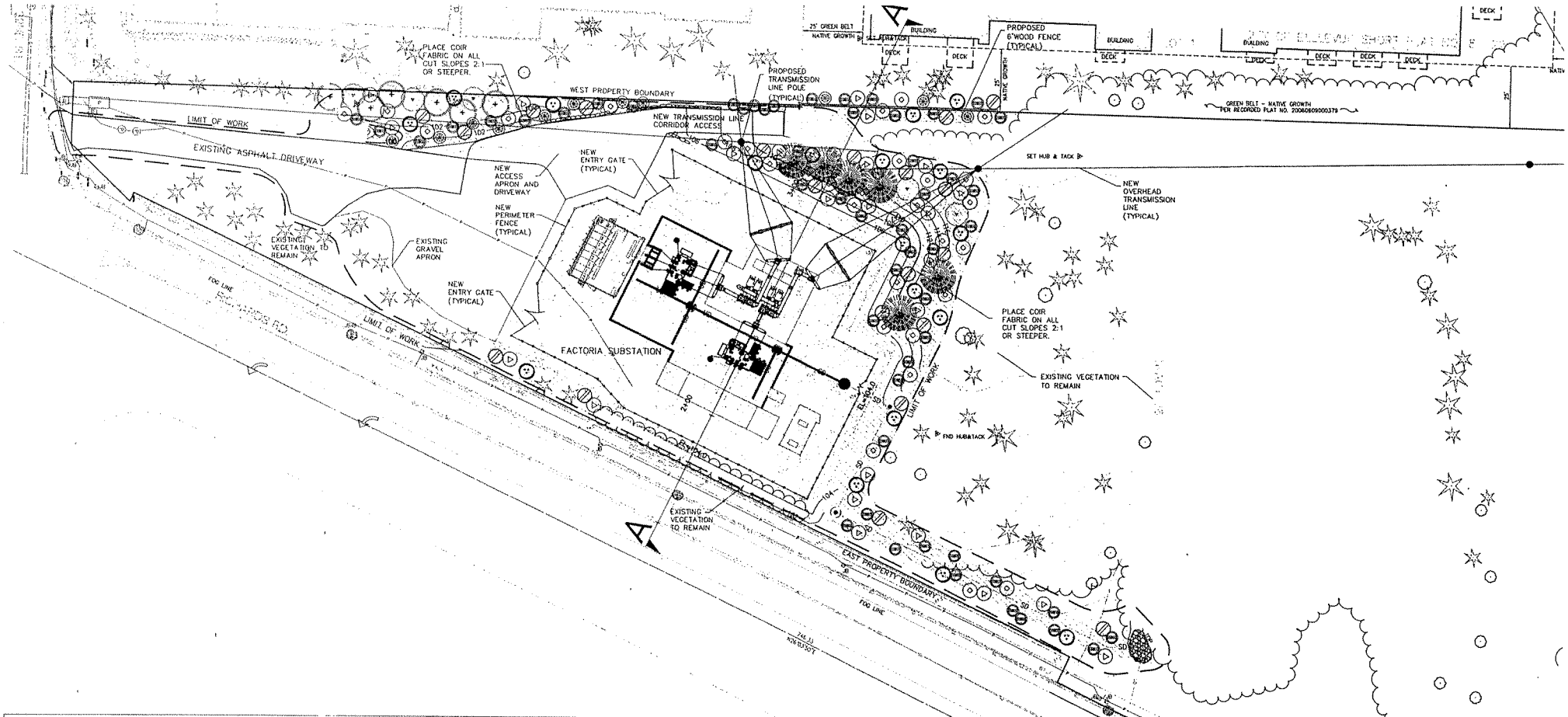
AUTHORITY: LUC 20.20.520.K.1 and 2, and 20.20.520.L.1 and 2
REVIEWER: Sally Nichols, (425) 452-2727

5. Landscape Maintenance After Construction

The applicant shall provide regular and on-going landscape maintenance of the site. Maintenance shall be conducted frequently enough to maintain an attractive landscape and to keep the site litter-free.

AUTHORITY: City of Bellevue Comprehensive Plan, UT-40, 53
REVIEWER: Sally Nichols, (425) 452-2727


LOT 2
CITY OF BELLEVUE SHORT PLAT NO. 81-22
545330-0230
545330-0232
LOT 1
CITY OF BELLEVUE SHORT PLAT NO. 81-22
545330-0240
SE 32ND ST.
SE 30TH STREET (NOT OPEN)
RICHARDS RD.
KING COUNTY PARCEL
545330-0240
TRACT 26
TRACT 27
GRAPHIC SCALE
(IN FEET)
20 0 20 40 80
N
LEGEND
CONTROL POINT (AS NOTED)
REBAR (FOUND AS NOTED)
MONUMENT (FOUND AS NOTED)
SPOT ELEVATION
TAX LOT / PARCEL NUMBER
OWNERSHIP TIE
STAND PIPE
SIGN POST
STORM DRAIN MANHOLE
BOLLARD (GUARD POST)
CONIFEROUS TREE
DECIDUOUS TREE
SHRUB
INVERT (END OF CULVERT)
CATCH BASIN
LIGHT POLE
ELECTRICAL JUNCTION BOX
ELECTRIC METER
ELECTRICAL VAULT
ELECTRICAL MANHOLE
UTILITY POLE
GUY ANCHOR
WATER METER
FIRE HYDRANT
SANITARY SEWER MANHOLE
IRRIGATION CONTROL VALVE
SIGN POST
ROAD CENTERLINE
DITCH LINE
FLOW LINE
EDGE OF GRAVEL OR DIRT
FENCE LINE (TYPE AS NOTED)
TREE/VEGETATION LINE
SIXTEENTH SECTION LINE
EASEMENT LINE
TRAVERSE LINE
PROPERTY LINE
SECTION LINE
STORM DRAIN
UNDERGROUND TELEPHONE
NOTES
1. PURPOSE OF THIS SURVEY: THIS SURVEY WAS PERFORMED DURING OCTOBER 2006 IN SUPPORT OF A PUGET SOUND ENERGY SUBSTATION UPGRADE PROJECT AND IS INTENDED TO BE USED FOR THIS PURPOSE. SPECIFIC INFORMATION SHOWN HEREON SHOULD BE VERIFIED AS TO ITS ACCURACY IF THIS SURVEY IS TO BE USED FOR PURPOSES OTHER THAT WHAT IT WAS INTENDED FOR.
2. BASIS OF BEARING: WASHINGTON COORDINATE SYSTEM, NORTH ZONE, NAD=83/91, NORTH 01°26'30" EAST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 9 BETWEEN MONUMENTS FOUND IN PLACE AND MONUMENTS, BEING CITY OF BELLEVUE SURVEY STATIONS #0126 AND #121R
3. VERTICAL DATUM: NAVD-88
NOTE: NGVD 29 = NAVD 88 MINUS 3.6'. SOURCE - CORPSCON FOR WINDOWS CONVERSION SOFTWARE VER 5.11.08
4. BENCHMARK: CITY OF BELLEVUE BENCHMARK NO. 140, THE TOP NORTHEAST CORNER OF A 3'x3' CONCRETE FOOTING FOR A 2'x2' BRICK PILLAR, LOCATED IN THE SOUTHWEST QUADRANT OF 128TH AVE SE AND SE 26TH PL.
ELEV = 210.47 FEET (NAVD 88)
5. METHODOLOGY: FIELD MEASUREMENT FOR THIS SURVEY WERE PERFORMED USING A LEICA TCRA1103 TOTAL STATION AND LOCA OPS RECEIVERS. THIS SURVEY COMPLIES WITH THE MINIMUM REQUIRED "ERROR OF CLOSURE" OF 1:10,000 FOR WASHINGTON STATE PLANE COORDINATES AS SET FORTH PER W.A.C. 332-130-090 (AND POSITIONAL TOLERANCE LEVELS OF LESS THAN 0.011 METERS)
7. MONUMENTATION / ASTATION: ALL SURVEY MONUMENTS AND OTHER SURVEY MARKERS SHOWN HEREON WERE VISITED DURING OCTOBER, 2006 UNLESS OTHERWISE INDICATED.
8. ENCUMBRANCES: THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT, ACCORDINGLY, ANY EASEMENTS OR RESTRICTIONS OF RECORD WHICH MAY BE REVEALED IN A TITLE REPORT HAVE NOT BEEN INCLUDED HEREON.
9. UNDERGROUND UTILITIES SHOWN REPRESENT FIELD SURVEYED PAINT MARKS AS PLACED ON THE GROUND BY A UTILITY LOCATE SERVICE TOGETHER WITH AVAILABLE UTILITY AS-BUILT AND REFERENCE DRAWINGS. NO GUARANTEE IS MADE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED, OR THAT THE UNDERGROUND UTILITIES ARE SHOWN IN THEIR EXACT LOCATION. THE UTILITIES ARE SHOWN AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION
10. CONTOUR INTERVAL: 2 FEET
12. SURFACE CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY.
14. 1-800-424-5555 MUST BE CALLED NOT LESS THAN 48 HOURS BEFORE BEGINNING EXCAVATION WHERE ANY UNDERGROUND UTILITIES MAY BE LOCATED. FAILURE TO DO SO COULD MEAN BEARING SUBSTANTIAL REPAIR COSTS. (UP TO THREE TIMES THE COST OF REPAIRS TO THE SERVICE).
CALL BEFORE YOU DIG
Call: TOLL FREE
1-800-424-5555
CERTIFICATE
I HEREBY CERTIFY THAT THIS SURVEY CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION AND REPRESENTS THE ACTUAL SITE CONDITIONS IN OCTOBER, 2006.
DOUGLAS E. VOGT PLS 38017
8/29/07
DATE
DAVID EVANS AND ASSOCIATES INC.
415 - 118th Avenue SE
Bellevue Washington 98005-3518
Phone: 425.519.6500
REVISION DESCRIPTION
ORIGINAL ISSUE
APPROVAL
DATE (M/D/Y)
CADD DLD 8 / 21 / 07
CIVIL ENGR / /
REVIEW / /
LOG OUT / /
BOUNDARY AND TOPOGRAPHIC SURVEY
FACTORIA SUBSTATION
PUGET SOUND ENERGY
SUBSTATION ENGINEERING DEPARTMENT
DRAWING NO D-14305
REV NO 0
SHEET 1 OF 1
SCALE: AS SHOWN
CLASS: SITE
CADD NO: TTBDFSNE0000892_SHT 1.DWG
SCANNED
FILE NO
RECEIVED
SEP 17 2007
KING COUNTY PERMIT PROCESSING



PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QNTY	SIZE	REMARKS
TREES					
	THUJA PLICATA 'FASTIGIATA'	WESTERN RED CEDAR	6	6'-8' HT	B&B, SPACED AS SHOWN
	ACER CIRCINATUM	VINE MAPLE	5	5-6' HT.	B&B MULTI-STEMMED
	PINUS CONTORTA	WESTERN SHORE PINE	6	6'-8' HT	B&B, WELL-BRANCHED FROM ROOT CROWN TO TOP
SHRUBS					
	MYRICA CALIFORNICA	PACIFIC WAX MYRTLE	30	3' MIN. HT	5 GAL. CONTAINER, FULL, WELL BRANCHED, SPACED PER PLAN
MAH	MAHONIA AQUIFOLIUM	TALL OREGON GRAPE	57	3' MIN. HT	5 GAL. CONTAINER, FULL, WELL BRANCHED, SPACED PER PLAN
	PHILADELPHUS LEWISII	MOCK ORANGE	18	3' MIN. HT	5 GAL. CONTAINER, FULL, WELL BRANCHED, SPACED PER PLAN
	AMELANCHIER CANADENSIS	SERVICEBERRY	20	3' MIN. HT	5 GAL. CONTAINER, FULL, WELL BRANCHED, SPACED PER PLAN
	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	11	3' MIN. HT	5 GAL. CONTAINER, FULL, WELL BRANCHED, SPACED PER PLAN
	HOLODISCUS DISCOLOR	OCEAN SPRAY	25	3' MIN. HT	5 GAL. CONTAINER, FULL, WELL BRANCHED, SPACED PER PLAN
GROUND COVERS					
	HYDROSEED		10,471 SF		SEE MIX SPECIFICATIONS

GRAPHIC SCALE (IN FEET)
20 0 20 40 60

CALL BEFORE YOU DIG
Call: TOLL FREE
1-800-424-5555

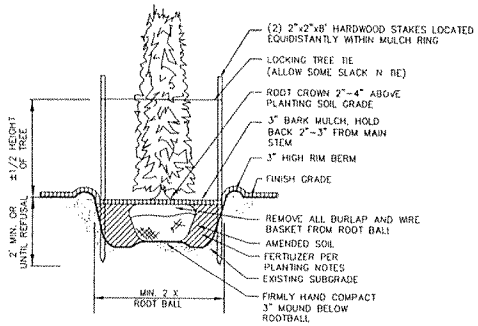
STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
12-20-07

DAVID EVANS AND ASSOCIATES INC.
415 - 118th Avenue SE
Bellevue Washington 98005-3518

REVISION DESCRIPTION: ISSUED FOR PERMITTING		
	APPROVAL	DATE (M/D/Y)
CADD	GBK	12 / 20 / 07
		/ /
LAND ARCH	JCGA	12 / 20 / 07

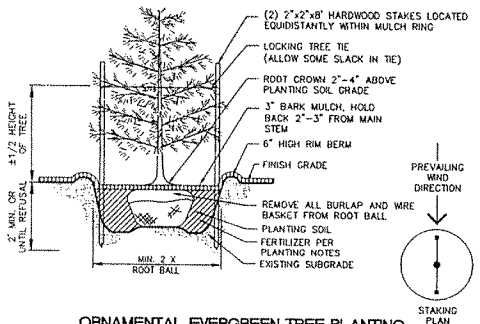
LANDSCAPE PLAN
FACTORIA SUBSTATION

PUGET SOUND ENERGY | SUBSTATION ENGINEERING DEPARTMENT | DRAWING D-1435



COLUMNAR EVERGREEN TREE PLANTING

NOT TO SCALE



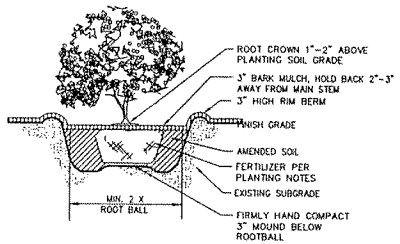
ORNAMENTAL EVERGREEN TREE PLANTING

NOT TO SCALE

HYDROSEED MIX

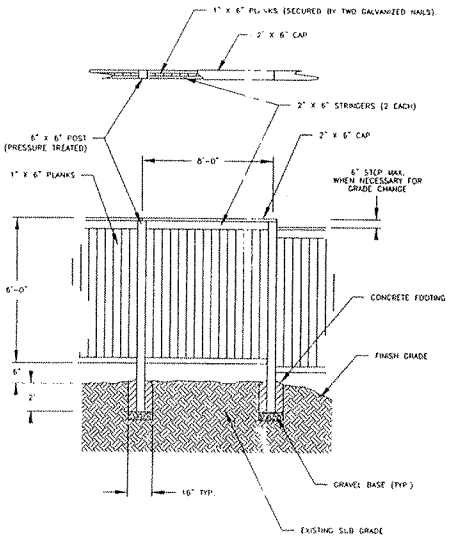
KIND/VARIETY	% BY WEIGHT	MIN. % GERM
PERENNIAL RYEGRASS	60%	90%
RED CREEPING FESCUE	30%	90%
HARD FESCUE	10%	90%
APPLICATION RATE:		120 LBS/ACRE
CANTOR ECO-FIBER WOOD FIBER MULCH:		2,000 LBS/ACRE
NUTRICULTURE SEED STARTER SPECIAL FERTILIZER (16-45-7):		200 LBS/ACRE
CANTOR ECO TAC GG 1200-TACKIFIER:		60 LBS/ACRE
STAY MOIST MOISTURE RETENTION AGENT		60 LBS/ACRE

HYDROSEED MIX



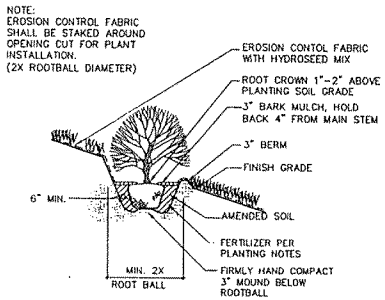
SHRUB PLANTING

NOT TO SCALE



6' WOOD FENCE

NOT TO SCALE



SHRUB PLANTING ON SLOPES

NOT TO SCALE

LANDSCAPE NOTES

GENERAL

1. ALL WORK SHALL BE DONE AS SHOWN IN THE DRAWINGS AND IN CONFORMANCE WITH THE PUGET SOUND ENERGY (PSE) PROJECT GENERAL PROVISIONS AND SPECIFICATIONS FOR THIS PROJECT. THE DRAWINGS SHALL TAKE PRECEDENCE OVER THE SPECIFICATIONS SHOULD THERE BE ANY CONFLICT.

SITE PREPARATION

1. CLEAR AND GRUB EXISTING VEGETATION IN AREAS TO BE PLANTED AS SHOWN IN THE PLANS.

2. APPLY EROSION CONTROL FABRIC (GEOCOIR 400 FABRIC OR APPROVED EQUAL) TO ALL 2:1 SLOPES OR STEEPER.

PLANTING

1. ALL TREES, SHRUBS AND SEEDING SHALL BE INSTALLED PER THE LANDSCAPE PLAN AND AS SHOWN IN THE PLANTING DETAILS.

2. HYDROSEED AREA TOPSOIL SHALL BE CEDAR GROVE 2-WAY TOPSOIL (OR APPROVED EQUIVALEN

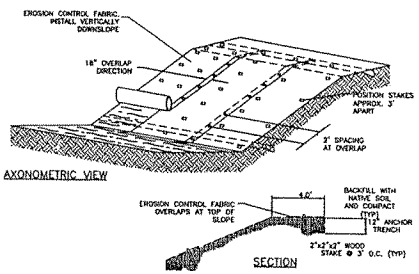
3. PLANT PIT SOIL AMENDMENT SHALL BE CEDAR GROVE 2-WAY TOPSOIL (OR APPROVED EQUIVALENT).

4. ALL PLANT PITS SHALL BE TOP DRESSED WITH BARK MULCH RINGS TO A 3" DEPTH AND 2X TH ROOT BALL IN DIAMETER.

5. CONTRACTOR SHALL APPLY TIME RELEASE FERTILIZER TO PLANT PITS (OSMOCOTE TM OR APPROVED EQIVALENT) PER MANUFACTURER'S INSTRUCTIONS.

6. AFTER PLANT INSTALLATION APPLY SNAPSHOT PRE-EMERGENT HERBICIDE (OR APPROVED EQUIVALENT) PER MANUFACTURER'S RECOMMENDATIONS.

7. PERMANENT IRRIGATION SYSTEM SHALL BE INSTALLED PER THE IRRIGATION PLAN AND MAINTAINE BY THE CONTRACTOR DURING THE 1 YEAR WARRANTY PERIOD.



NOTES

1. SLOPE SURFACE SHOULD BE FREE OF CLODS, STICKS, ROCKS, AND GRASS.
2. LAY EROSION CONTROL FABRIC (GEOCOIR 400 FABRIC OR APPROVED EQUAL) LOOSELY AND STAKE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH THE FABRIC.
3. INSTALL 2"x2"x2' LONG WOODEN STAKES AT 3' O.C. PROVIDE STAKES ON ALL OVERLAPPING AREAS. DRIVE STAKES UNTIL ALL BUT 2" OF CROWN IN ABOVE FABRIC.

EROSION CONTROL FABRIC DETAIL

NOT TO SCALE

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT 12-10-07 Lori Clapp

DAVID EVANS AND ASSOCIATES INC.
415 - 118th Avenue SE
Bellevue Washington 98005-3518

REVISION DESCRIPTION			
ISSUED FOR PERMITTING			
	APPROVAL	DATE (M/D/Y)	
CADD	GRK	12 / 20 / 07	LANDSCAPE NOTES AND DE FACTORIA SUBSTATION
		/ /	
LAND ARCH	JCGA	12 / 20 / 07	PUGET SOUND ENERGY | SUBSTATION ENGINEERING | DRAWI D-143

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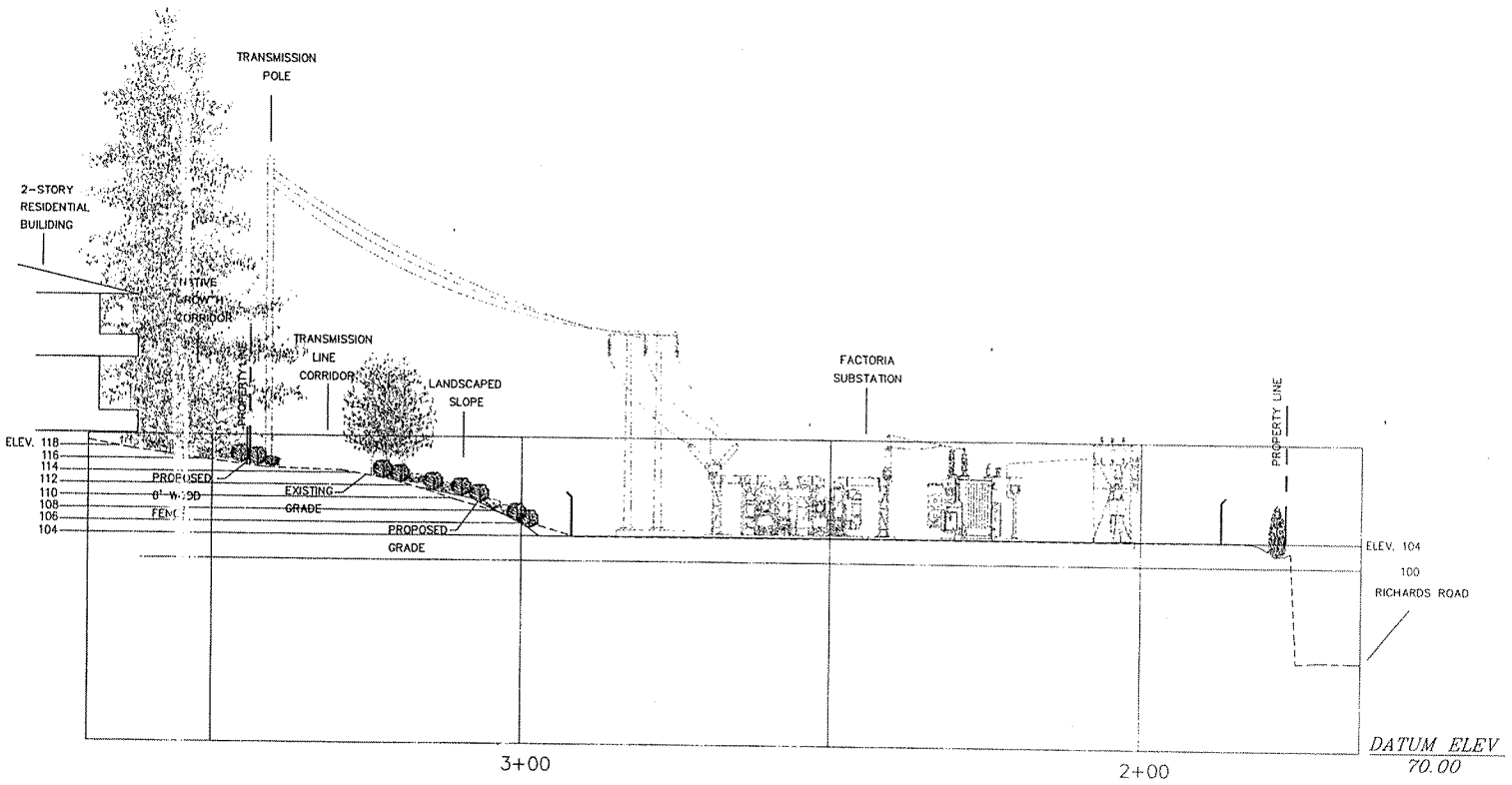

SECTION A-A

STATE OF WASHINGTON
LANDSCAPE ARCHITECT

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DAVID EVANS AND ASSOCIATES INC.

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SECTION A-A
FACTORIA SUBSTATION