City of Bellevue
Development Services Department
Land Use Staff Report

Proposal Name:	Sound Transit East Link Geotechnical Exploratory Soil Borings – Mercer Slough Sub-package A
Proposal Address:	2820 Bellevue Way SE
Proposal Description:	Approval of Critical Areas Land Use Permit to perform exploratory geotechnical borings. Portions of the proposed work will be located within the Critical Areas Overlay District. Work involves the mobilization of drilling equipment to areas located within critical areas or critical area buffers, completion of borings, and removal of equipment. Work may include temporary vegetation removal (clearing). Areas of disturbed vegetation within critical areas or their buffers to be restored consistent with LUC 20.25H.220 (H) and the City's Critical Areas Handbook. Proposal is SEPA exempt under WAC 197-11-800(17). Approval includes 4 boring locations.
Folder Number:	13-106776-LO
Decision Included:	Critical Areas Land Use Permit (Process II. LUC 20.30P)
Planner:	Kevin LeClair, Land Use Planner
Director's Decision:	**Approval with Conditions** Michael A. Brennan, Director Development Services Department By: _____ Carol V. Helland, Land Use Director

Application Date:	2/11/2013
Notice of Application Publication Date:	2/28/2013
Notice of Decision Date:	3/21/2013
Project Appeal Deadline:	4/4/2013

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

I. Proposal Description

A. General Description

Sound Transit has submitted application for Critical Areas Land Use Permit for geotechnical exploration activities required for design of the Sound Transit East Link Project. Under this application Sound Transit is proposing the completion of four borings, identified as E320-B-17, E320-B-18, E320-B-19, and E320-B-20, along the edge of the Mercer Slough wetland system in the wetland critical area buffer. Boring site plans demonstrating proposed boring locations are included as **Attachment 1**. These borings will be used to assess subsurface soil and groundwater conditions, which are needed to aid in the design of the Sound Transit East Link facilities. The actual drilling locations of the borings could change up to 50 feet from the locations indicated depending on conflicts with buried utilities, access issues, or right-of-entry requirements. In situations where boring locations must change, the boring location must be moved further away from critical areas or their buffers. Drilling activity at these locations may require some minor site clearing of shrubs and/or brush in order to provide access for the drill rig and must be limited to the minimum necessary. No trees are expected to be removed although if removed must be replaced at a 3:1 ratio and in accordance with the City's Critical Areas Handbook. Restoration of all disturbed areas will occur in accordance with Bellevue Land Use Code 20.25H.220.H. <u>See related conditions of approval in Section VII below.</u>

B. Description of Activity

The boreholes that would be drilled as part of this activity range from 4 to 8 inches in diameter. From start to finish, each soil boring requires approximately 1 to 3 days to complete depending on the exploration depth. The area needed to conduct the boring activity is about two truck lengths, situated either side-by-side or end-to-end or about 600 square feet, although equipment size varies and area of impact can be much smaller. The drill rig and support truck are generally sited on the shoulder of a roadway, in a parking lot, or a vacant site. The drilling equipment involves a drilling system mounted on a truck or a tracked vehicle. The drill system is used to advance the boring to the necessary depth by rotating an auger or drill tool into the soil. Soil cuttings are brought to the surface by the rotating auger flights or by drill fluid circulation. Soil sampling generally occurs at regular 5-foot intervals using a steel sampler lowered to the sampling depth inside the augers or borehole, and then driven into the soil using a rig-mounted hammer. When necessary, temporary disturbance associated with the mobilization and operation of drilling equipment must be restored within 30 days following the completion of drilling activity at each site in accordance with LUC 20.25H.220.H. <u>See related conditions of approval in Section VII below.</u>

Groundwater monitoring wells (piezometers) may be installed at the proposed boring locations. When installed, monitoring wells will be used to record changes in groundwater elevation with time. Each well will involve grouting a polyvinyl chloride (PVC) pipe into the

drilled borehole. A flush-mounted, locking valve cover is installed at the top of the piezometer to prevent access by the public. The design of the piezometer is such that surface water cannot access the monitoring system. The piezometers could remain in place for several years to allow for groundwater monitoring over a period sufficient to provide meaningful design data and the site surrounding each piezometer must be restored upon removal. The placement and operation of a piezometer at a boring location does not relieve the applicant from restoring areas of temporary disturbance within Critical areas or buffers related to the mobilization and operation of drilling equipment within 30 days following the completion of drilling activity for each site as described above. See related conditions of approval in Section VII below.

C. Best Management Practices

The exploration program would adhere to standard best management practices (BMPs) at each exploration location. The BMPs address the prevention of erosion, sedimentation, and leaching of contaminants into surface waters, wetlands, and drainage systems. These BMPs follow the recommendations of state and local agencies.

During the boring process, the following BMPs shall be implemented to minimize the potential for environmental impacts:

- A small pile of generally damp-to-wet soil would accumulate at the top of the boring around the auger. This pile of soil cuttings is kept to a minimum size by shoveling the soil into barrels as it approaches the ground surface. For unpaved, grassy areas, plastic sheeting would be placed on the ground to control cuttings and aid in site clean up. See related conditions of approval in Section VII below.

- To provide additional protection against fluids and sediment from the drilling process entering the stormwater drainage system or any nearby body of water, sandbags would be placed down gradient of the boring operation in a configuration that would prevent the bypass of unfiltered water. Drilling would not take place during heavy rainfall events. On-site personnel would monitor runoff to capture possible runoff of drilling fluids and sediment. See related conditions of approval in Section VII below.

- All material that is removed from the boring, including cuttings, water, and the core samples, would be placed in sample bags or watertight drums. Drummed soil will be removed from the site at the end of each day and disposed of at an approved disposal facility. Sample bags with soil samples will be taken from the site and stored in a warehouse facility for later inspection or testing. Each soil boring will generate approximately two drums of waste, depending on the final boring depth. See related conditions of approval in Section VII below.

- After the borings are complete the soil boring holes will be filled with bentonite chips or a bentonite cement mixture, in accordance with Washington State Department of

Ecology standards. The hole will be sealed to prevent potential cross contamination of groundwater aquifers. There would be no increase in impervious surfaces associated with this geotechnical activity. At the conclusion of each soil boring, holes drilled in pavement are patched using concrete. Holes drilled in a grassy area would be patched using the grass which is cut out prior to drilling. The site is cleaned with shovels and a hand broom. See related conditions of approval in Section VII below.

- Explorations in proximity (i.e., less than 250 ft) to bodies of water would utilize special, environmental sampling agents (e.g., vegetable oil) instead of oil-based lubrication typically used in the boring process. Additionally, dry drilling methods would be employed, unless geologic conditions require the wet methods, which use water (possibly mixed with bentonite) as a drilling aid. See related conditions of approval in Section VII below.

Best management practices will be implemented to ensure that sediments do not enter the critical areas. The total area of disturbance will be minimized and only minor clearing of vegetation is anticipated and no permanent impacts to either the wetlands or wetland buffers are anticipated. Where temporary impacts are possible, each site will be photo documented prior to disturbance and following restoration. Monitoring of restoration will vary based on restoration requirements, where restoration is required submittal of a monitoring report at one year is required to ensure the site is properly restored.

D. Limit of Authority Under This Permit

Review and approval under this Critical Areas Land Use Permit is limited to those boring sites located within a critical area or critical area buffer as defined by LUC 20.25H.025 and LUC 20.25H.035. Although the activities under review as part of this permit application are part of a larger action (Citywide boring activity associated with Sound Transit East Link design), the review completed and approval granted under this Critical Areas Land Use Permit is limited to those boring locations and vegetation removal (blackberry) areas that are located within a critical area or critical area buffer. All other sites and work locations related to this project not located in a critical area or critical area buffer are outside of the authority of this permit, and are subject to compliance with City of Bellevue codes and ordinances through review and permit under a clearing and grading permit or a right of way use permit. See related conditions of approval in Section VII below.

II. Environmental Review/Permits Required

A. Critical Areas Overlay District

The work proposed is included under the definition of an essential public facility [RCW 36.70A.200(1)] and the proposed boring is included as an allowed activity (new or expanded essential public facilities) within the Critical Areas Overlay District, however specific performance standards must be met and the action requires review through a Critical Areas Land Use Permit as identified in LUC 20.25H.055. When necessary,

restoration for all areas of temporary disturbance is required per LUC 20.25H.220.H. The applicant must provide a summary of how the project meets the performance standards listed, a detailed map identifying all location where drilling may occur within critical areas, and (when necessary) must include a restoration plan that meets the requirements of LUC 20.25H.220.H for all critical areas or buffers disturbed. Critical Areas Land Use Permits are Process II Administrative Permits and require the publishing of a notice of application with an open comment period (14 days) and also publishing of a notice of decision with an open appeal period (14 days).

B. SEPA

The proposed scope of work is SEPA exempt as identified under BCC 22.02.032 and WAC 197-11-800(17). SEPA review for this activity is not required.

C. Clearing and Grading Permit

The proposed boring activity will require a Clearing and Grading Permit (Type GH) and will require erosion control and restoration for all areas of temporary disturbance per the Critical Areas Land Use Permit. A Clearing and Grading Permit is required after the Critical Areas Land Use Permit has been issued and before beginning work. <u>See related conditions of approval in Section VII below.</u>

III. Consistency with Critical Areas Overlay District Land Use Code Requirements – LUC 20.25H

A. General Performance Standards – LUC 20.25H.055.C.2

Finding: This is a proposal to investigate soils and groundwater to assist in the study of design for the Sound Transit East Link Light Rail project. There is no permanent disturbance proposed as part of this data collection exercise. When necessary, all areas of temporary disturbance will be restored in accordance with LUC 20.25H.210. Boring locations have been designed to have the minimum impact on wetland or stream buffers and have been sited in areas where minimal vegetation modification is required. The applicant has demonstrated that there is no technically feasible alternative or alternate plan for boring locations with less impact on critical areas or related buffers. The performance standards of LUC 20.25H.055.C.2 have been met.

B. Stream and Wetland Performance Standards – LUC 20.25H.080.A and LUC 20.25H.100

Finding: The proposed boring activity has been designed to comply with the established performance standards for work performed within the proximity of a Type F and S stream or wetland system. Boring locations have been located to have the minimum impact on buffers and where minimal vegetation modification is required. No permanent disturbance is expected and all areas cleared or impacted as part of this project will be restored, when

necessary, in accordance with LUC 20.25H.210. The applicant has demonstrated that the performance standards of LUC 20.25H.080.A and LUC 20.25H.100 have been met.

C. Restoration For Areas of Temporary Disturbance – LUC 20.25H.220.H

Finding: This proposal involves the mobilization of drilling equipment to areas located within critical areas or critical area buffers, completion of borings, and removal of equipment. Work may include temporary vegetation removal (clearing) to locate and operate the drilling equipment. When necessary, areas of disturbed vegetation within Critical Areas or their buffers are to be restored consistent with LUC 20.25H.220(H) and the City's Critical Areas Handbook and must be monitored for a period of one year. <u>See related conditions of approval in Section VII below.</u>

IV. Public Notice and Comment

Application Date:	February 11, 2013
Public Notice (500 feet):	February 28, 2013
Minimum Comment Period:	March 14, 2013

The Notice of Application for this city wide project was published in the City of Bellevue weekly permit bulletin on February 28, 2013. No inquiries were made and no comments were received on this application.

V. Decision Criteria

A. Critical Areas Land Use Permit Decision Criteria 20.30P

The Director may approve or approve with modifications an application for a critical areas land use permit if:

i. The proposal obtains all other permits required by the Land Use Code;

Finding: A clearing and grading permit is required. <u>See related condition of approval in Section VII of this report.</u>

ii. The proposal utilizes to the maximum extent possible the best available construction, design and development techniques which result in the least impact on the critical area and critical area buffer;

Finding: Boring locations have been modified to have the minimum impact on critical areas and buffers and have been sited in areas where minimal vegetation modification is required. No permanent disturbance is expected and, when necessary, all areas of disturbed vegetation within critical areas or their buffers must be restored consistent with LUC 20.25H.220.H and the City's Critical Areas Handbook and

monitored for a period of one year following restoration installation. Clearing and grading permit plans must demonstrate adequate protection of critical areas and associated buffers. Replanting must be in accordance with the City's Critical Areas Handbook. See related condition of approval in Section VII of this report.

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

Finding: The applicant has demonstrated that the performance standards of LUC 20.25H.080.A and LUC 20.25H.100 have been met. See Section III above.

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

Finding: This is a proposal to collect data through exploratory borings and survey work to assist in the study of alternatives for the Sound Transit East Link Light Rail project. No permanent development is approved as part of this permit. Drilling and survey work do not typically rely on public services for operation outside of equipment mobilization on public streets with licensed vehicles. No additional demand on public facilities is expected. A City of Bellevue Transportation Department Right of Way permit for street use is required to complete borings and data collection in the public Right of Way. See related condition of approval in Section VII of this report.

v. The proposal includes a mitigation or restoration plan consistent with the requirements of LUC Section 20.25H.210; and

Finding: When necessary, the applicant is required to submit a final restoration plan as part of the associated clearing and grading permit that meets the requirements of LUC 20.25H.220.H. See related condition of approval in Section VII of this report.

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

Finding: As discussed above, the proposal complies with all applicable requirements of the Land Use Code and applicable Bellevue City Codes.

VI. Conclusion and Decision

After conducting the various administrative reviews associated with this proposal, including Land Use Code consistency, SEPA, City Code and Standard compliance reviews, the Development Services Department Director does hereby **approve with conditions** the proposal to perform exploratory geotechnical borings at locations within the Critical Areas Overlay District as described in this report.

Note- Expiration of Approval: In accordance with LUC 20.30P.150 a Critical Areas

Land Use Permit automatically expires and is void if the applicant fails to file for a Clearing and Grading Permit or other necessary development permits within one year of the effective date of the approval.

VII. Conditions of Approval

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

Applicable Ordinances	Contact Person
Clearing and Grading Code- BCC 23.76	Kevin LeClair, 425-452-2928
Land Use Code- BCC 20.25H	Kevin LeClair, 425-452-2928
Noise Control- BCC 9.18	Kevin LeClair, 425-452-2928

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

1. Restoration Plan: Where necessary, all areas of disturbed vegetation within Critical Areas or their buffers must be restored consistent with LUC 20.25H.220(H) and the City's Critical Areas Handbook and monitored for a period of one year following restoration installation. Prior to commencement of boring activity at a site where meaningful vegetation removal is expected, the applicant shall photo document site conditions prior to boring activity, after boring completion, and shall submit a plan for restoration for each site disturbed indicating how restoration activity will restore the site to it's original condition. The plan must also include prescribed maintenance activities to ensure plant survival and must include monitoring requirements (including reporting) to document success/failure for a period of one year following restoration.

Authority: Land Use Code 20.25H.220.H
Reviewer: Kevin LeClair, Development Services Department

2. Clearing and Grading Permit Required: Prior to the commencement of the construction activity, a Clearing and Grading Permit is required and must comply with BCC 23.76.

Authority: Bellevue City Code 23.76.025.1
Reviewer: Kevin LeClair, Development Services Department

3. Rainy Season restrictions: Due to the proximity to Critical Areas, no clearing and grading activity may occur during the rainy season, which is defined as October 1 through April 30 without authorization of the Development Services Department Clearing and Grading Inspector.

Authority: Bellevue City Code 23.76.093.A

Reviewer: Kevin LeClair, Development Services Department

4. Pesticides, Insecticides, and Fertilizers: The use of pesticides, insecticides, and fertilizers in is prohibited in accordance with the City of Bellevue's "Environmental Best Management Practices".

Authority: Bellevue City Code 23.76.100
Reviewer: Kevin LeClair, Development Services Department

5. Noise Control: Noise related to construction is exempt from the provisions of BCC 9.18 between the hours of 7 am to 6 pm Monday through Friday and 9 am to 6 pm on Saturdays, except for Federal holidays and as further defined by the Bellevue City Code. Noise emanating from construction is prohibited on Sundays or legal holidays unless expanded hours of operation are specifically authorized in advance. Requests for construction hour extension must be done in advance with submittal of a construction noise expanded exempt hours permit.

Authority: Bellevue City Code 9.18
Reviewer: Kevin LeClair, Development Services Department

6. Erosion and Sediment Control: All boring sites must be managed according to an approved erosion control plan to be evaluated during review of clearing and grading permit. Erosion and sediment control best management practices include the installation of silt fencing around the work area and covering exposed soils to prevent migration of soils to the adjacent critical areas.

Authority: Bellevue City Code 23.76.090
Reviewer: Kevin LeClair, Development Services Department

7. Pre-Construction Meeting: Prior to the commencement of construction, a pre-construction meeting is required with the City's Clearing and Grading Inspector to review permit and construction requirements, including erosion control practices.

Authority: Bellevue City Code 23.76
Reviewer: Kevin LeClair, Development Services Department

8. Right of Way Permit Required: A City of Bellevue Right of Way Permit is required for all activity within the public Right of Way.

Authority: Bellevue City Code 14.30
Reviewer: Kevin LeClair, Development Services Department

9. Right of Entry Agreements Required: Prior to commencement of

construction on private property, Right of Entry agreements must be obtained and submitted to the City's Permit Center as a revision to the project Clearing and Grading Permit.

Authority: Bellevue City Code 23.76
Reviewer: Kevin LeClair, Development Services Department

10. Boring Location Revisions: Boring locations may be moved if the revised location does not locate the boring in an area where more impact is required and does not locate the work within a critical area.

Authority: Land Use Code 20.30.P
Reviewer: Kevin LeClair, Development Services Department

11. Number of Borings Within Critical Areas Buffers: A total of 4 borings are allowed under this permit within critical areas buffers See Attachment 1 for a boring locator sheet that identifies the location of allowed borings.

Authority: Land Use Code 20.30.P
Reviewer: Kevin LeClair, Development Services Department

12. Tree Removal: Tree removal related to the mobilization and operation of drilling equipment is prohibited accept where no feasible alternative to avoid tree removal exists. Any trees removed must be replaced at a ratio of 3:1 and be done in accordance with the City's Critical Areas Handbook.

Authority: Land Use Code 20.30.P
Reviewer: Kevin LeClair, Development Services Department

13. Timing For Restoration Activity: Temporary disturbance associated with the mobilization and operation of drilling equipment must be restored within 30 days following the completion of drilling activity at each site in accordance with LUC 20.25H.220.H.

Authority: Land Use Code 20.25H.220.H
Reviewer: Kevin LeClair, Development Services Department

14. Groundwater Monitoring Wells: Piezometers could remain in place for up to several years (with property owner permission) to allow for groundwater monitoring over a period sufficient to provide meaningful design data. The site surrounding each piezometer must be restored upon removal. The placement and operation of a piezometer at a boring location does not relieve the applicant from restoring areas of temporary disturbance within Critical areas buffers related to the mobilization and

operation of drilling equipment within 30 days following the completion of drilling activity for each site as required.

Authority: Land Use Code 20.25H.220.H
Reviewer: Kevin LeClair, Development Services Department

15. Site Management BMPs: Best management practices will be implemented to ensure that sediments do not enter the critical areas. The total area of disturbance will be minimized and only minor clearing of vegetation is anticipated. Site management practices must be reviewed and approved as part of the Clearing and Grading Permit and reviewed with the Clearing and Grading Inspector as part of the Pre-Construction Meeting.

Authority: Bellevue City Code 23.76
Reviewer: Kevin LeClair, Development Services Department

16. Spill Management: In the event of a spill a report must be immediately filed with the City of Bellevue Clearing and Grading Inspector and the Washington State Department of Ecology and appropriate clean-up action taken.

Authority: Bellevue City Code 23.76
Reviewer: Kevin LeClair, Development Services Department

SOUNDTRANSIT

February 7, 2013

David Pyle
Senior Land Use Planner
City of Bellevue
P.O. Box 90012
Bellevue, WA 98009-9012

Dear Mr. Pyle:

Sound Transit is pleased to submit this application for a Critical Areas Land Use Permit (Land Use Permit) to the City of Bellevue (the City) in accordance with LUC 20.25. The enclosed Land Use Permit application is in support of design of Sound Transit's East Link Extension Light Rail Project (Project). The work proposed in this application is included under the definition of an essential public facility [RCW 36.70A.200 (1)] and is included as an allowed activity (New or Expanded Essential Public Facilities) per LUC 20.25H.055.

This application provides details for four (4) exploratory geotechnical borings proposed within the Mercer Slough Complex. These geotechnical borings are key components of the critical path for design of the Project. The Project was chosen by the Sound Transit Board, The Federal Transit Administration (FTA), and the Washington State Department of Transportation (WSDOT) through a Record of Decision (ROD) on November 17, 2011. In addition, the City and Sound Transit have signed a Memorandum of Understanding (MOU) to work cooperatively towards completing the Project in the most efficient manner possible.

The items included as part of this application are as follows:

1. A summary of how the proposed work meets the performance standards listed in LUC 20.25H.055(B) – (See "Critical Areas Land Use Permit Application Performance Standard Summary")
2. A detailed map identifying all locations where drilling may occur within critical areas as defined by LUC 20.25H.025 – (See Attachment A)
3. A restoration plan that meets the requirements of LUC 20.25H.220.H. – (See Attachment C)

Approval of this Land Use Permit application is critical to Sound Transit's progression of final design for the Project and ensuring the Project stays on schedule and within budget.

We look forward to your determination on this application.

Sincerely,

Terry Beals
Sound Transit Permits Administrator

Enclosures

c: Ellie Ziegler, Joel Theodore, DOCC (East Link: Segment E330)

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CRITICAL AREAS LAND USE PERMIT

_____ **Critical Areas Land Use Permit**: Authorization to disturb, develop or otherwise modify a critical area, critical area buffer, or critical area structure setback as allowed under prescribed standards outlined in *Land Use Code* section 20.25H. Includes applications for reasonable use or for uses or development otherwise allowed in critical areas. **(LO)**

_____ **Critical Areas Land Use Permit With Critical Areas Report**: Authorization to disturb, develop or otherwise modify a critical area, critical area buffer, or critical area structure setback using the critical areas report process. **(LO)**

Site Address:		**Date:**
FOR OFFICE USE ONLY: This section to be completed prior to application submittal by the planner in the Development Services.		
Planner:_____ ☐ Allowed use or development ☐ Structure setback modification ☐ Critical area buffer averaging ☐ Modification of critical area, critical area buffer, or critical area structure setback via Critical Areas Report ☐ Modification of performance standards for habitat for species of local importance via Critical Areas Report ☐ Reasonable use Comments:	☐ Stream ☐ Wetland ☐ Geologic Hazard Area ☐ Area of Special Flood Hazard ☐ Habitat Associated with Species of Local Importance ☐ Critical Areas offsite within 100 feet ☐ Shoreline	*Check below if applicable*: ☐ SEPA Review ☐ Includes Shoreline Permit

APPLICATION DOCUMENTS: Submit the document copies specified for your application type.

Initial for waiver		**Critical Areas Land Use Permit**	**Critical Areas Land Use Permit With Critical Areas Report**
	This Chart	1	1
	Application	1	1
	"Bill To" Form	1	1
	Boundary & Topographic Survey	2	2
	Site Plan B Including Delineated Critical Areas, Critical Areas Buffers, Critical Areas Structure Setbacks, and Complete Tree Inventory, and Flood Plain Base Flood Elevation	2	2
	Narrative Description (See Footnote A)	2	
	Critical Areas Report (Includes Narrative Description – See Footnote A)		2

		Critical Areas Land Use Permit	Critical Areas Land Use Permit With Critical Areas Report
	Geotechnical Study	2	2
	Wetland Study	2	2
	Wetland Rating Forms	2	2
	Stream Study	2	2
	Vegetation Management Plan	2	2
	Habitat Assessment	2	2
	Mitigation, Restoration, or Enhancement Plan	2	2
	Electronic Documents on CD	1	1
	Environmental Checklist	2	2
	Other Requirements	Information submitted in support of modification of a critical area, buffer, setback or performance standard may be subject to confirmation by the City at additional cost to the applicant. Landscape Installation and Maintenance Assurance Device may be required as part of underlying permit approval.	
	Fees	Permit Processing provides current fee information (425-452-4898). Fees are due at submittal; additional fees may be due in monthly billings.	

Footnotes

[A] Provide a narrative describing the project that includes the following (all are required unless not applicable and waived by an Environmental Planner):

- A description of the project site, including landscape features, existing development, and site history as applicable.
- A description of how the design constitutes the minimum necessary impact to the critical area.
- A description of why there is no feasible alternative with less impact to the critical area, critical area buffer, or critical area structure setback.
- A description of alternatives considered and why the alternative selected is preferred.
- A summary of how the proposal meets each of the decision criteria contained in *Land Use Code* Section 20.30P.
- A summary of how the proposal meets each of the criteria and performance standards contained in *Land Use Code* Section 20.25H associated with the critical area you are modifying.
- A summary of how the proposal meets each of the criteria contained in *Land Use Code* Section 20.25H.230 as required for applications proposing a modification through the use the Critical Areas Report process.

Please Note

The property owner bears the responsibility for the accuracy and completeness of all information provided with or affecting the application submittal.

If the property contains or is adjacent to Critical Areas: streams, wetlands, geohazard areas, floodplains, lakes, ponds, or other water resources, and coal mine hazard areas, additional information may be required.

Critical area information may be subject to confirmation by the City at **additional cost** to the applicant. See a planner for details.

The city may require additional information as needed. If you have any questions concerning your application submittal, visit or call Development Services (425-452-6800) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 a.m. to 4 p.m.).

The city will provide reasonable assistance with physical access, communication, or other needs related to a disability. Assistance for the hearing impaired: Dial 711.

Fees

Fees are based on the published hourly rate and fee schedule adopted at the time of application submittal. Application submittal requires a minimum fee deposit. Billing is based on time spent in review of and in response to the applicant request and is reflective of the quality of the application submittal items.

FINAL DESIGN PARTNERS.

Critical Areas Land Use Application Required Application Documents Summary

Application Documents	Critical Areas Land Use Permit (Included/Not Applicable)	Location in Application
City Supplied Submittal Chart	Included	See Pages 1 and 2
Application	Included	See Page 4
"Bill To" Form	Included	See Pages 5 and 6
Boundary & Topographic Survey	Included	Included in Site Plan B
Site Plan B Including Delineated Critical Areas, Critical Areas Buffers, Critical Areas Structure Setbacks, and Complete Tree Inventory, and Flood Plain Base Flood Elevation	Included	See Attachment A
Narrative Description (See Footnote A of Submittal Chart)	Included	Not Applicable
Critical Areas Report (Includes Narrative Description)	Not Required	Not Applicable
Geotechnical Study	Not Included	Please refer to the East Link Project FEIS, July 2011, Section 4.11 and Appendix F4.11 for Geotechnical Study Information
Wetland Study	Not Included	Please refer to the East Link Project FEIS, July 2011, Section 4.8 and Appendix H3 for Wetland Study Information
Wetland Rating Forms	Not Included	Wetland Rating Forms can be found on City of Bellevue Public Website
Stream Study	Not Included	Please refer to the East Link Project FEIS, July 2011, Section 4.9 and Appendix H3 for Stream Study Information
Vegetation Management Plan	Not Included	Not Applicable
Habitat Assessment	Not Included	Please refer to the East Link Project FEIS, July 2011, Section 4.8 and Appendix H3 for Wetland Study Information
Mitigation, Restoration, or Enhancement Plan	Included	See Attachment C for Restoration Plan for geotechnical borings.
Electronic Documents on CD	Included	See CD
Environmental Checklist	Not Included	This work is SEPA exempt as identified under WAC 197-11-800(17) and under the provisions of BCC 22.20.032.D.

FEIS = Final Environmental Impact Statement

Development Services
Permit Processing 425-452-4898

Application for LAND USE APPROVAL

APPLICATION DATE	TECH	CIP PROJ #	PROJECT FILE #
☐ Administrative Conditional Use-LA ☐ Boundary Line Adjustment-LW ☐ Planned Unit Development-LK ☐ Planned Unit Dev Combined w/Plat-LK ☐ Conditional Use-LB ☐ Conditional Use Shoreline Mgmt-WA/WG ☐ Design Review-LD ☐ Final Plat-LG	☐ Binding Site Plan-LF ☐ Final Short Plat-LF ☐ Land Use Approval Amendment-LI ☐ Land Use Exemption-LJ ☐ Critical Land Use Permit Admin-LO ☐ Preliminary Plat-LL ☐ Antenna no Building Permit w/SEPA-CA		☐ Preliminary Short Plat-LN ☐ Preliminary SEPA Review-LM ☐ Shoreline Development-WG ☐ Shoreline Exemption w/o SEPA-WD ☐ Shoreline Exemption w/SEPA-WE ☐ Shoreline Variance-WF ☐ Variance-LS

NOTICE OF COMPLETENESS: Your application is considered complete 29 days after submittal, unless otherwise notified.

1. **Property Address** 2820 Bellevue Way SE
   Project Name (if applicable) East Link Extension Zoning Parks
2. **Applicant** Sound Transit Tax Assessor # 7000100445
   Address 401 S. Jackson St. Phone (206) 398-5000
3. **Contact Person** Terry Beals City, State, Zip Seattle, WA 98104
   E-Mail Address terry.beals@soundtransit.org Phone (206) 398-5237
   Address 401 S. Jackson St. FAX # ( ) City, State, Zip Seattle, WA 98104
4. **Engineer/Architect/Surveyor** Alison Sparks
   Address 401 S. Jackson St. Phone (206) 398-5024
   City, State, Zip Seattle, WA 98104
5. Description of proposed project, use, exemption, or variance
   Geotechnical borings in support of the design of a new link light rail essential public facility. See Attachment B for more information.
   Proposed Building Gross Square Footage 0 Proposed Structure Parking Gross Square Footage 0
6. **Nature of Project (if applicable)**
   Current use of property and existing improvements Publicly held Wetland and buffer with no improvements.
   Identify any adjacent water area/wetlands or significant natural features (i.e., streams, wetlands, views, significant trees, water bodies, etc) on or within 200 feet of the property.
   Mercer Slough Wetland
7. If **SHORT PLAT or SUBDIVISION** Application: Total Acreage N/A Number of Proposed Lots N/A
   Has this property been previously subdivided? If yes, Date _____ Recording # _____
   If this is a Final Plat or Final Short Plat, what is the Preliminary project file # N/A
8. If **SHORELINE MANAGEMENT**: Total cost or fair market value of the project (whichever is higher) $ N/A
   If a single family residence or pier is proposed, is it intended for the owner's own personal use? ☐Yes ☐No
   If Shoreline Variance, the development will be located:
   ☐ Landward ☐ Waterward
   of the ordinary high water mark.
   AND/OR
   ☐ Outside ☐ Inside areas designated as marshes, bogs or swamps by the Dept. of Ecology. (Chapter. 173.22. WAC)

BCC 23.10.033 - Agreement regarding vested rights: The filing of an application for any of these required approvals prior to the filing of a valid and complete application for a building permit shall not establish or create a vested right to proceed with construction of any proposed project.

I certify that I am the owner or owners authorized agent. If acting as an authorized agent, I further certify that I am authorized to act as the Owners agent regarding the property at the above-referenced address for the purpose of filing applications for decision, permits, or review under the Land Use Code and other applicable Bellevue City Codes and I have full power and authority to perform on behalf of the Owner all acts required to enable the City to process and review such applications.

I certify that the information on this application is true and correct and that the applicable requirements of the City of Bellevue, RCW and the State Environmental Policy Act (SEPA) will be met.

Signature Terry Beals (Owner or Owners Agent) Date 2/8/2013

City of Bellevue

Bill To Form

Permit/Approval #

Your application is a type that requires deposit(s) and may have billable hours.
This means you may receive bills in the mail for review or inspection time spent on your project, in addition to the fees you pay at submittal or will be required to pay at or prior to issuance.

Please send the bills to:

Name/Company: Sound Transit

Attention: Terry Beals

Billing Address: 401 S. Jackson St

City, State and Zip: Seattle, WA 98104

10-digit Phone #: 206-398-5237

- For address changes: Notify Billing Customer Service (425-452-6860)
- For ownership changes: The new owner must provide Billing Customer Service with the ownership transfer date before any billing information can be changed.
- For billing liability changes: Contact Billing Customer Service (425-452-6860)
- City/School/Agency Projects: Please use "City Applicant / Other Agency Form"

Signature: Terry Beals Date: 2/8/2013

City of Bellevue

City Applicant / Other Agency Form

Permit/Approval #

This form is only applicable if you are a City of Bellevue Department, or an outside agency listed below, and you are requesting to be billed for submittal and issuance fees. Check the appropriate agency on the list below. If you are not listed below, all application fees must be paid by check, cash, or credit card at the time of application.

CIP / Work Order / Purchase Order / Reference Number:	

City Project Information **Other Agency Project Information**

Check One	Department	Row Sequence #	Check One	Agency	PO #	Row Sequence #
	COB Parks	294978		Bellevue Schools		114044
	COB Transportation	295060		KC Dept Of Trans	KC 100	541675
	COB Fire	295099		KC Solid Waste	KC 200	568614
	COB Utilities	295034		KC Wastewater	KC 300	749926
	COB Info Services	532938		City of Redmond		541621
	COB Arts	532935		Issaquah Schools		308963
	COB Info Tech	552341	X	Sound Transit		552268
	COB Facilities	295032		PO 98884 for Stage III, Linda Smith 206 689-4922		
	COB PCD	744833				
	COB Police	903897				

Project Manager: Terry Beals Phone Number: 206-398-5237

Internal Use Only: If the application requires a deposit, create a second line in the AMANDA People Screen and add the "Bill To" using the same People RSN as above.

Critical Areas Land Use Permit Application Performance Standard Summary

This summary describes how the proposed geotechnical borings will meet the applicable performance standard listed as part of the City of Bellevue Land Use Code, LUC 20.25. The project responses to the performance standards are shown below in italicized, bold font.

Wetlands

LUC 20.25H.055.C.2

2. New and Expanded Uses or Development. As used in this section, "facilities and systems" is a general term that encompasses all structures and improvements associated with the allowed uses and development described in the table in subsection B of this section:

a. New or expanded facilities and systems are allowed within the critical area or critical area buffer only where no technically feasible alternative with less impact on the critical area or critical area buffer exists. A determination of technically feasible alternatives will consider:

i. The location of existing infrastructure;

The proposed geotechnical borings are in support of the design of a new essential public facility, East Link Extension Project. The locations of the borings are along the environmentally cleared alignment, evaluated through the July 2011 Final Environmental Impact Statement (FEIS) and subsequent Record of Decision (ROD). Please see Table 1 for the appropriate FEIS reference section for this item.

ii. The function or objective of the proposed new or expanded facility or system;

The proposed geotechnical borings are in support of the design of a new essential public facility, East Link Extension Project. The locations of the borings are along the environmentally cleared alignment, evaluated through the July 2011 Final Environmental Impact Statement (FEIS) and subsequent ROD. Please see Table 1 for the appropriate FEIS reference section for this item.

iii. Demonstration that no alternative location or configuration outside of the critical area or critical area buffer achieves the stated function or objective, including construction of new or expanded facilities or systems outside of the critical area;

The proposed geotechnical borings are in support of the design of a new essential public facility, East Link Extension Project. The locations of the borings are along the environmentally cleared alignment, evaluated through the July 2011 Final Environmental Impact Statement (FEIS) and subsequent ROD. Please see Table 1 for the appropriate FEIS reference section for this item.

Geotechnical exploration locations have been chosen to reduce the amount of impact to critical areas and their buffers to the greatest extent possible. However, in certain areas, exploration locations could not be moved outside of these areas without compromising the quality of data to be gathered. Reducing the quality of data could result in over-engineering and additional impacts to critical areas.

iv. Whether the cost of avoiding disturbance is substantially disproportionate as compared to the environmental impact of proposed disturbance; and

The proposed geotechnical borings are in support of the design of a new essential public facility, East Link Extension Project. The locations of the borings are along the environmentally cleared alignment, evaluated through the July 2011 Final Environmental Impact Statement (FEIS) and subsequent ROD. Please see Table 1 for the appropriate FEIS reference section for this item.

v. The ability of both permanent and temporary disturbance to be mitigated.

The proposed geotechnical borings are in support of the design of a new essential public facility, East Link Extension Project. The locations of the borings are along the environmentally cleared alignment, evaluated through the July 2011 Final Environmental Impact Statement (FEIS) and subsequent ROD. Please see Table 1 for the appropriate FEIS reference section for this item.

b. If the applicant demonstrates that no technically feasible alternative with less impact on the critical area or critical area buffer exists, then the applicant shall comply with the following:

i. Location and design shall result in the least impacts on the critical area or critical area buffer;

Geotechnical exploration locations have been chosen to reduce the amount of impact to critical areas and their buffers to the greatest extent possible. However, in certain areas, exploration locations could not be moved outside of these areas without compromising the quality of data to be gathered. Reducing the quality of data could result in over-engineering and additional impacts to critical areas. Please see Table 1 for the appropriate FEIS reference section for this item.

ii. Disturbance of the critical area and critical area buffer, including disturbance of vegetation and soils, shall be minimized;

Minor clearing may be required to create an access path to the exploration location as well as a work area for the equipment and associated personnel. Impacts to surrounding vegetation and

soils will be reduced to the greatest extent possible. Please see Table 1 for the appropriate FEIS reference section for this item.

iii. Disturbance shall not occur in habitat used for salmonid rearing or spawning or by any species of local importance unless no other technically feasible location exists;

The proposed work is not expected to impact a habitat used for salmonid rearing or spawning or by any species of local importance. No in-water work is proposed as a part of the geotechnical explorations. Please see Table 1 for the appropriate FEIS reference section for this item.

iv. Any crossing over of a wetland or stream shall be designed to minimize critical area and critical area buffer coverage and critical area and critical area buffer disturbance, for example by use of bridge, boring, or open cut and perpendicular crossings, and shall be the minimum width necessary to accommodate the intended function or objective; provided, that the Director may require that the facility be designed to accommodate additional facilities where the likelihood of additional facilities exists, and one consolidated corridor would result in fewer impacts to the critical area or critical area buffer than multiple intrusions into the critical area or critical area buffer;

No structured crossings of a wetland or stream are proposed as part of the geotechnical exploration work. Please see Table 1 for the appropriate FEIS reference section for this item.

v. All work shall be consistent with applicable City of Bellevue codes and standards;

All work will meet applicable City of Bellevue codes and standards.

vi. The facility or system shall not have a significant adverse impact on overall aquatic area flow peaks, duration or volume or flood storage capacity, or hydroperiod;

The proposed work is not expected to impact overall aquatic area flow peaks, duration or volume or flood storage capacity or hydroperiod. Please see Table 1 for the appropriate FEIS reference section for this item.

vii. Associated parking and other support functions, including, for example, mechanical equipment and maintenance sheds, must be located outside critical area or critical area buffer except where no feasible alternative exists; and

Impacts to critical areas are temporary and will only be for required for equipment to complete the work. Any additional mechanical equipment, including support vehicles, will be located outside the critical area or critical buffer except where no feasible alternative exists. Please see Table 1 for the appropriate FEIS reference section for this item.

viii. Areas of new permanent disturbance and all areas of temporary disturbance shall be mitigated and/or restored pursuant to a mitigation and restoration plan meeting the requirements of LUC 20.25H.210.

Temporary disturbance impacts will be mitigated with the appropriate erosion and sediment control best management practices (BMPs) and restored using common re-vegetation methods such as hydroseeding where applicable. Please refer to Table 1 for further mitigation information related to construction of the East Link Extension project.

LUC 20.25H.100

Development on sites with a wetland or wetland critical area buffer shall incorporate the following performance standards in design of the development, as applicable:

A. Lights shall be directed away from the wetland.

Work is expected to be conducted during daylight hours. In the event that nighttime work is required, lights will be directed away from the wetland to the extent possible.

B. Activity that generates noise such as parking lots, generators, and residential uses, shall be located away from the wetland, or any noise shall be minimized through use of design and insulation techniques.

Where exploration locations fall adjacent or within the wetland boundary, noise generating equipment will be placed outside of the boundary where feasible. Please refer to Table 1 for further noise impact information related to construction of the East Link Extension project.

C. Toxic runoff from new impervious area shall be routed away from the wetlands.

No new impervious area is included as part of the proposed exploration work. Borings will be backfilled per Washington State Depart of Ecology regulations. In the event that a piezometer is installed, the boring will covered with a flush mounted cap for monitoring access. During construction of the Project, the boring will abandoned per Washington State Department of Ecology regulations. Typically the backfill consists of low permeability bentonite or a cement-bentonite mixture. Impacted surfaces will be re-vegetated using hydroseeding or other methods for restoration. Please refer to Table 1 for further impervious area runoff information related to construction of the East Link Extension project.

D. Treated water may be allowed to enter the wetland critical area buffer.

Any water meeting NPDES construction water quality standards may be allowed to enter the wetland critical area buffer. Please refer to Table 1 for further treated water information related to construction of the East Link Extension project.

E. The outer edge of the wetland critical area buffer shall be planted with dense vegetation to limit pet or human use.

Any impacts associated to the proposed work will be restored to near pre-exploration condition, or to the extent possible. Disturbed vegetated areas will be stabilized with the appropriate BMPs prior to work beginning and seeded upon completion. Alteration to the existing outer edge of the wetland critical area buffer is not included as part of this work, except where an exploration location is identified. Please refer to Table 1 for further information regarding mitigation/restoration for critical area buffer edges.

F. Use of pesticides, insecticides and fertilizers within 150 feet of the edge of the stream buffer shall be in accordance with the City of Bellevue's "Environmental Best Management Practices," now or as hereafter amended. (Ord. 5680, 6-26-06, § 3)

No pesticides, insecticides or fertilizers will be used in support of the exploration work.

Table 1 – East Link Project
City of Bellevue Land Use Code FEIS Reference Chart

LUC 20.25H.055. C.2 (Wetlands)	***Item***	***FEIS Reference (Section)***	***FEIS Appendix/Backup Report Reference***
…a.i	Existing Infrastructure	2.3.1, 2.3.2, 3.3.2, 3.4.2, 3.5.2, 3.6.2, 3.7.2. 3.8.2, 3.9.1	N.A.
…a.ii	Function/objective of proposed system	1.1.2	N.A.
…a.iii	Alternatives	2.3	N.A.
…a.iv	Cost Analysis	6.2	N.A.
…a.v	Mitigation	4.8.4	Appendix C, Appendix H3, Appendix I
…b.i	Impacts to Critical Areas	2.3.2, 2.5, 4.8.3, 4.8.4	Appendix C, Appendix H3
…b.ii	Disturbance of Critical Areas	4.8.2, 4.8.3, 4.11.2, 4.11.3	Appendix C, Appendix H3
…b.iii	Disturbance of Salmonid Habitat	4.8.3	Appendix H3
…b.iv	Wetland/stream crossings	4.8.3	Appendix H3
…b.v	COB Codes and Standards	N.A.	N.A.
…b.vi	Impact to aquatic systems	4.9.2, 4.9.3. 4.9.4	Appendix H3
…b.vii	Parking	2.3.2	Appendix G1
…b.viii	Mitigation	2.5, 4.8.4	Appendix H3, Appendix I

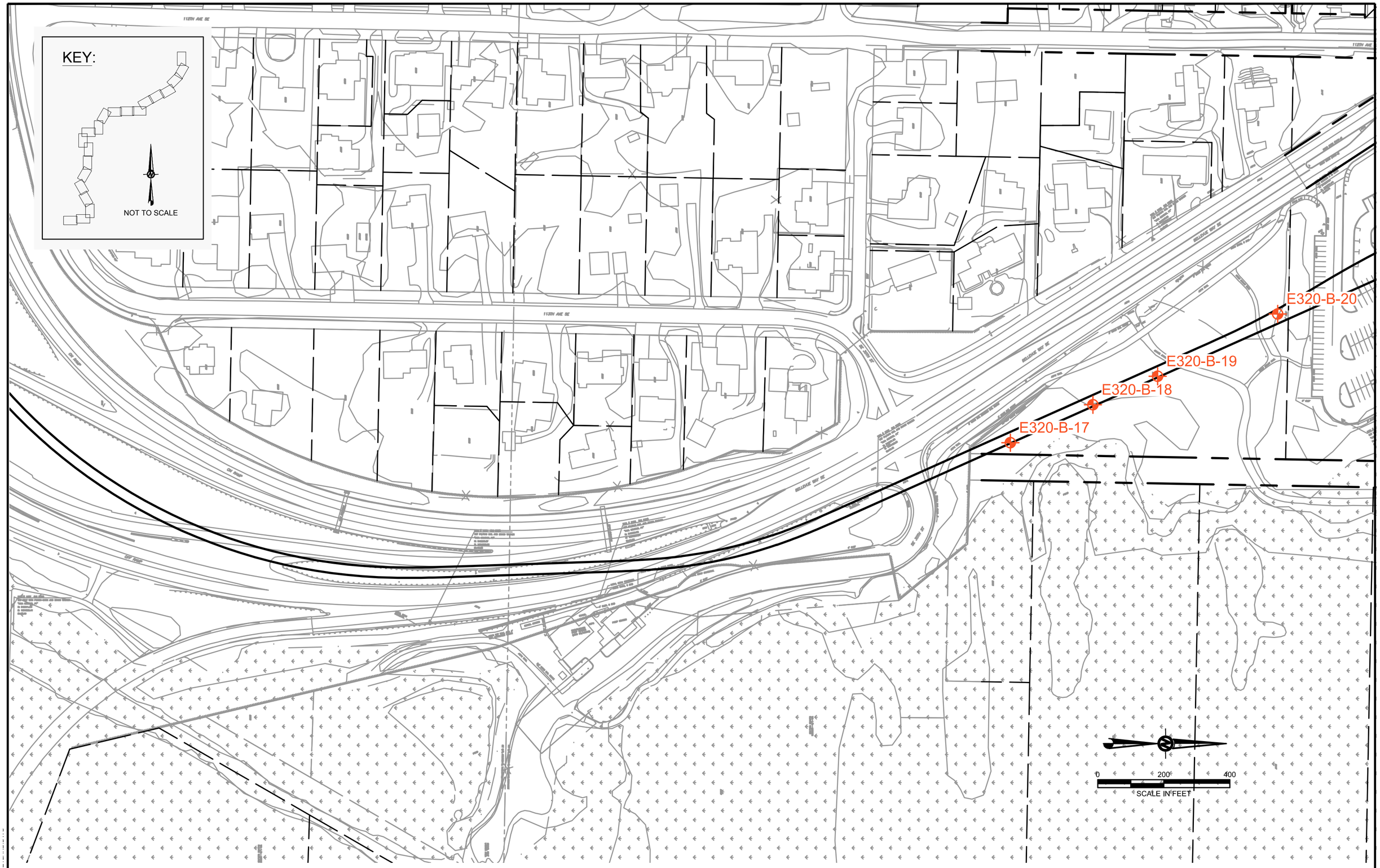
LUC 20.25H.100 (Wetlands)	***Item***	***FEIS Reference (Section)***	***FEIS Appendix/Backup Report Reference***
…A	Light	N.A.	N.A.
…B	Noise	4.7.3, 4.8.3	Appendix H2
…C	Water Quality	4.9.3, 4.9.4	Appendix H3
…D	Water Quality	4.9.3, 4.9.4	Appendix H3
…E	Wetland Mitigation	2.5, 4.8.4	Appendix I, Appendix H3

…F	Pesticide Use	N.A.	N.A.

FINAL DESIGN PARTNERS.

Attachment A

East Link Phase 2 Proposed Exploration Sites



SOURCE:

1. TOPOGRAPHY FROM FILES PROVIDED BY H-J-H.
2. BORINGS FROM SHANNON & WILSON, JUNE, 2012.

LEGEND:

PROPOSED BORING SITE

NOT FOR CONSTRUCTION

No.	DATE	DSN	CHK	APP	REVISION
A	MM-DD-YY	XXX	XXX	XXX	DESCRIPTION

DESIGNED BY: XXX
DRAWN BY: XXX
CHECKED BY: XXX
APPROVED BY: XXX

SUBMITTED BY:

FINAL DESIGN PARTNERS.

DATE:

APPROVED BY:

LINE IS 0.5" AT FULL SCALE

SOUNDTRANSIT

DATE:

SCALE:

FILENAME:

CONTRACT UNIT (CUD):

DATE:

LINK LIGHT RAIL PROJECT
EAST CORRIDOR
BELLEVUE TO REDMOND

EAST LINK PHASE 2
PROPOSED EXPLORATION SITES

DRAWING No.:

SHEET No.: REV: A

F-03

FINAL DESIGN PARTNERS.

Attachment B

Detailed Information Packages for Proposed Explorations

SOUND TRANSIT/EASTLINK
ROW PERMIT APPLICATION
E320-B-17, E320-B-18, E320-B-19,
AND E320-B-20
PARCEL NUMBER #7000100445, EL105

1. **Work Area**
   a. Explorations designated E320-B-17, E320-B-18, E320-B-19, and E320-B-20 are planned to be performed on City of Bellevue Parks property on parcel number #7000100445 (EL 105) south of the South Bellevue Park and Ride as shown on the Site plan, Figure 5, and the enclosed Exploration Plan. The location of the explorations as shown is approximate and may be moved once we visit the site and underground utilities are located.
2. **Work Description**
   a. The geotechnical borings are planned to be about 100 feet deep, 8 inches in diameter, and will be constructed using mud-rotary drilling techniques. A vibrating wire piezometer will be installed at boring E320-B-18.
3. **Schedule**
   a. The geotechnical borings are each expected to take approximately one and one half days.
4. **Direction of Work**
   a. This permit is for multiple explorations. Work will generally proceed from north to south.
5. **Temporary Erosion and Sediment Control Plan**
   a. Soil cuttings from the drilling operation will be drummed and removed from the site. Caution will be used by the drillers and site personnel to prevent unnecessary tracking of soil outside the work zone. A well monument flush with the ground surface will be installed to protect the piezometer in boring E320-B-18. The work zone surface will be returned, as close as practical, to pre-drilled condition prior to completion of work.
6. **Site Access**
   a. Access for the geotechnical borings will be from a maintenance road along SE Bellvue Way, as shown on Figure 5.
7. **Traffic Control Plan**
   a. A traffic control plan is not required for geotechnical borings E320-B-17, E320-B-18, E320-B-19, and E320-B-20.
8. **Hazardous Materials Procedures**

a. Hazardous materials are not anticipated to be encountered at this site. If field conditions differ from what is anticipated and field staff identifies soil or groundwater that is possibly contaminated, HJH will be notified immediately.

b. A spill kit will be available at the work site in the event of a spill of fuel or hydraulic fluid. Contaminated materials will be disposed of at an appropriate disposal facility

9. Vegetation Removal

a. Vegetation clearing will be required for the geotechnical boring E320-B-17. Site reconnaissance indicated that this site will require brush and blackberry clearing and tree branch trimming to create an 8-foot-wide path for drill rig access and 12-footwide by 20-foot-long work zone around the boring locations. Vegetation disturbance will be reduced to the extent practical. Vegetation limbs cut will be less than 4 inches in diameter. Blackberries and shrubs that are disturbed as a part of establishing access will not have their roots removed. Straw and cut vegetation will be spread across the access path, boring location, and disturbed soils after completing the boring.

10. Communication Plan

a. Geotechnical consultant Shannon & Wilson will contact Sound Transit Community Outreach anytime Shannon & Wilson personnel or subcontractors will be conducting field work. Shannon & Wilson will communicate the type of work being done, the general location of the work, and the amount of time the work is expected to take. Shannon & Wilson will give at least 72 hours advance notice to the outreach department prior to any exploration work.

b. Community Outreach will inform property owners of work in the area prior to explorations. Members of the public seeking specific information about the work and why it is being conducted will be directed to call Blake Jones with the ST Community Outreach Department at (206) 398-5470.

11. Unexpected Discovery Procedures

a. If an unexpected discovery of human remains, bones, pottery or other materials are unearthed, work will be stopped immediately and HJH notified in any case.

b. If human remains are discovered, the coroner's office and local law enforcement will be notified immediately as stipulated in Revised Code of Washington 68.50.645.

c. In the event of an unexpected discovery of pottery or other such materials, HJH may designate a qualified person to access the site prior to continuation of work.

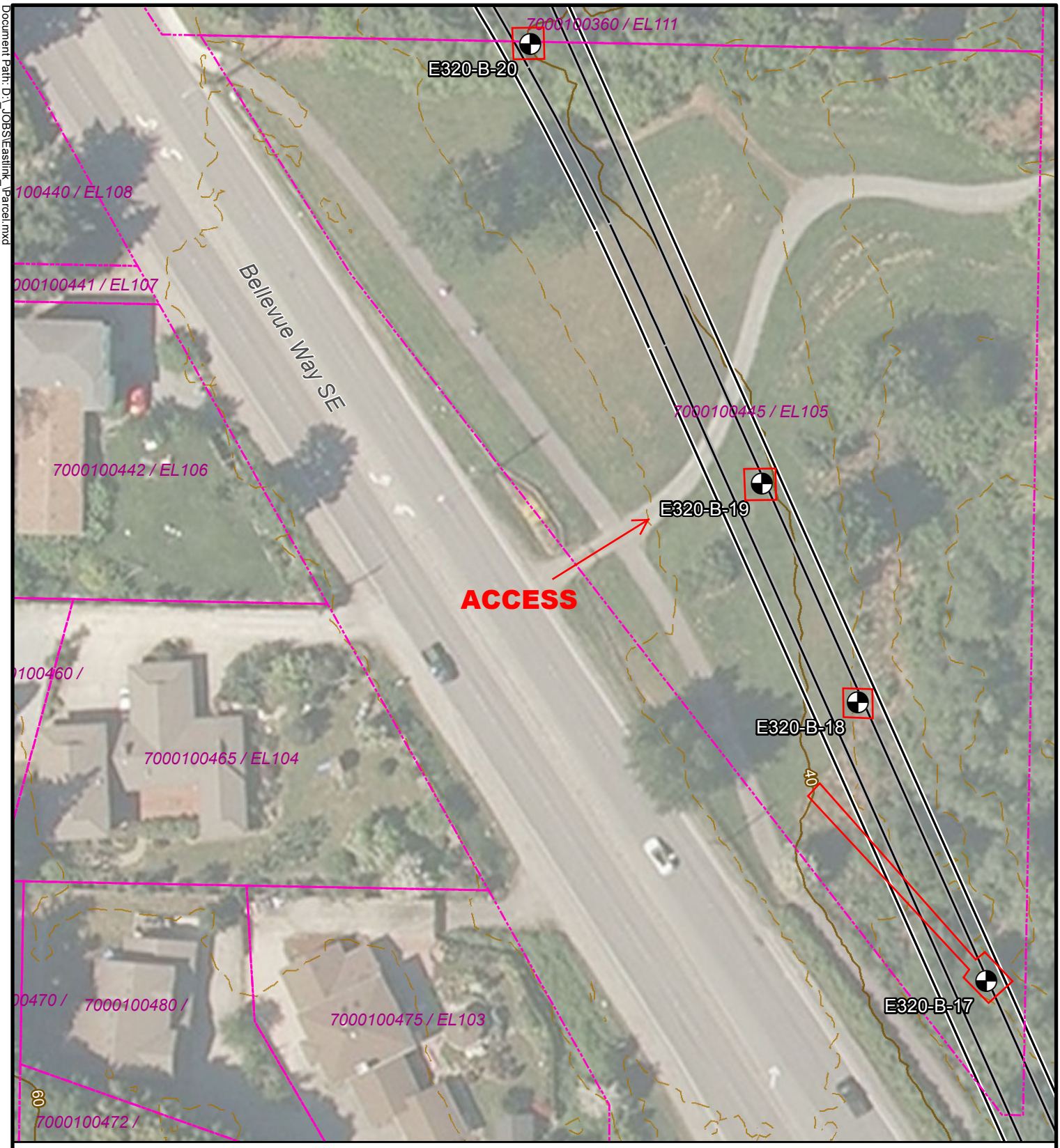
Figure 1: Approximate location of geotechnical boring E320-B-17 marked with orange arrow.

Figure 2: Approximate location of geotechnical boring E320-B-18 marked with orange arrow.

Figure 3: Approximate location of geotechnical boring E320-B-19 marked with orange arrow. Access for borings on this parcel is through the gate shown in the background.

Figure 4: Approximate location of geotechnical boring E320-B-20 marked with orange arrow.

Document Path: D:_JOBS\Eastlink_Parcel.mxd



LEGEND

Area of Temporary Disturbance

Proposed Alignment

Parcel

KC TAX ID

N
W E
S

0 30 60
Feet

Sound Transit East Link
Bellevue, WA

SITE MAP

January 2013 21-1-21720-001

SHANNON & WILSON, INC.
GEOTECHNICAL AND ENVIRONMENTAL CONSULTANTS

FIG. 5

FINAL DESIGN PARTNERS.

Attachment C

Restoration for Areas of Temporary Disturbance

Requirements Summary

Critical Areas Land Use Permit Application Restoration Plan Requirements Summary

This summary describes how the proposed geotechnical borings will meet the Restoration for Areas of Temporary Disturbance as listed as part of the City of Bellevue Land Use Code, LUC 20.25H.220.H. The project responses to the code requirements are shown below in italicized, bold font.

Restoration Plan

LUC 20.25H.220.H – Restoration for Areas of Temporary Disturbance

The Director may impose conditions for the restoration of areas of temporary disturbance included as part of an approved Critical Areas Land Use Permit or use or development allowed under LUC 20.25H.055, without requiring the restoration plan and other measures described in this section, so long as the following requirements are satisfied:

1. All areas of temporary disturbance shall be identified in the plans approved with the Critical Areas Land Use Permit or allowed use or development and shall be the minimum necessary to allow the completion of the approved use or development. For uses and development involving the repair or renovation of existing structures that can be accessed from non-critical area or critical area buffer, the minimum necessary area of temporary disturbance shall be no greater than 10 feet around the perimeter of the existing structure. Proposals involving areas of greater disturbance shall require a full restoration plan under this section. The Director may impose conditions requiring areas of temporary disturbance to be marked in the field through the use of markers, fencing, or other means;

   Areas of temporary disturbance have been identified in the supporting exhibits included as part of Attachment B.

2. The condition of the areas of temporary disturbance existing prior to undertaking any development activity shall be documented with the proposal. The Director may require photographic evidence, site plans showing the size, location and type of existing vegetation, or other materials to document existing conditions;

   Pre-existing condition photographs are included as part of Attachment B.

3. The Director shall impose a condition that the area be restored to existing conditions prior to the final approval of the work performed, or within 30 days following completion of the work if no final approval is required; and

   Any necessary clearing will be restored through re-vegetation such as hydroseeding to return the area to as close to existing conditions as possible. Please refer to the July 2011 East Link Project Final Environmental Impact Statement for mitigation details related to construction of the East Link Project.

4. The Director shall impose a condition requiring monitoring of the restored area and additional restoration to achieve existing conditions, consistent with subsection D of this section; provided that the Director may reduce the monitoring period to not let than one year from the completion of the original restoration.

   Only temporary disturbance is proposed as a part of this application. Disturbed areas will be re-vegetated such as hydroseeding upon completion of the work. Monitoring is not anticipated to be required as a full mitigation plan, including monitoring details, will be supplied prior to construction of the East Link Extension project.