



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

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

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

File No. 13-135274-LO

Project Name/Address: Spatz Streambank Stabilization/5 Skagit Key

Planner: Heidi M. Bedwell

Phone Number: 425-452-4862/hbedwell@bellevuewa.gov

Minimum Comment Period: January 30, 2014

Materials included in this Notice:

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

OTHERS TO RECEIVE THIS DOCUMENT:

- State Department of Fish and Wildlife / Stewart.Reinbold@dfw.gov; Christa.Heller@dfw.wa.gov;
- State Department of Ecology, Shoreline Planner N.W. Region / Jobu461@ecy.wa.gov; sepaunit@ecy.wa.gov
- Army Corps of Engineers Susan.M.Powell@nws02.usace.army.mil
- Attorney General ecyolyef@atg.wa.gov
- Muckleshoot Indian Tribe Karen.Walter@muckleshoot.nsn.us; Fisheries.fileroom@muckleshoot.nsn.us

PLANT INSTALLATION SPECIFICATIONS

NOTE: THESE SPECIFICATIONS ARE A LEGALLY BINDING CONTRACT.

GENERAL NOTES

QUALITY ASSURANCE

- PLANTS SHALL MEET OR EXCEED THE SPECIFICATIONS OF FEDERAL, STATE, AND LOCAL LAWS REQUIRING INSPECTION FOR PLANT DISEASE AND INSECT CONTROL.
- PLANTS SHALL BE HEALTHY, VIGOROUS, AND WELL-FORMED, WITH WELL DEVELOPED, FIBROUS ROOT SYSTEMS, FREE FROM DEAD BRANCHES OR ROOTS. PLANTS SHALL BE FREE FROM DAMAGE CAUSED BY TEMPERATURE EXTREMES, LACK OR EXCESS OF MOISTURE, INSECTS, DISEASE, AND MECHANICAL INJURY. PLANTS IN LEAF SHALL BE WELL FOLIATED AND OF GOOD COLOR. PLANTS SHALL BE HABITUATED TO THE OUTDOOR ENVIRONMENTAL CONDITIONS INTO WHICH THEY WILL BE PLANTED (HARDENED-OFF).
- TREES WITH DAMAGED, CROOKED, MULTIPLE OR BROKEN LEADERS WILL BE REJECTED. WOODY PLANTS WITH ABRASIONS OF THE BARK OR SUNSCALD WILL BE REJECTED.

DEFINITIONS

- PLANTS/PLANT MATERIALS. PLANTS AND PLANT MATERIALS SHALL INCLUDE ANY LIVE PLANT MATERIAL USED ON THE PROJECT. THIS INCLUDES BUT IS NOT LIMITED TO CONTAINER GROWN, B&B OR BAREROOT PLANTS; LIVE STAKES AND FASCINES (WATTLES); TUBERS, CORMS, BULBS, ETC.; SPRIGS, PLUGS, AND LINERS.
- CONTAINER GROWN. CONTAINER GROWN PLANTS ARE THOSE WHOSE ROOTBALLS ARE ENCLOSED IN A POT OR BAG IN WHICH THAT PLANT GREW.

SUBSTITUTIONS

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN SPECIFIED MATERIALS IN ADVANCE IF SPECIAL GROWING, MARKETING OR OTHER ARRANGEMENTS MUST BE MADE IN ORDER TO SUPPLY SPECIFIED MATERIALS.
- SUBSTITUTION OF PLANT MATERIALS NOT ON THE PROJECT LIST WILL NOT BE PERMITTED UNLESS AUTHORIZED IN WRITING BY THE LANDSCAPE ARCHITECT / CONSULTANT.
- IF PROOF IS SUBMITTED THAT ANY PLANT MATERIAL SPECIFIED IS NOT OBTAINABLE, A PROPOSAL WILL BE CONSIDERED FOR USE OF THE NEAREST EQUIVALENT SIZE OR ALTERNATIVE SPECIES, WITH CORRESPONDING ADJUSTMENT OF CONTRACT PRICE.
- SUCH PROOF WILL BE SUBSTANTIATED AND SUBMITTED IN WRITING TO THE CONSULTANT AT LEAST 30 DAYS PRIOR TO START OF WORK UNDER THIS SECTION.

INSPECTION

- PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CONSULTANT FOR CONFORMANCE TO SPECIFICATIONS, EITHER AT TIME OF DELIVERY ON-SITE OR AT THE GROWER'S NURSERY. APPROVAL OF PLANT MATERIALS AT ANY TIME SHALL NOT IMPAIR THE SUBSEQUENT RIGHT OF INSPECTION AND REJECTION DURING PROGRESS OF THE WORK.
- PLANTS INSPECTED ON SITE AND REJECTED FOR NOT MEETING SPECIFICATIONS MUST BE REMOVED IMMEDIATELY FROM SITE OR RED-TAGGED AND REMOVED AS SOON AS POSSIBLE.
- THE CONSULTANT MAY ELECT TO INSPECT PLANT MATERIALS AT THE PLACE OF GROWTH. AFTER INSPECTION AND ACCEPTANCE, THE CONSULTANT MAY REQUIRE THE INSPECTED PLANTS BE LABELED AND RESERVED FOR PROJECT. SUBSTITUTION OF THESE PLANTS WITH OTHER INDIVIDUALS, EVEN OF THE SAME SPECIES AND SIZE, IS UNACCEPTABLE.

MEASUREMENTS OF PLANTS

- PLANTS SHALL CONFORM TO SIZES SPECIFIED UNLESS SUBSTITUTIONS ARE MADE AS OUTLINED IN THIS CONTRACT.
- HEIGHT AND SPREAD DIMENSIONS SPECIFIED REFER TO MAIN BODY OF PLANT AND NOT BRANCH OR ROOT TIP TO TIP. PLANT DIMENSIONS SHALL BE MEASURED WHEN THEIR BRANCHES OR ROOTS ARE IN THEIR NORMAL POSITION.
- WHERE A RANGE OF SIZE IS GIVEN, NO PLANT SHALL BE LESS THAN THE MINIMUM SIZE AND AT LEAST 50% OF THE PLANTS SHALL BE AS LARGE AS THE MEDIAN OF THE SIZE RANGE. (EXAMPLE: IF THE SIZE RANGE IS 12" TO 18", AT LEAST 50% OF PLANTS MUST BE 15" TALL.)

SUBMITTALS

PROPOSED PLANT SOURCES

- WITHIN 45 DAYS AFTER AWARD OF THE CONTRACT, SUBMIT A COMPLETE LIST OF PLANT MATERIALS PROPOSED TO BE PROVIDED DEMONSTRATING CONFORMANCE WITH THE REQUIREMENTS SPECIFIED. INCLUDE THE NAMES AND ADDRESSES OF ALL GROWERS AND NURSERIES.

PRODUCT CERTIFICATES

- PLANT MATERIALS LIST - SUBMIT DOCUMENTATION TO CONSULTANT AT LEAST 30 DAYS PRIOR TO START OF WORK UNDER THIS SECTION THAT PLANT MATERIALS HAVE BEEN ORDERED. ARRANGE PROCEDURE FOR INSPECTION OF PLANT MATERIAL WITH CONSULTANT AT TIME OF SUBMISSION.
- HAVE COPIES OF VENDOR'S OR GROWERS' INVOICES OR PACKING SLIPS FOR ALL PLANTS ON SITE DURING INSTALLATION. INVOICE OR PACKING SLIP SHOULD LIST SPECIES BY SCIENTIFIC NAME, QUANTITY, AND DATE DELIVERED (AND GENETIC ORIGIN IF THAT INFORMATION WAS PREVIOUSLY REQUESTED).

DELIVERY, HANDLING, & STORAGE

NOTIFICATION

- CONTRACTOR MUST NOTIFY CONSULTANT 48 HOURS OR MORE IN ADVANCE OF DELIVERIES SO THAT CONSULTANT MAY ARRANGE FOR INSPECTION.

PLANT MATERIALS

- TRANSPORTATION - DURING SHIPPING, PLANTS SHALL BE PACKED TO PROVIDE PROTECTION AGAINST CLIMATE EXTREMES, BREAKAGE AND DRYING. PROPER VENTILATION AND PREVENTION OF DAMAGE TO BARK, BRANCHES, AND ROOT SYSTEMS MUST BE ENSURED.
- SCHEDULING AND STORAGE - PLANTS SHALL BE DELIVERED AS CLOSE TO PLANTING AS POSSIBLE. PLANTS IN STORAGE MUST BE PROTECTED AGAINST ANY CONDITION THAT IS DETRIMENTAL TO THEIR CONTINUED HEALTH AND VIGOR.
- HANDLING - PLANT MATERIALS SHALL NOT BE HANDLED BY THE TRUNK, LIMBS, OR FOLIAGE BUT ONLY BY THE CONTAINER, BALL, BOX, OR OTHER PROTECTIVE STRUCTURE, EXCEPT BAREROOT PLANTS SHALL BE KEPT IN BUNDLES UNTIL PLANTING AND THEN HANDLED CAREFULLY BY THE TRUNK OR STEM.
- LABELS - PLANTS SHALL HAVE DURABLE, LEGIBLE LABELS STATING CORRECT SCIENTIFIC NAME AND SIZE. TEN PERCENT OF CONTAINER GROWN PLANTS IN INDIVIDUAL POTS SHALL BE LABELED. PLANTS SUPPLIED IN FLATS, RACKS, BOXES, BAGS, OR BUNDLES SHALL HAVE ONE LABEL PER GROUP.

WARRANTY

PLANT WARRANTY

- PLANTS MUST BE GUARANTEED TO BE TRUE TO SCIENTIFIC NAME AND SPECIFIED SIZE, AND TO BE HEALTHY AND CAPABLE OF VIGOROUS GROWTH.

REPLACEMENT

- PLANTS NOT FOUND MEETING ALL OF THE REQUIRED CONDITIONS MUST BE REMOVED FROM SITE AND REPLACED IMMEDIATELY AT THE CONSULTANT'S DISCRETION.
- PLANTS NOT SURVIVING AFTER ONE YEAR TO BE REPLACED AT THE CONTRACTOR'S EXPENSE.

PLANT MATERIAL

GENERAL

- PLANTS SHALL BE NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO OR MORE SEVERE THAN THOSE OF THE PROJECT SITE.
- PLANTS SHALL BE TRUE TO SPECIES AND VARIETY OR SUBSPECIES. NO CULTIVARS OR NAMED VARIETIES SHALL BE USED UNLESS SPECIFIED AS SUCH.

QUANTITIES

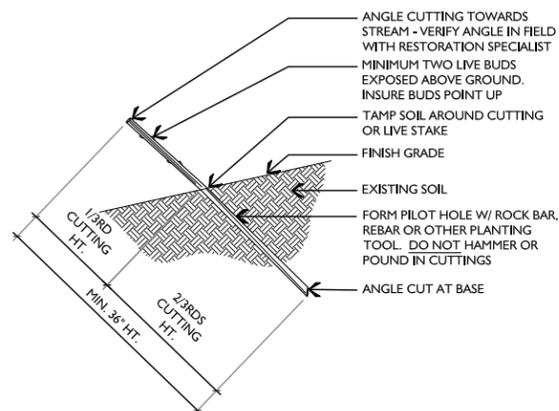
- SEE PLANT LIST ON ACCOMPANYING PLANS.

ROOT TREATMENT

- CONTAINER GROWN PLANTS (INCLUDES PLUGS): PLANT ROOT BALLS MUST HOLD TOGETHER WHEN THE PLANT IS REMOVED FROM THE POT, EXCEPT THAT A SMALL AMOUNT OF LOOSE SOIL MAY BE ON THE TOP OF THE ROOTBALL.
- PLANTS MUST NOT BE ROOT-BOUND; THERE MUST BE NO CIRCLING ROOTS PRESENT IN ANY PLANT INSPECTED.
- ROOTBALLS THAT HAVE CRACKED OR BROKEN WHEN REMOVED FROM THE CONTAINER SHALL BE REJECTED.

NOTES:

- INSTALL CUTTING A MIN. OF 2/3RDS INTO SOIL
- INSURE THAT BUDS ARE POINTING UP
- FIRM UP SOIL AROUND INSTALLED CUTTING
- WATER CUTTINGS AFTER PLANTING



PLANTING NOTES

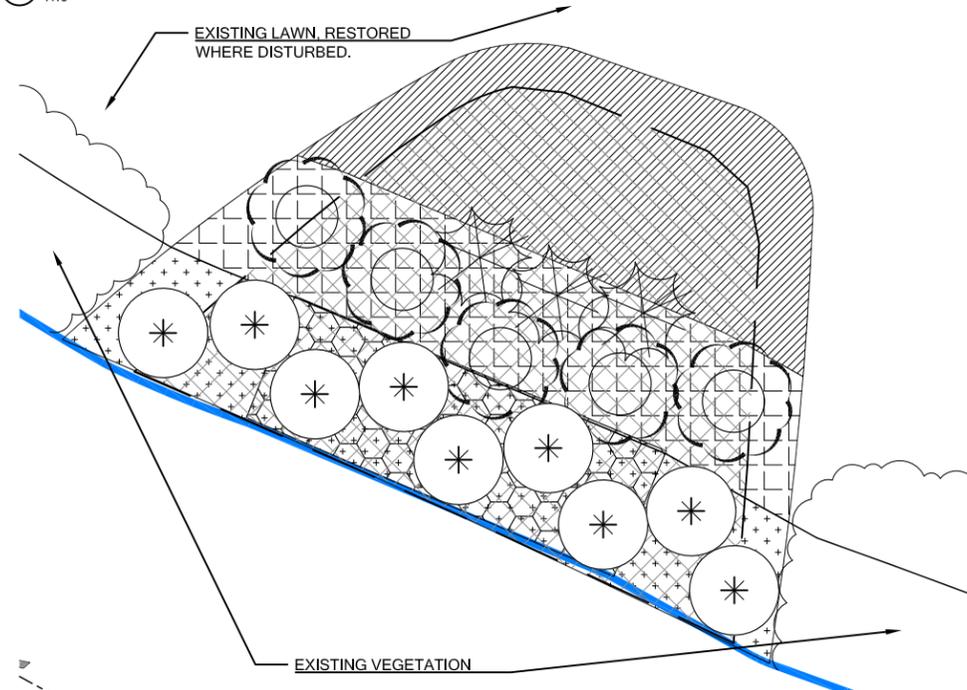
- Native plant installation shall occur between September 15th and December 15th during frost-free periods only for best survival.
- Remove any and all invasive weeds and their roots from the planting area. Species targeted for removal include English ivy and Himalayan blackberry.
- Locate all existing utilities within the limit of work. The contractor is responsible for any utility damage as a result of the landscape construction.
- Loosen any compacted soils in the planting area before securing the top of the geotextile fabric.
- Layout plant material per plan for inspection by the restoration professional. Plant substitutions will NOT be allowed without the approval of the restoration professional.
- Cut holes in the geotextile fabric and install plants per planting details. See this sheet for planting details and plant installation specifications.
- Spread lawn seed mixed with topsoil.
- Water each plant thoroughly to remove air pockets.
- Install a temporary irrigation system capable of delivering 2" of water per week to the entire planted area.

The landscape contractor shall maintain all plant material until final inspection and approval by the Owner or Owner's representative. All plantings and workmanship shall be guaranteed for one year following final owner acceptance

PLANT SCHEDULE

SCIENTIFIC / COMMON NAME	QTY	SIZE
SHRUBS - ALL SHRUBS TO BE HEALTHY, FULL & VIGOROUS.		
PHYSOCARPUS CAPITATUS PACIFIC NINEBARK	5	1 GAL
ROSA PISOCARPA PEA-FRUITED ROSE	9	1 GAL
VACCINIUM OVATUM EVERGREEN HUCKLEBERRY	3	1 GAL
PERENNIALS/GROUNDCOVER - ALL TO BE HEALTHY & VIGOROUS.		
CORNUS SERICEA RED-OSIER DOGWOOD	30	36" LIVE STAKES @ 12" OC
FRAGARIA CHILOENSIS SAND STRAWBERRY	13	2-3" POTS @ 18" OC
LAWN		MATCH EXISTING

A LIVE STAKE PLANTING DETAIL



PLANTING PLAN

SCALE: 1" = 2'-0" (IF PLOTTED AT 22 X 34)



COAL CREEK BANK STABILIZATION

BANK STABILIZATION PLAN
SPATZ RESIDENCE

5 SKAGIT KY
BELLEVUE, WA

NO.	DATE	DESCRIPTION	SUBMITTALS & REVISIONS	
			BY	DATE
1	11-11-13	REVIEW SET	GS	
2	11-20-13	REVIEW SET	MSF	

SHEET SIZE:
ORIGINAL PLAN IS 22"X34"
SCALE ACCORDINGLY.

PROJECT MANAGER: KB
DESIGNED: GJ, GS
DRAFTED: GS
CHECKED: MG
JOB NUMBER:

130833
SHEET NUMBER:

W3 OF 5

COAL CREEK BANK STABILIZATION

**BANK STABILIZATION PLAN
SPATZ RESIDENCE**

5 SKAGIT KY
BELLEVUE, WA

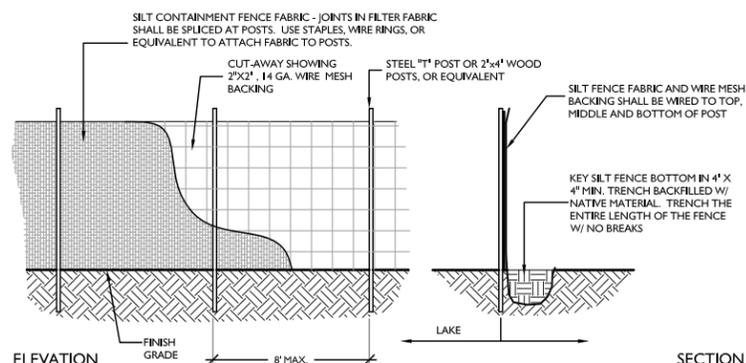
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JOB NUMBER:
130833
SHEET NUMBER:
W4 OF 5

CLEARING AND GRADING STANDARD NOTES

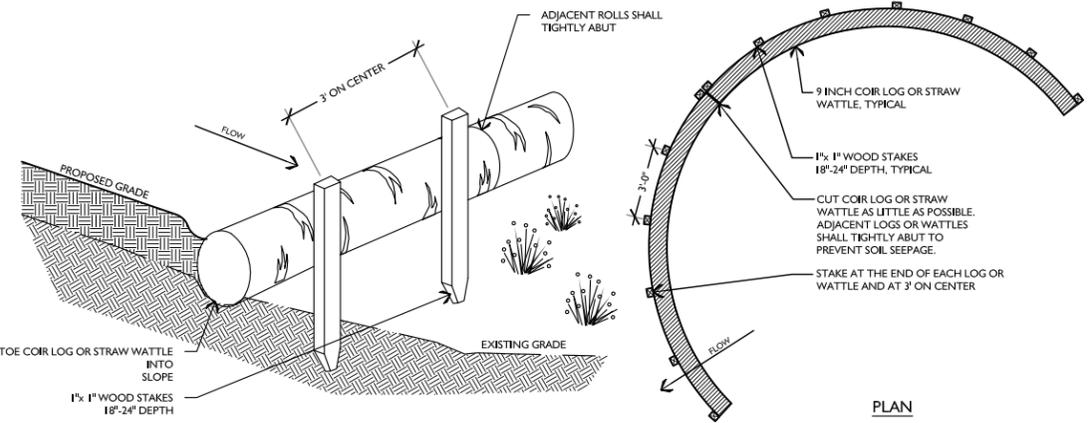
- ALL CLEARING & GRADING CONSTRUCTION MUST BE IN ACCORDANCE WITH CITY OF BELLEVUE (COB) CLEARING & GRADING CODE, CLEARING & GRADING EROSION CONTROL STANDARD DETAILS (EC-1 THROUGH EC-23), DEVELOPMENT STANDARDS, LAND USE CODE, UNIFORM BUILDING CODE, PERMIT CONDITIONS, AND ALL OTHER APPLICABLE CODES, ORDINANCES, AND STANDARDS. THE DESIGN ELEMENTS WITHIN THESE PLANS HAVE BEEN REVIEWED ACCORDING TO THESE REQUIREMENTS. ANY VARIANCE FROM ADOPTED EROSION CONTROL STANDARDS IS NOT ALLOWED UNLESS SPECIFICALLY APPROVED BY THE CITY OF BELLEVUE DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT (PCD) PRIOR TO CONSTRUCTION. IT SHALL BE THE SOLE RESPONSIBILITY OF THE APPLICANT AND THE PROFESSIONAL CIVIL ENGINEER TO CORRECT ANY ERROR, OMISSION, OR VARIATION FROM THE ABOVE REQUIREMENTS FOUND IN THESE PLANS. ALL CORRECTIONS SHALL BE AT NO ADDITIONAL COST OR LIABILITY TO THE COB. ALL DETAILS FOR STRUCTURAL WALLS, ROCKERIES OVER FOUR FEET IN HEIGHT, GEOGRID REINFORCED ROCKERIES AND GEOGRID REINFORCED MODULAR BLOCK WALLS, MUST BE STAMPED BY A PROFESSIONAL ENGINEER.
- A COPY OF THE APPROVED PLANS MUST BE ON-SITE DURING CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ANY OTHER REQUIRED OR RELATED PERMITS PRIOR TO BEGINNING CONSTRUCTION.
- ALL LOCATIONS OF EXISTING UTILITIES HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD, THEREFORE, BE CONSIDERED ONLY APPROXIMATE AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS AND TO DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.
- THE AREA TO BE CLEARED AND GRADED MUST BE FLAGGED BY THE CONTRACTOR AND APPROVED BY THE CLEARING AND GRADING INSPECTOR PRIOR TO BEGINNING ANY WORK ON THE SITE.
- A REINFORCED SILT FENCE MUST BE INSTALLED IN ACCORDANCE WITH COB EC-5 AND SHALL BE LOCATED AS SHOWN ON THE APPROVED PLANS OR PER THE CLEARING AND GRADING INSPECTOR, ALONG SLOPE CONTOURS AND DOWN SLOPE FROM THE BUILDING SITE.
- A HARD-SURFACE CONSTRUCTION ACCESS PAD IS REQUIRED PER CLEARING & GRADING STANDARD DETAIL EC-1 OR EC-2. THIS PAD MUST REMAIN IN PLACE UNTIL PAVING IS INSTALLED.
- CLEARING SHALL BE LIMITED TO THE AREAS WITHIN THE APPROVED DISTURBANCE LIMITS. EXPOSED SOILS MUST BE COVERED AT THE END OF EACH WORKING DAY WHEN WORKING FROM OCTOBER 1ST THROUGH APRIL 30TH. FROM MAY 1ST THROUGH SEPTEMBER 30TH, EXPOSED SOILS MUST BE COVERED AT THE END OF EACH CONSTRUCTION WEEK AND ALSO AT THE THREAT OF RAIN.
- ANY EXCAVATED MATERIAL REMOVED FROM THE CONSTRUCTION SITE AND DEPOSITED ON PROPERTY WITHIN THE CITY LIMITS MUST BE DONE IN COMPLIANCE WITH A VALID CLEARING & GRADING PERMIT. LOCATIONS FOR THE MOBILIZATION AREA AND STOCKPILED MATERIAL MUST BE APPROVED BY THE CLEARING AND GRADING INSPECTOR AT LEAST 24 HOURS IN ADVANCE OF ANY STOCKPILING.
- TO REDUCE THE POTENTIAL FOR EROSION OF EXPOSED SOILS, OR WHEN RAINY SEASON CONSTRUCTION IS PERMITTED, THE FOLLOWING BEST MANAGEMENT PRACTICES (BMPs) ARE REQUIRED.
 - PRESERVE NATURAL VEGETATION FOR AS LONG AS POSSIBLE OR AS REQUIRED BY THE CLEARING AND GRADING INSPECTOR.
 - PROTECT EXPOSED SOIL USING PLASTIC (EC-14), EROSION CONTROL BLANKETS, STRAW OR MULCH (COB GUIDE TO MULCH MATERIALS, RATES, AND USE CHART), OR AS DIRECTED BY THE CLEARING AND GRADING INSPECTOR.
 - INSTALL CATCH BASIN INSERTS AS REQUIRED BY THE CLEARING AND GRADING INSPECTOR OR PERMIT CONDITIONS OF APPROVAL.
 - INSTALL A TEMPORARY SEDIMENT POND, A SERIES OF SEDIMENTATION TANKS, TEMPORARY FILTER VAULTS, OR OTHER SEDIMENT CONTROL FACILITIES. INSTALLATION OF EXPOSED AGGREGATE SURFACES REQUIRES A SEPARATE EFFLUENT COLLECTION POND ONSITE.
- FINAL SITE GRADING MUST DIRECT DRAINAGE AWAY FROM ALL BUILDING STRUCTURES AT A MINIMUM 2% SLOPE, PER THE UNIFORM BUILDING CODE.
- THE CONTRACTOR MUST MAINTAIN A SWEEPER ON SITE DURING EARTHWORK AND IMMEDIATELY REMOVE SOIL THAT HAS BEEN TRACKED ONTO PAVED AREAS AS RESULT OF CONSTRUCTION.
- TURBIDITY MONITORING MAY BE REQUIRED AS A CONDITION OF CLEARING AND GRADING PERMIT APPROVAL. IF REQUIRED, TURBIDITY MONITORING MUST BE PERFORMED IN ACCORDANCE WITH THE APPROVED TURBIDITY MONITORING PLAN AND AS DIRECTED BY THE CLEARING AND GRADING INSPECTOR. MONITORING MUST CONTINUE DURING SITE (EARTHWORK) CONSTRUCTION UNTIL THE FINAL SIGN-OFF BY THE CLEARING AND GRADING INSPECTOR.
- ANY PROJECT THAT IS SUBJECT TO RAINY SEASON RESTRICTIONS WILL NOT BE ALLOWED TO PERFORM CLEARING AND GRADING ACTIVITIES WITHOUT WRITTEN APPROVAL FROM THE PCD DIRECTOR. THE RAINY SEASON EXTENDS FROM NOVEMBER 1ST THROUGH APRIL 30TH, AS DEFINED IN SECTION 23.76.093A OF THE CLEARING AND GRADING CODE.



- SILT FENCE MAINTENANCE STANDARDS:**
- ANY DAMAGE SHALL BE REPAIRED IMMEDIATELY.
 - SEDIMENT SHALL BE REMOVED WHEN ACCUMULATION EXCEEDS 6" IN DEPTH.

A SILT FENCE DETAIL
NTS

- NOTES**
- COIR LOG OR STRAW WATTLE SHALL BE INSTALLED PRIOR TO PLACEMENT OF HUMMOCK SOIL FROM STREAM EXCAVATION.
 - COIR LOG OR STRAW WATTLE SHALL BE 9 INCH IN DIAMETER. STAKING: WOOD STAKES TO SECURE THE COIR LOG OR STRAW WATTLE IS RECOMMENDED. BE SURE TO USE A STAKE THAT IS LONG ENOUGH TO PROTRUDE SEVERAL INCHES ABOVE THE COIR LOG OR STRAW WATTLE. 18" IS A GOOD LENGTH FOR HARD, ROCKY SOIL. FOR SOFT LOAMY SOIL USE A 24" STAKE.
 - WHEN INSTALLING RUNNING LENGTHS OF COIR LOG OR STRAW WATTLE, BUTT THE SECOND LOG TIGHTLY AGAINST THE FIRST. DO NOT OVERLAP THE ENDS.
 - STAKE THE LOGS OR WATTLES AT EACH END AND THREE FEET ON CENTER. STAKES SHOULD BE DRIVEN OUTSIDE THE COIR LOG OR STRAW WATTLE, BUT CLOSE ENOUGH TO THE LOG OR WATTLE TO HELP HOLD IT IN PLACE, LEAVING 2 - 3 INCHES OF THE STAKE PROTRUDING ABOVE THE COIR LOG OR STRAW WATTLE. A HEAVY SEDIMENT LOAD WILL TEND TO PICK UP THE COIR LOG OR STRAW WATTLE AND COULD PULL IT OFF THE STAKES IF THEY ARE DRIVEN DOWN TOO LOW.
 - WHEN COIR LOG OR STRAW WATTLE ARE USED FOR FLAT GROUND APPLICATIONS, DRIVE THE STAKES STRAIGHT DOWN. WHEN INSTALLING COIR LOG OR STRAW WATTLE ON SLOPES, DRIVE THE STAKES PERPENDICULAR TO THE SLOPE. DRIVE THE FIRST END STAKE OF THE SECOND COIR LOG OR STRAW WATTLE AT AN ANGLE TOWARD THE FIRST COIR LOG OR STRAW WATTLE IN ORDER TO HELP ABUT THEM TIGHTLY TOGETHER.



B STRAW WATTLE
NTS

TESC DETAILS AND NOTES

AS NOTED

**Spatz Residence – Bank Stabilization
Critical Areas Land Use Permit
Narrative Description
November 2013**

Description of the project site, including landscape features, existing development, and site history as applicable.

Response: The project site is located within the Newport Shores neighborhood at 5 Skagit Key in Bellevue, WA (tax parcel 6065301040). The site is surrounded by single-family residences on all sides with Coal Creek flowing in a northwesterly direction along the southwestern property line. The site includes a two-story residence constructed in 1972. The parcel is 15,118 square feet in size with the residence situated approximately 25 feet from the top of the Coal Creek streambank.

The site is relatively flat although the majority of the rear portion of the lot sits lower than the rest and is protected from the stream by a low, grass-covered berm. The berm is approximately 2 feet in height and 18 feet wide at the top. The stream channel adjacent to the site is approximately 12 feet wide with steep, primarily ivy-covered banks. The yard area, including the berm, is mostly lawn with landscaping shrubs around the perimeter. Dense small trees and shrub vegetation borders the yard on the upstream, southeast side.

About half way across the site, a section of streambank approximately 10 feet long, 3 feet high, and extending approximately 6 feet into the yard area has experienced erosion along the upper portions of the bank. Old sandbags are present in this location having been placed as temporary protection. The lower bank appears to be relatively stable, with erosion occurring primarily near the top of the bank along what would be considered the face of the berm. During high flows the grass covered portion of the upper bank has been undermined, creating a large cavity. The cavity extends more than three feet into the bank, leaving the area susceptible to collapse and further erosion. Because the berm in this area protects the lower-lying areas of the back yard and the home from flooding, further erosion to the top of the bank would result in flooding to the home.

Coal Creek is classified as a Type F (fish-bearing) stream and eventually flows into Lake Washington, approximately 0.5 mile downstream from the site. Type F

streams on sites with existing primary structures require standard buffer widths of 50 feet. No additional critical areas are found on-site or in the immediate vicinity.

A description of how the design constitutes the minimum necessary impact to the critical area.

Response: As mentioned, the toe of the bank appears to be in a stable condition with the bulk of the erosion occurring along the top of the ivy-covered bank. Continued erosion in this area would eliminate the entire top of bank, which serves as a low berm, and high flows would have a direct path to the house. To remedy this, the proposed plan calls for an area of excavation within the top of the bank just above the ordinary high water mark to remove much of the area where the cavity currently exists. This area would be filled with large rocks and topsoil then covered with a geotextile fabric. Plantings would then be placed along the streambank side through the fabric both to cover it and also to further stabilize the bank. Grass would be re-planted in the disturbed yard area above the top of bank.

The proposed work constitutes the minimum necessary impact, as project components will fortify an existing eroded area and therefore will not result in any measurable increase in the base flood elevation or cause further channel constriction. Once complete, the project site will be returned to a near pre-existing condition, with the addition of native plantings along a section of the streambank in place of existing non-native ivy.

Further, all proposed components of the project will be positioned above the OHWM and will be installed from areas also above the OHWM. No permanent impacts below the OHWM would occur as a result of the project. Impacts have been minimized to the greatest extent feasible by minimizing the area of stabilization and conducting all portions of the work above the stream's OHWM. Further, standard BMPs will be followed to minimize disturbance during construction.

A description of why there is no feasible alternative with less impact to the critical area, critical area buffer, or critical area structure setback.

Response: Past site history and the presence of the low berm indicates that the site is prone to flooding. The creek runs bankfull to near the top of the berm on occasion and the yard and lower story of the house are prone to flooding during these occurrences.

A natural in-stream remedy to the bank erosion, including the use of large woody debris, was studied. However, wood was not included in the design for two primary reasons - 1) large wood installed near the toe of the bank could cause additional scour, not only downward but possibly into the bank towards the berm and residence as well; and 2) placing wood in the channel would result in some level of flow constriction (the existing channel appears to have little or no excess capacity to pass high flows), thereby potentially worsening flooding. For these reasons large woody debris was not included in the proposal. However, despite the lack of wood, the project does include soft stabilization measures including placement of the material above the OHWM and extensive vegetative plantings. Additional alternatives considered consisted of hard stabilization measures including the placement of exposed rock or concrete above and below the OHWM. While these alternatives would have remedied the erosion problem, they were not proposed as they constitute stabilization techniques 'harder' than the selected alternative.

A description of alternatives considered and why the alternative selected is preferred.

Response: The alternatives considered as described above either cause unintended consequences or constitute design techniques with greater critical area impact than the selected alternative. Specifically, the use of large woody debris could cause additional scour, not only downward but possibly into the bank towards the berm and residence as well. In addition, placing wood in the channel would result in some level of flow constriction (the existing channel appears to have little or no excess capacity to pass high flows), thereby potentially worsening flooding in the immediate vicinity. The more impactful alternatives (placement of exposed rock or concrete) would have resulted in greater impact to the functions of the stream by preventing or inhibiting vegetation growth along the treated bank sections. Vegetation provides shade and organic stream inputs, helps stabilize banks, and produces terrestrial insects as food for fish.

A summary of how the proposal meets each of the decision criteria contained in Land Use Code Section 20.30P.

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

Response: The project applicant has applied for a Critical Areas Land Use Permit (LO) to conduct an allowed activity (stabilization measures) within a stream critical area and area of special flood hazard. No other City of Bellevue land use permits are required of the project at this time.

B. 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;

Response: The proposed streambank stabilization project will occur just above the OHWM of Coal Creek. Locating all work above the OHWM will limit temporary impacts to the stream and result in no permanent stream impacts. Rock placement will include a full wrapping in geotextile fabric and the placement of native vegetation within soil-filled voids between the rocks. This design technique results in no visible or physical obstruction presented by the rocks. Rather, the proposed physical interface will consist solely of native plantings along the upper streambank. Finally, the project will be constructed by hand and small machinery positioned above the OHWM with standard BMPs followed to minimize disturbance during construction. Therefore, the project has utilized the best available construction, design, and development techniques to limit impacts to the critical area and critical area buffer.

C. The proposal incorporates the performance standards of Part [20.25H](#) LUC to the maximum extent applicable;

Response: See below for stream critical area (LUC 20.25H.080.A) and areas of special flood hazard (LUC 20.25H.180.C) performance standard compliance.

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

Response: The existing site is served by adequate public facilities. No increase in demand for public services will result from the proposed streambank stabilization project.

E. The proposal includes a mitigation or restoration plan consistent with the requirements of LUC [20.25H.210](#); except that a proposal to modify or remove vegetation pursuant to an approved Vegetation Management Plan under LUC 20.25H.055.C.3.i shall not require a mitigation or restoration plan;

Response: A restoration plan has been prepared in accordance with the requirements of LUC 20.25H.210. The plan has been submitted concurrently with this project narrative.

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

Response: The proposed project complies with all other applicable City of Bellevue Land Use Codes.

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.

Response: Stabilization measures within stream critical areas and areas of special flood hazard are allowed pursuant to LUC 20.25H.055.C.3.m, so long as compliance with LUC 20.25H.080.A and LUC 20.25H.180.C is shown. A discussion of compliance with these sections is presented below.

20.25H.055.C.3.m. Stabilization Measures.

See LUC 20.25E.080.E for standards regulating shoreline stabilization measures. Proposed stabilization measures within a critical area or critical area buffer to protect against streambank erosion or steep slopes or landslide hazards may be approved in accordance with this subsection.

i. When Allowed. New or enlarged stabilization measures shall be allowed only to protect existing primary structures and infrastructure, or in connection with uses and development allowed pursuant to subsection B of this section. Stabilization measures shall be allowed only where avoidance measures are not technically feasible.

Response: The proposed stabilization measures are intended to stabilize an existing berm that is protecting the existing residence at 5 Skagit Key. The residence is situated approximately 25 feet from the stream channel but less than 10 feet from the top of the bank/berm. Floodwaters along this section of Coal Creek have eroded portions of the top of the bank/berm, resulting in a large cavity beneath the berm. With continued high water flows, the cavity is likely to increase in size and the berm will no longer be able to protect the structure from floodwaters. Therefore, in order to stabilize portions of the top of bank/berm and to protect the residence, the placement of large rock and native plantings is proposed. Avoidance measures are not technically feasible, in that avoidance would lead to further bank erosion, resulting in continued loss of property and threats to the existing residence.

ii. Type of Stabilization Measure Used. Where a stabilization measure is allowed, soft stabilization measures shall be used, unless the applicant demonstrates that soft stabilization measures are not technically feasible. An applicant asserting that soft stabilization measures are not technically feasible shall provide the information relating to each of the factors set forth in subsection C.3.m.iii.(D) of this section for a determination of technical feasibility by the Director. Only after a determination that soft stabilization measures are not technically feasible shall hard stabilization measures be permitted.

iii. Definitions.

(A) *Hard Stabilization Measures.* As used in this part, “hard stabilization measures” include: rock revetments, gabions, concrete groins, retaining walls, bulkheads and similar measures which present a vertical or nearly vertical interface with the water.

(B) *Soft Stabilization Measures.* As used in this part, “soft stabilization measures” include: biotechnical measures, bank enhancement, anchor trees, gravel placement, stepped back rockeries, vegetative plantings and similar measures that use natural materials engineered to provide stabilization while mimicking or preserving the functions and values of the critical area.

(C) *Avoidance Measures.* As used in this part, “avoidance measures” refer to techniques used to minimize or prevent erosion or slope collapse that do not involve modification of the bank or slope. “Avoidance measures” include vegetation enhancement, upland drainage control, and protective walls or embankments placed outside of the critical area and critical area buffer.

(D) *Technically Feasible.* The determination of whether a technique or stabilization measure is “technically feasible” shall be made by the Director as part of the decision on the underlying permit after consideration of a report prepared by a qualified professional addressing the following factors:

- (1) Site conditions, including topography and the location of the primary structure in relation to the critical area;
- (2) The location of existing infrastructure necessary to support the proposed measure or technique;
- (3) The level of risk to the primary structure or infrastructure presented by erosion or slope failure and ability of the proposed measure to mitigate that risk;
- (4) Whether the cost of avoiding disturbance of the critical area or critical area buffer is substantially disproportionate as compared to the environmental impact of proposed disturbance, including any continued impacts on functions and values over time; and
- (5) The ability of both permanent and temporary disturbance to be mitigated.

Response: The proposed design represents a combination of hard and soft stabilization measures. Large rock would be considered ‘hard’ while the proposed plantings are a ‘soft’ technique. However, the use of large rock is somewhat ‘softened’ by its placement above the OHWM and also by the fact the rock will be packed with topsoil, covered by geotextile fabric, and further hidden by native plantings. A ‘softer’ technique was considered and would have included the use of large woody debris. However, due to the nature of the constricted channel in the project area, the use of wood would likely have contributed to additional scour, not only downward but possibly into the bank towards the berm and residence as well. In addition, placing wood in the channel would result in some level of flow constriction (the existing channel appears to have little or no excess capacity to pass high flows), thereby potentially worsening flooding in the immediate vicinity.

20.25H.180.C – Development in the area of special flood hazard: General Performance Standards

4. *No Rise in the Base Flood Elevation (BFE). Any allowed use or development shall not result in a rise in the BFE.*

Response: The proposed project includes the placement of rock within a large cavity that has developed within the top of the bank along Coal Creek. Because the cavity has been eroded during recent flood events, the placement of rock within these areas will not result in an increase in the height or width of the existing berm or a decrease in the cross-sectional area of the stream channel. Rather, rock placement will return the berm and its associated upper streambank to their pre-existing dimensions, albeit with a more solid substructure. Therefore, there will be no rise in the base flood elevation of Coal Creek within the project vicinity.

7. *Compensatory Storage. Development proposals must not reduce the effective base flood storage volume of the area of special flood hazard. Grading or other activity that would reduce the effective storage volume must be mitigated by creating compensatory storage on the site.*

Response: As explained in the above response, there is anticipated to be no net change in streambank or berm dimensions and no rise in the base flood elevation over pre-existing conditions due to the proposed actions. Therefore, no reduction in the effective base flood storage volume of the area is expected.

20.25H.080.A Performance Standards.

Development on sites with a type S or F stream or associated critical area buffer shall incorporate the following performance standards in design of the development, as applicable:

1. *Lights shall be directed away from the stream.*

Response: No lights are proposed as part of the streambank stabilization project.

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

Response: The streambank stabilization project will not result in any new long-term noise generating activities.

3. *Toxic runoff from new impervious area shall be routed away from the stream.*

Response: No new impervious surfaces are proposed as part of the project.

4. *Treated water may be allowed to enter the stream critical area buffer.*

Response: No change in on-site runoff patterns or drainage facilities is proposed.

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

Response: New plantings are proposed to help stabilize the streambank. Plantings include pacific ninebark, pea-fruited rose, evergreen huckleberry, red-osier dogwood, and sand strawberry.

6. *Use of pesticides, insecticides and fertilizers within 150 feet of the edge of the stream critical area buffer shall be in accordance with the City of Bellevue's "Environmental Best Management Practices," now or as hereafter amended.*

Response: Generally, weed control efforts in the stream buffer will employ manual removal. If any persistent weed or pest problems require pesticide control, the City would be contacted to verify compliance with City of Bellevue BMPs and, if allowed, a licensed pesticide applicator would be hired.

City of Bellevue Submittal Requirements	27
ENVIRONMENTAL CHECKLIST	
12/21/00	
<i>Thank you in advance for your cooperation and adherence to these procedures. If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call the Permit Center (425-452-6864) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Our TTY number is 425-452-4636.</i>	
INTRODUCTION	
Purpose of the Checklist:	
<p>The State Environmental Policy Act (SEPA), chapter 43.21c RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the City of Bellevue identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the City decide whether an EIS is required.</p>	
Instructions for Applicants:	
<p>This environmental checklist asks you to describe some basic information about your proposal. Answer the questions briefly, with the most precise information known, or give the best description you can. You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.</p>	
<p>Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the Planner in the Permit Center can assist you. The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. Include references to any reports or studies that you are aware of which are relevant to the answers you provide. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impacts.</p>	
Use of a Checklist for Nonproject Proposals: <i>A nonproject proposal includes plans, policies, and programs where actions are different or broader than a single site-specific proposal.</i>	
<p>For nonproject proposals, complete the Environmental Checklist even though you may answer "does not apply" to most questions. In addition, complete the Supplemental Sheet for Nonproject Actions available from Permit Processing.</p>	
<p>For nonproject actions, the references in the checklist to the words <i>project</i>, <i>applicant</i>, and <i>property</i> or <i>site</i> should be read as <i>proposal</i>, <i>proposer</i>, and <i>affected geographic area</i>, respectively.</p>	
Attach an 8½" x 11" vicinity map which accurately locates the proposed site.	

City of Bellevue Submittal Requirements	27a
ENVIRONMENTAL CHECKLIST	
<p style="text-align: right;">12/21/00</p> <p>If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call the Permit Center (425-452-6864) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Our TTY number is 425-452-4636.</p>	
BACKGROUND INFORMATION	
<p>Property Owner: Mark and Jennifer Spatz 5 Skagit Key Bellevue, WA 98006</p> <p>Contact Person: Kenny Booth, The Watershed Company (If different from the owner. All questions and correspondence will be directed to the individual listed.)</p> <p>Address: 750 6th Street South, Kirkland, WA 98033</p> <p>Phone: (425) 822-5242</p> <p>Proposal Title: Spatz Streambank Stabilization</p> <p>Proposal Location (Street address and nearest cross street or intersection) Provide a legal description if available:</p> <p>Street Address: 5 Skagit Key Bellevue, WA 98006</p> <p>Parcel: 6065301040</p> <p>Legal Description: NEWPORT DIV # 2 Plat Block: 3 Plat Lot: 48</p> <p>Please attach an 8½" X 11" vicinity map that accurately locates the proposal site. See last page.</p>	
<p>Give an accurate, brief description of the proposal's scope and nature:</p> <p>General description:</p> <p>The project site is located within the Newport Shores neighborhood at 5 Skagit Key in Bellevue, WA (tax parcel 6065301040). The site is surrounded by single-family residences on all sides with Coal Creek flowing in a northwesterly direction along the southwestern property line. The site includes a two-story residence constructed in 1972. The parcel is 15,118 square feet in size with the residence situated approximately 25 feet from the top of the Coal Creek streambank.</p> <p>The site is relatively flat although the majority of the rear portion of the lot sits lower than the rest and is protected from the stream by a low, grass-covered berm. The berm is approximately 2 feet in height and 18 feet wide at the top. The stream channel adjacent to the site is approximately 12 feet wide with steep, primarily ivy-covered banks. The yard area, including the berm, is mostly lawn with landscaping shrubs around the perimeter. Dense small trees and shrub vegetation borders the yard on the upstream,</p>	

southeast side.

About half way across the site, a section of streambank approximately 10 feet long, 3 feet high, and extending approximately 6 feet into the yard area has experienced erosion along the upper portions of the bank. Old sandbags are present in this location having been placed as temporary protection. The lower bank appears to be relatively stable, with erosion occurring primarily near the top of the bank along what would be considered the face of the berm. During high flows the grass covered portion of the upper bank has been undermined, creating a large cavity. The cavity extends more than three feet into the bank, leaving the area susceptible to collapse and further erosion.

Continued erosion in this area would eliminate the entire top of bank, which serves as a low berm, and high flows would have a direct path to the house. To remedy this, the proposed plan calls for an area of excavation within the top of the bank just above the ordinary high water mark to remove much of the area where the cavity currently exists. This area would be filled with large rocks and topsoil then covered with a geotextile fabric. Plantings would then be placed along the streambank side through the fabric both to cover it and also to further stabilize the bank. Grass would be re-planted in the disturbed yard area above the top of bank.

1. Acreage of site: **The entire parcel is 15,118 square feet (.347 acre)**
2. Number of dwelling units/buildings to be demolished: **None.**
3. Number of dwelling units/buildings to be constructed: **None.**
4. Square footage of buildings to be demolished: **None.**
5. Square footage of buildings to be constructed: **None.**
6. Quantity of earth movement (in cubic yards): **3.7 cy cut / 8.7 cy fill**
7. Proposed land use: **No changes are proposed to the existing land use.**
8. Design features, including building height, number of stories, and proposed exterior materials: **Not applicable.**
10. Other

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

Construction would begin immediately following permit issuance subject to any WDFW required work windows.

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

None at this time.

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

None.

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

No other applications are pending for government approvals of other proposals directly affecting the subject property.

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

- Critical Areas Land Use Permit, City of Bellevue
- Clearing and Grading Permit, City of Bellevue
- Hydraulic Project Approval, Washington Department of Fish and Wildlife

Please provide one or more of the following exhibits, if applicable to your proposal. (Please check appropriate box(es) for exhibits submitted with your proposal):

- Land Use Reclassification (rezone)
Map of existing and proposed zoning
- Preliminary Plat or Planned Unit Development
Preliminary plat map
- Clearing & Grading Permit
Plan of existing and proposed grading
Development plans
- Building Permit (or Design Review)
Site plan
Clearing & grading plan
- Shoreline Management Permit
Site plan

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A. ENVIRONMENTAL ELEMENTS

1. EARTH

a. General description of the site (circle one): Flat Rolling Hilly Steep slopes Mountains Other:

b. What is the steepest slope on the site (approximate percent slope)?

The site is relatively flat with the exception of the berm and streambanks.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

According to Natural Resources Conservation Service (NRCS) soil maps, the property contains Briscot silt loam.

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

Portions of the existing berm along the top of bank have been eroded by high stream flows.

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

Cut: 3.7 CY, soil

Fill: 8.7 CY, angular rock, topsoil

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

Some minor erosion could occur during excavation of the berm. However, BMPs would be incorporated to minimize impacts during all clearing and grading activities.

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

No new impervious surfaces are proposed.

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

All clearing and grading construction would be in accordance with City of Bellevue Clearing & Grading Code (Chapter 23.76), permit conditions, and all other applicable codes, ordinances, and standards. As needed, the applicant will install temporary erosion and sedimentation control measures such as silt fencing. A silt fence would be installed around exposed soils as necessary to prevent silt-laden water from leaving the site during rainfall events.

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2. AIR

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Emissions from vehicle trips and construction equipment would occur for a short period of time during site construction. After project completion, there would be no change in emissions from existing conditions.

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

No off-site sources of emissions or odor would affect the proposal.

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

Vehicles and construction equipment would be kept in good working order.

3. WATER

- a. Surface:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Coal Creek.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

The entirety of the proposed project will occur within 200 feet of Coal Creek.

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

None.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

The proposal would not require surface water withdrawals or diversions.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

Yes, the proposal lies within a 100-year floodplain.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

The proposal does not involve any discharges of waste materials to surface waters.

b. Ground

1. Will ground water be withdrawn, or will water be discharged to ground water? Give a general description, purpose, and approximate quantities if known.

No withdrawal of ground water or discharge of water to ground water would occur as part of this project.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

No waste material from septic tanks or other sources would be discharged into the ground as part of this project.

c. Water runoff (including stormwater):

1. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Runoff from the immediate project site is not expected except at natural, near pre-project rates. In general, precipitation is expected to infiltrate into vegetated soils.

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

Waste materials would not enter ground or surface waters due to water runoff.

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

The erosion control measures described under question 1h would be implemented as necessary.

4. PLANTS

a. Check or circle types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrub:
- pasture
- crop or grain
- wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other:
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation: grass

b. What kind and amount of vegetation will be removed or altered?

Lawn grass will be removed as part of the project.

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

No threatened or endangered plant species are known to be on or near the site.

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

The proposal involves the planting of approximately 65 square feet of native vegetation on the project site. Proposed plantings will include pacific ninebark, pea-fruited rose, evergreen huckleberry, red-osier dogwood, and sand strawberry.

5. ANIMALS

- a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other

- b. List any threatened or endangered species known to be on or near the site.

Adult and juvenile Chinook salmon and steelhead trout (listed as Threatened under the Federal Endangered Species Act) migrate through Coal Creek. Adults migrate upstream to reach spawning grounds; juveniles migrate downstream from their natal streams to reach the ocean. Coal Creek also contains coho salmon (Species of Concern under the Federal Endangered Species Act).

- c. Is the site part of a migration route? If so, explain.

As described above, adult and juvenile salmon migrate up and downstream, respectively, through Coal Creek.

- d. Proposed measures to preserve or enhance wildlife, if any:

The proposed project will enhance wildlife habitat through the installation of approximately 65 square feet of native plantings adjacent to the stream.

6. ENERGY AND NATURAL RESOURCES

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

There is no proposed change in the existing forms of energy currently used for the residence.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

The project would not affect the potential use of solar energy by adjacent properties.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

No changes to energy features are proposed.

7. ENVIRONMENTAL HEALTH

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

Typical environmental hazards associated with residential construction work (e.g. risk of fire, spills) could occur as part of this proposal.

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

Special emergency services are not anticipated at the site. In the unlikely event that a serious accident (e.g. fire or spill) occurs during construction, local fire department or emergency medical services might be required. After project completion, no special emergency services, other than those typically associated with residential uses, might be required.

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

During construction, standard precautions would be taken to ensure the safety of the work crew. Safety and accident response supplies would be on site. The construction manager would be contacted by a crew member immediately upon discovery of a spill. The construction manager would then ensure that the spill is cleaned up in the appropriate manner and would contact the appropriate authorities.

- b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Typical noise associated with adjacent traffic exists in the project area.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Noise associated with project construction would be restricted to use of excavating and hauling equipment. Construction noise would be limited to normal daytime working hours. There would be no long-term noise associated with the completed project, other than that associated with a typical shoreline residential property.

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

As mentioned above, construction noise would be limited to daylight weekday hours. No other noise-control measures are necessary.

8. LAND AND SHORELINE USE

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

The site and adjacent properties are currently in single-family residential use.

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

The site has not been used for agriculture in recent history.

c. Describe any structures on the site.

The project site includes a single-family residence.

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

No.

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

The current zoning classification is R-2.5 (Single-Family Residential).

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

The current comprehensive plan designation is SF-M (Single-family Medium-density).

g. If applicable, what is the current shoreline master program designation of the site?

N/A

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

Coal Creek has been classified as an "environmentally sensitive" area. Additionally, the stream is within the mapped 100-year floodplain.

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

The project would not change the number of people who reside on the property.

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

No people would be displaced as a result of this project.

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

No such measures are necessary.

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

The proposal would comply with all applicable regulatory plans and codes.

9. HOUSING

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

The property currently features one single-family residence. This proposal would not affect the number of housing units on the property.

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

None.

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

No such measures are necessary.

10. AESTHETICS

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

No new structures are proposed.

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

Views will not be affected by the proposed project.

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

No such measures are necessary.

11. LIGHT AND GLARE

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

Light or glare will not be produced by the finished project.

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

No.

- c. What existing off-site sources of light or glare may affect your proposal?

None.

- d. Proposed measures to reduce or control light and glare impacts, if any:

No such measures are necessary.

12. RECREATION

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

In the immediate vicinity, Lake Washington provides recreational activities such as swimming, boating, and fishing. Newcastle Beach Park is located approximately 0.5 mile to the southwest.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

The proposed project would not displace any existing recreational uses.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

No such measures are necessary.

13. HISTORIC AND CULTURAL PRESERVATION

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

No such places or objects are known to be on or next to the site.

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

No such landmarks or evidence is known to be on or next to the site.

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

Should historic, archeological, scientific or culturally significant items be encountered during implementation of this project, work would be temporarily stopped while the appropriate agencies are notified.

14. TRANSPORTATION

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

The property takes access from Skagit Key. Site access would not be changed as a result of the proposed project.

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

The nearest King County Metro transit stop is located approximately 0.3 mile feet to the southeast of the subject parcel, at the junction of Coal Creek Parkway and Interstate-405.

- c. How many parking spaces would the completed project have? How many would the project eliminate?

The proposed project would not affect parking on the property.

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

The proposal would not require any new roads, or improvements to existing roads.

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

Water, rail, or air transportation would not be utilized by the completed project.

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

Traffic generation would not change as result of the proposed project.

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

No such measures are necessary.

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15. PUBLIC SERVICES

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

No increase in public service needs would result from this project.

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

No such measures are necessary.

16. UTILITIES

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

The site is currently served by utilities. No new utilities are proposed as part of the project.

Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature



Kenny Booth, AICP
Associate Planner

Date Submitted:

12-10-13

HMB 1.15.14

Vicinity Map from iMAP (top) Google Maps (below)

