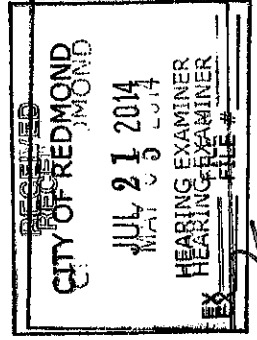


ELLSWORTH SEWER MAIN EXTENSION

Alteration of Geologic Hazard Areas
(Type III)

PR 2013-00580; LAND 2013-01665,
& SEPA 2014-00363

July 21, 2014



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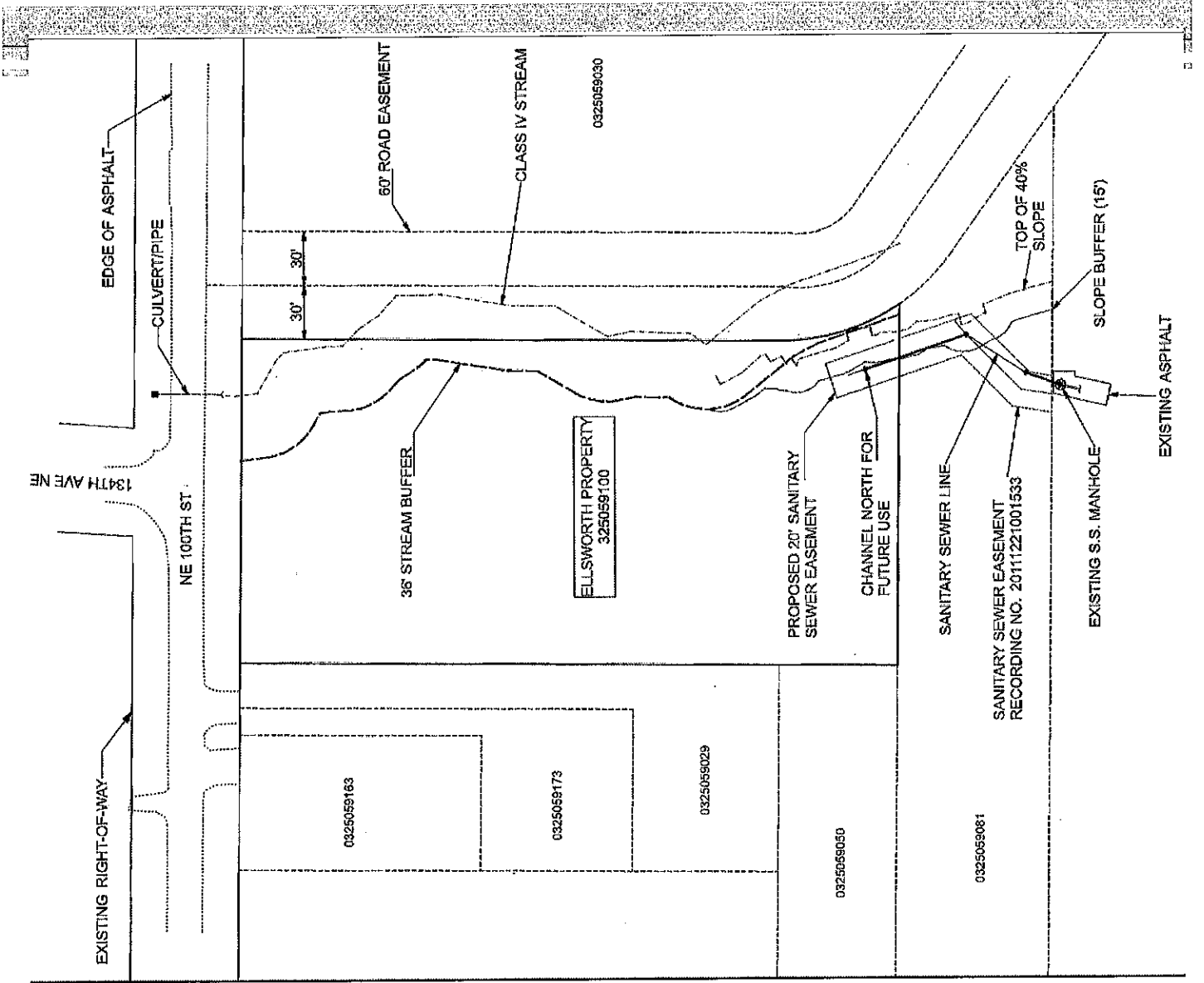
VICINITY MAP



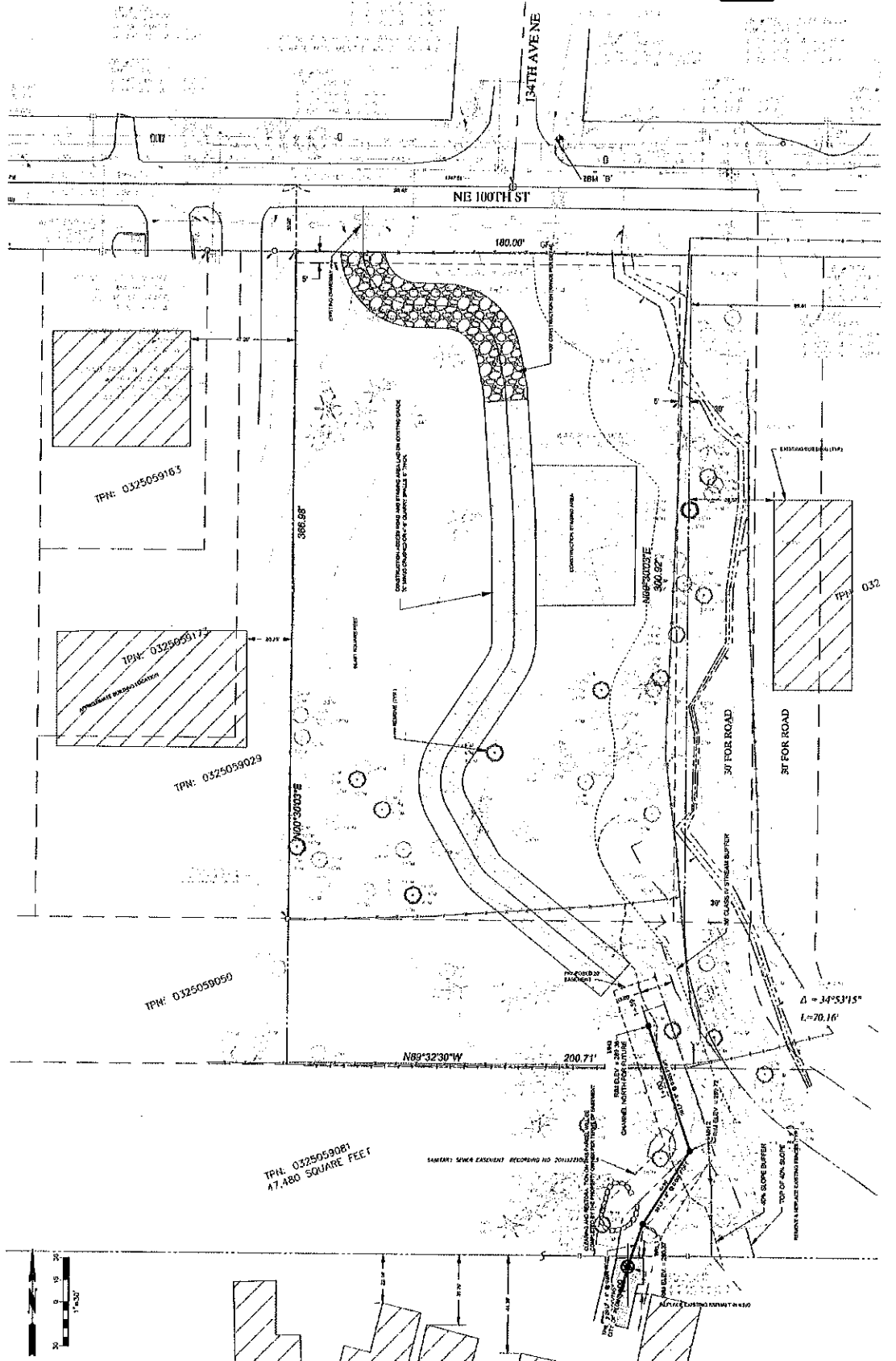
PROPOSAL

- Connect existing sewer line located adjacent to the Rowen Tree Church site to the Ellsworth site through steep slopes for future service to the Ellsworth property
- Sewer line designated on General Sewer Plan
- Requires Alteration of Geologic Hazard Area (Type III)
- Best route, due to topography and avoids a Class IV stream and buffer located east of easement
- 7 trees to be removed
- Tree Replacement proposed fee in lieu – due to unknown layout and design of future subdivision of property

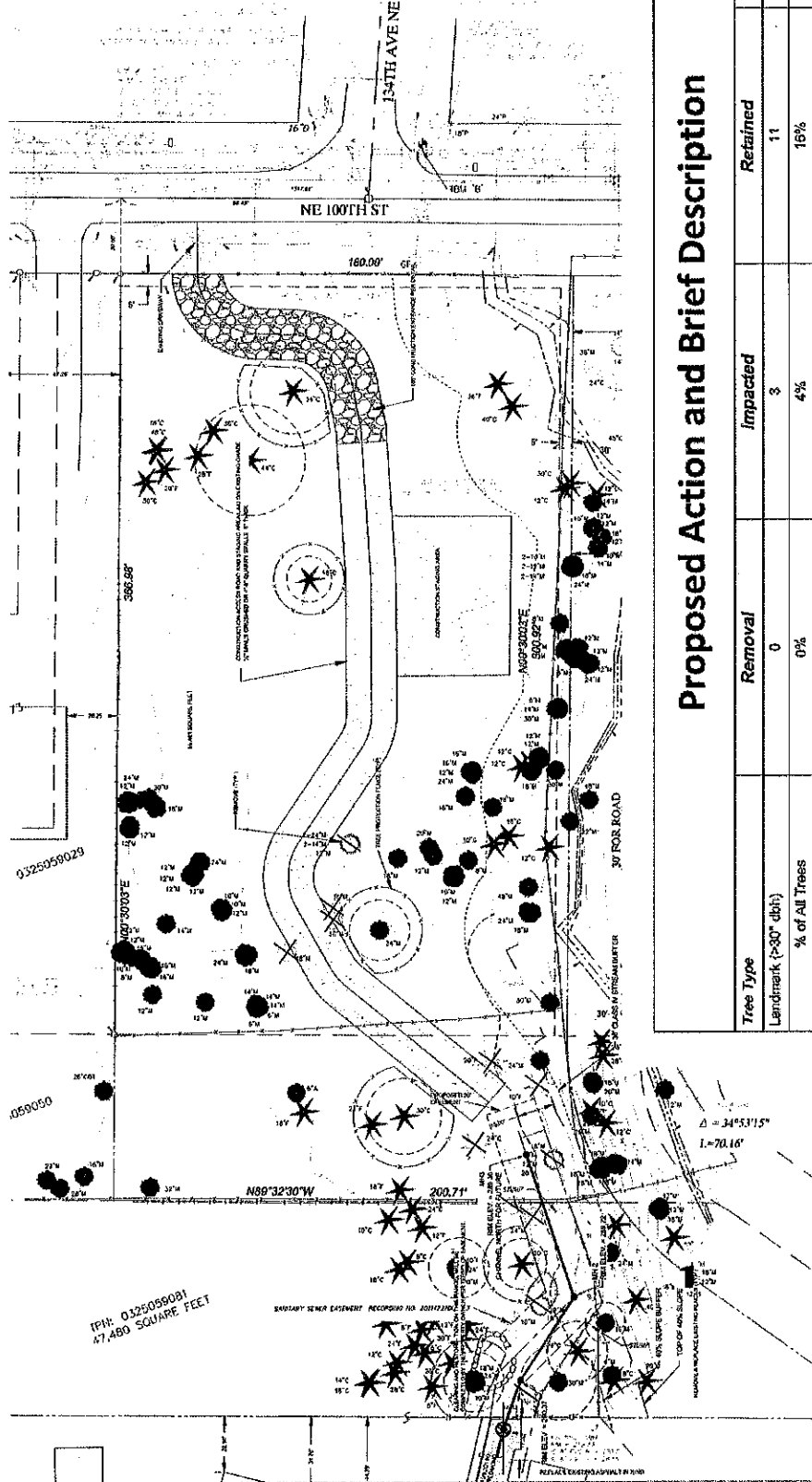
CAO MAP



SITE PLAN



TREE PRESERVATION PLAN



Proposed Action and Brief Description

Tree Type	Removal	Impacted	Retained	Total
Landmark (>30" dbh)	0	3	11	11
% of All Trees	0%	4%	16%	16%
Significant (6"-30")	7	6	49	56
% of Significant Trees	12%	10%	87%	84%
Totals	7	10	60	67
% of All Trees	10%	15%	90%	
Replacement Trees	7			7

PROCESS

- Completeness
 - 02/12/2014 – Letter of Completeness issued and vested date.
- The Notice of Application
 - 04/25/2014 - Comment period begins
 - 05/16/2014 - Comment period ends
- SEPA
 - SEPA DNS issued on 04/22/2013 for BLA
 - SEPA Addendum issued on 06/23/2014
 - No comment or appeal period
- The Notice of Public Hearing
 - 6/30/2014 - Issued

ALTERATION OF GEOLOGIC HAZARD AREAS

- DECISION CRITERIA

- There must be no reasonable alternative to locating in a Landslide Hazard Area. Alternative locations which would avoid impact to the Landslide Hazard Area must be shown to be economically or functionally infeasible.
 - *Proposed sewer line is identified on the General Sewer Plan Map of the Redmond Comprehensive Plan*
 - *Extension of the sewer line would need to cross steep slopes, regardless of specific location*
 - *Plan minimizes impact to critical areas*
- A geotechnical evaluation must be conducted to identify the risks of damage from the proposal, both on-site and off-site, and to identify measures to eliminate or reduce risks. The proposal must not increase the risk of occurrence of the potential geologic hazard.
 - *Geotechnical report prepared by Geotechnical Consultants Inc. that meets the City's code*
 - *Recommendations provided in the report for construction methods that will minimize impacts and addressed on site plan*

CAO EXCEPTION – DECISION CRITERIA

- Impacts shall be minimized by limiting the magnitude of the proposed construction to the extent possible, any impacts must be eliminated or mitigated by repairing, rehabilitating, restoring, replacing, or providing substitute resources consistent with the mitigation and performance standards set forth in RZC 21.64.010(L) and (M)
 - *Geotechnical report's analysis did not find any indications of slope instability, based on soil profiles*
 - *Recommendations have been provided to address vegetation removal and grading activities within the landslide hazard area and its associated buffer*

RECOMMENDATION

- o Recommend Approval with conditions on:
 - Alteration of Geologic Hazard Areas