



July 2, 2002

Jason Walker
Talasaea Consultants
15020 Bear Creek Road Northeast
Woodinville, WA 98072

Dear Mr. Walker:

Subject: Environmental Determination, Permit No. LSM01-00036/SEP02-00010 for Firwood Lane
Mobile Home Park Stream Restoration

The City has completed its environmental review of your application and has issued a Determination of Nonsignificance for the proposed project (attached). In accordance with local ordinance, the determination will be published in the Eastside Journal, Thursday, July 11, 2002.

Should you wish to appeal the determination, a written appeal must be submitted to the City by July 16, 2002. The appeal should include a concise statement of the matter being appealed, the specific components or aspects being appealed, the rationale for contention on appeal, and a statement of standing to appeal. The fee for appealing the Environmental Determination is \$150.00.

Should you have any questions regarding this letter, please contact me at 828-7938, and refer to Permit No. LSM01-00036.

Sincerely,

PLANNING AND COMMUNITY DEVELOPMENT

Diana DuCroz
Planner

Attachment: Environmental Determination

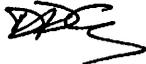
cc: Lisa Pascualy, Firwood Lane LLC, 4756 University Village Place NE, #246, Seattle, WA 98105
LSM Permit No. LSM01-00036



CITY OF KIRKLAND

Planning and Community Development Department
123 Fifth Avenue, Kirkland, WA 98033 425.828.1257
www.ci.kirkland.wa.us

MEMORANDUM

To: Eric R. Shields, AICP, SEPA Responsible Official
From: Diana DuCroz 
Date: July 1, 2002
File: LSM01-00036
Subject: ENVIRONMENTAL DETERMINATION FOR FIRWOOD LANE MOBILE HOME PARK, STREAM RESTORATION, 93rd LANE NE AT NE 124th STREET – AMENDMENT TO MAY 10, 2002 MEMO

On May 10, 2002, I wrote a memo recommending that numerous SEPA mitigation measures be incorporated into Firwood Mobile Home Park's stream restoration proposal (see Attachment 1). After reviewing these measures, the applicant requested that some of them be amended or clarified (see Attachment 2). On further evaluation, I am recommending the following mitigation measures, several of which have been revised in response to the applicant's comments:

1. All work in the stream and its buffer shall be in conformance with the Detailed Stream Enhancement Plan proposed by Talasaea Consultants, LLC, in their report dated November 20, 2001.
2. No machinery shall be utilized within the stream bed, except as described in the Detailed Stream Enhancement Plan for actions such as the placement of woody debris and suitable gravel substrate amendments.
3. The stream bank and buffer repair shall be properly restored during the in-water work period for salmon-bearing streams approved by the Washington Department of Fish and Wildlife (typically June 15 to September 15).
4. Prior to issuance of the grading permit,
 - a. Draft plans shall be submitted for educational signs to be installed within the mitigation area and in the community to inform the residents of the stream importance and sensitivities, including the environmental impacts of chemical and fertilizer use near the stream.
 - b. The applicant shall provide a letter describing how an ongoing invasive species management plan will be incorporated into the routine landscaping maintenance plan for the property. This plan is important for the long-term protection of the stream and shall be required in addition to the five year monitoring and maintenance plan mandated by KZC Section 90.120.
5. Prior to beginning restoration activities, temporary construction fencing shall be installed around all work areas, and shall remain erect for the duration of the restoration work.

6. Prior to final inspection:

- a. A Natural Greenbelt Protection Easement or a Sensitive Areas Covenant for the stream and its buffer area shall be provided to the city in a form acceptable to the City Attorney for recording with King County (formerly #4.a.).
- b. Permanent protective fencing, as required by KZC Section 90.95, shall be placed between the mobile homes and the stream and enhancement areas, as close to the mobile homes as possible, to the east of the stream enhancement plantings. Limited openings in the fence are acceptable only for the purpose of providing tenants access to their backyard sheds. Once the sheds are removed, as required in mitigation measure #7, the fence openings must be permanently closed.
- c. The required educational signs shall be installed.

~~7. An ongoing invasive species management plan, specifically for the long term protection of the stream, shall be incorporated into the routine landscaping maintenance plan for the property. (see new measure #4.b.)~~

7. All existing sheds, fences, footbridges, and other minor improvements currently located on the west side of the stream permanent protective fencing shall be removed as tenants vacate the associated mobile homes. The fence at the north property line may remain in order to protect the stream and enhancement plantings by preventing entry to the stream area.

ATTACHMENTS

- 1. May 10 SEPA memo
- 2. Letter from Talasaea Consultants, dated June 4, 2002

Review by Responsible Official:

I concur I do not concur

Comments:


Eric R. Shields, Planning Director 7/1/02
Date

cc: Lisa Pascualy, Firwood Lane LLC, 4756 University Village Place NE, #246, Seattle, WA 98105
Jason Walker, Talasaea Consultants, 15020 Bear Creek Road Northeast, Woodinville, WA 98072



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MEMORANDUM

To: Eric R. Shields, AICP, SEPA Responsible Official
From: Diana DuCroz *Diana DuCroz*
Date: May 10, 2002
File: LSM01-00036
Subject: ENVIRONMENTAL DETERMINATION FOR FIRWOOD LANE MOBILE HOME PARK, STREAM RESTORATION, 93rd LANE NE AT NE 124th STREET

Firwood Lane Mobile Home Park, located at 93rd Lane NE and NE 124th St in the South Juanita neighborhood, contains a stream that runs through the western portion of the property (see Enclosure 1). This unnamed tributary of Juanita Creek is classified as a Class A stream according to the City's sensitive areas regulations. Numerous mobile homes and minor improvements, such as storage sheds and fences, are located within the 75-foot stream buffer area required of Class A streams in primary basins (see Enclosure 2). The owners of the property are proposing a stream restoration project to repair damage resulting from unauthorized stream stabilizing activities that occurred in 1999. The plan proposes to enhance the existing fish and wildlife habitat by stabilizing the rockeries, restoring the stream, adding woody debris to the stream channel, controlling invasive non-native plants in the buffer, and revegetating with diverse native species (see Enclosures 3 and 4).

I have had an opportunity to visit the site and review the environmental checklist (see Enclosure 5). In addition, the applicant's stream restoration proposal has been reviewed by Adolfson Associates, Inc., the City's stream consultant (see Enclosure 6). After completing its review, Adolfson set forth several recommendations, which are included here as mitigation measures.

It will be necessary to further analyze certain aspects of the proposal to determine if the project complies with all the applicable City codes and policies. That analysis is most appropriately addressed during staff review of the grading permit application. In contrast, State law specifies that this environmental review under the State Environmental Policy Act (SEPA) is to focus only on potential significant impacts to the environment that could not be adequately mitigated through the Kirkland regulations and Comprehensive Plan.

Based on my review of all available information and adopted policies of the City, I am recommending that the proposal be changed or clarified to include the following mitigating measures so that a Determination of Nonsignificance (DNS) can be issued.

1. All work in the stream and its buffer shall be in conformance with the Detailed Stream Enhancement Plan proposed by Talasaea Consultants, LLC, in their report dated November 20, 2001.
2. No machinery shall be utilized within the stream bed, except as described in the Detailed Stream Enhancement Plan for actions such as the placement of woody debris and suitable gravel substrate amendments.
3. The stream bank and buffer repair shall be properly restored during the in-water work period for salmon-bearing streams approved by the Washington Department of Fish and Wildlife (typically June 15 to September 15).

ATTACHMENT ____ / ____

4. Prior to issuance of the grading permit:
 - a. A Natural Greenbelt Protection Easement or a Sensitive Areas Covenant for the stream and its buffer area shall be provided to the city in a form acceptable to the City Attorney for recording with King County.
 - b. Draft plans shall be submitted for educational signs to be installed within the mitigation area and in the community to inform the residents of the stream importance and sensitivities, including the environmental impacts of chemical and fertilizer use near the stream.
5. Prior to beginning restoration activities, temporary construction fencing shall be installed around all work areas, and shall remain erect for the duration of the restoration work.
6. Prior to final inspection:
 - a. Permanent protective fencing shall be placed between the mobile homes and the stream and enhancement areas, as close to the mobile homes as possible.
 - b. The required educational signs shall be installed.
7. An ongoing invasive species management plan, specifically for the long-term protection of the stream, shall be incorporated into the routine landscaping maintenance plan for the property.
8. Sheds, fences, and other minor improvements currently located on the west side of the stream shall be removed as tenants vacate the associated mobile homes.

This recommendation is based on adopted policies of the City as found in the City's Comprehensive Plan. Specifically the following elements of the 1995 Comprehensive Plan contain the following policies:

Natural Environment

Policy NE-1.1: Use a system-wide approach to effectively manage environmental resources. Coordinate land use planning and management of natural systems with affected state, regional, and local agencies as well as affected federally recognized tribes.

Policy NE-1.2: Manage activities affecting air, vegetation, water, and the land to maintain or improve environmental quality, to preserve fish and wildlife habitat, to prevent degradation or loss of natural features and functions and to minimize risks to life and property.

Policy NE-1.4: Require site restoration if land surface modification violates adopted policy or development does not ensue within a reasonable period of time.

Policy NE-1.5: Make available to property owners, prospective property owners, and the general public, information concerning natural systems and associated regulations.

Policy NE-2.1: Using a watershed-based approach, apply best available science in formulating regulations, incentives, and programs to maintain and, to the degree possible, improve the quality of Kirkland's water resources.

Policy NE-2.2: Protect surface water functions by preserving and enhancing natural drainage systems wherever possible.

Policy NE-2.3: Comprehensively manage activities that may adversely impact surface and ground water quality or quantity.

Policy NE-2.4: Preserve the natural flood storage function of 100-Year Floodplains. Emphasize non-structural methods in planning for flood prevention and damage reduction.

Policy LU-1.5: Regulate land use and development in environmentally sensitive areas to ensure environmental quality and avoid unnecessary public and private costs.

These policies directly support the above mentioned mitigating measures and require these measures in order to fully mitigate the impacts created by the proposal.

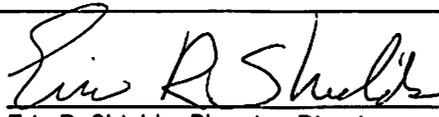
SEPA ENCLOSURES

1. Vicinity Map
2. Aerial Photo
3. Detailed Stream Enhancement Plan
4. Geotechnical Engineering Study
5. Environmental Checklist
6. Stream Report

Review by Responsible Official:

I concur I do not concur

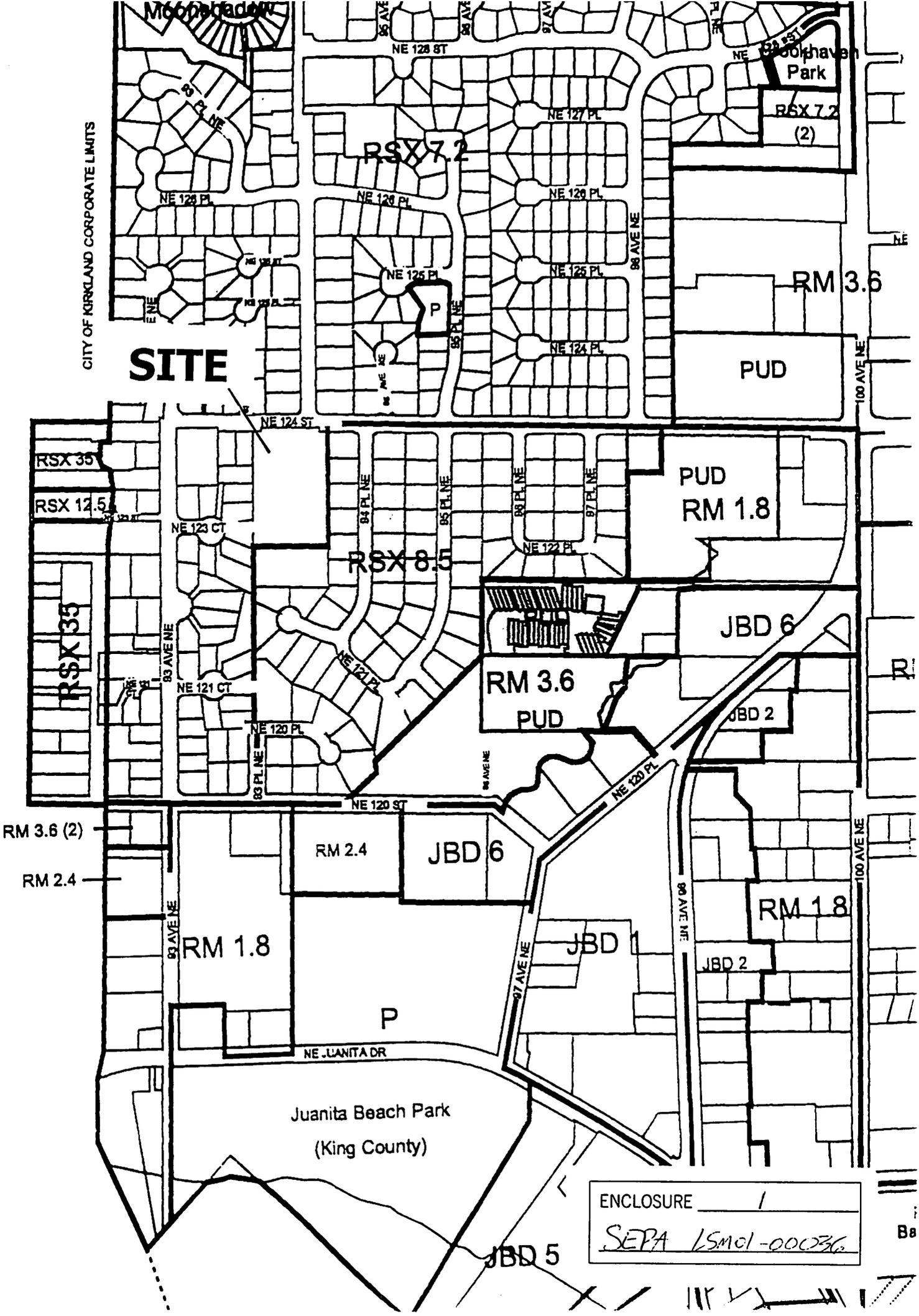
Comments: _____

 5/13/02
Eric R. Shields, Planning Director Date

cc: Lisa Pascualy, Firwood Lane LLC, 4756 University Village Place NE, #246, Seattle, WA 98105
Jason Walker, Talasaea Consultants, 15020 Bear Creek Road Northeast, Woodinville, WA 98072

CITY OF KIRKLAND CORPORATE LIMITS

SITE



ENCLOSURE 1

SEPA 15M01-00036

