



CITY OF EDMONDS

121 5th Avenue North, Edmonds WA 98020

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DEVELOPMENT SERVICES DEPARTMENT • PLANNING DIVISION

Critical Areas Reconnaissance Report Update

<i>Critical Areas File Number</i>	<i>CRA19930277</i>
<i>Determination</i>	<i>Study Required</i>
<i>Site Location</i>	<i>22006 100th Avenue West</i>
<i>Tax Account Number</i>	<i>00602200100200</i>
<i>Property Owner</i>	<i>Joe Maroun</i>
<i>Applicant</i>	<i>Same</i>
<i>Critical Areas Present</i>	<input checked="" type="checkbox"/> <i>Geologically Hazardous Areas</i> <input checked="" type="checkbox"/> <i>Erosion Hazard Areas</i>

THIS PARCEL WAS PREVIOUSLY IDENTIFIED AS A 'WAIVER' IN 1993. HOWEVER, THE CRITICAL AREAS CODE UPDATE OF 2005 REQUIRES REASSESSMENT OF THE ORIGINAL DETERMINATION.

Site Description

During review and inspection of the subject site, it was found that the site may contain (or be adjacent to) critical areas, including **Geologically Hazardous Areas (Erosion Hazard Area)**, pursuant to Chapters 23.40 and 23.80 of the Edmonds Community Development Code (ECDC). Geologically hazardous areas include areas susceptible to erosion, land sliding, earthquake, or other geological events. They pose a threat to the health and safety of citizens when incompatible development is sited in areas of significant hazard. Such incompatible development may not only place itself at risk, but also may increase the hazard to surrounding development and use. Cited sections of the Edmonds Community Development Code can be found on the City of Edmonds website at www.edmondswa.gov.

The associated LiDAR map indicates that the subject parcel slopes east – west from 100th Avenue West toward Coronado Place. Topography across the parcel is variable but near the southern and western edge of the parcel slopes range from 20% - 30%. Soils on the property are identified as Alderwood Urban land complex (8% - 15% slope). In sum, the variable slopes on the site in excess of 15% are classified as a potential erosion hazards.

Allowed Activities & Exempt Proposals

Certain activities are allowed in or near critical area buffers as specified in ECDC 23.40.220. Similarly, certain development proposals may be exempt from Critical Areas requirements (ECDC 23.40.230). ***If you have any questions about whether your proposed development qualifies as an allowed or exempt activity, please contact a Planner for more information.***

General Report Requirements

Critical Areas Reports identify, classify and delineate any areas on or adjacent to the subject property that may qualify as critical areas. They also assess these areas and identify any potential impacts resulting from your specific development proposal. If a specific development proposal results in an alteration to a critical area the critical areas report will also contain a mitigation plan. You have the option of completing the portion of the study that classifies and delineates the critical areas and waiting until you have a specific development proposal to complete the study. You may also choose submit the entire study with your specific development application. Please review the minimum report requirements for all types of Critical Areas which are listed in ECDC 23.40.090.D. There are additional report requirements for different types of critical areas (see below). Note that it is important for the report to be prepared by a qualified professional as defined in the ordinance. There are options on how to complete a critical areas study and an approved list of consultants that you may choose from. You may contact the Planning Division for more information. General Mitigation Requirements for all Critical Areas are discussed in ECDC 23.40.110 through 23.40.140.

Erosion Hazard Areas

Erosion Hazard areas include Alderwood and Everett series soils on slopes of 15 percent or greater, among others. Landslide Hazard Areas are further defined in ECDC 23.80.020.A. In addition to the general requirements for Critical Areas reports referenced above, specific Critical Area report requirements for Erosion Hazard Areas (which are one of the Geologically Hazardous Areas) are provided in ECDC 23.80.050.

Note that Stable Erosion Hazard Areas may have limited report requirements at the director's discretion. At a minimum an erosion and sediment control plan prepared in compliance with the requirements in ECDC Chapter 18.30 shall be required.

Development is restricted within an Erosion Hazard Area and must meet additional criteria. For erosion hazard areas with suitable slope stability, an erosion and sediment control plan prepared in compliance ECDC 18.30 will be considered to meet the Critical Areas "Study Required" determination. The determination of "suitable slope stability" will be made by both the Planning and Engineering divisions of the City of Edmonds. In areas where the slope stability is not suitable, projects within Erosion Hazard Areas will require a report by a licensed Geotechnical Engineer or other qualified professional. Note that it is important for the report to be prepared by a qualified professional as defined in the ordinance. Report requirements are given in ECDC 23.80.050, and more generally in ECDC 23.40.090.D. Development standards are given in ECDC 23.80.060 and 23.80.070.

Determination: Study Required

This review applies to the entire subject parcel. Depending on the location and project proposed relative to the identified critical areas, certain studies and reports may be required. Please contact the Planning Division at 425.771.0220 if and when you have a specific development proposal for this site in order to discuss the various permits that will be required.

Mike Clugston, Associate Planner		June 20, 2013
Name, Title	Signature	Date