

6877

24011 79TH PL W

#P20  
Critical Areas Checklist

CA File No: CA-06-144

Site Information (soils/topography/hydrology/vegetation)

1. Site Address/Location: 24011 79th PLACE W
2. Property Tax Account Number: 005 116 000 014 00
3. Approximate Site Size (acres or square feet): 0.25 Acres Lot
4. Is this site currently developed?  yes;  no. HOME - TANKS IS IN FRONT YARD  
If yes; how is site developed? \_\_\_\_\_
5. Describe the general site topography. Check all that apply.  
 Flat: less than 5-feet elevation change over entire site.  
 Rolling: slopes on site generally less than 15% (a vertical rise of 10-feet over a horizontal distance of 66-feet).  
 Hilly: slopes present on site of more than 15% and less than 30% (a vertical rise of 10-feet over a horizontal distance of 33 to 66-feet).  
 Steep: grades of greater than 30% present on site (a vertical rise of 10-feet over a horizontal distance of less than 33-feet).  
 Other (please describe): \_\_\_\_\_
6. Site contains areas of year-round standing water: NO ; Approx. Depth: \_\_\_\_\_
7. Site contains areas of seasonal standing water: NO ; Approx. Depth: \_\_\_\_\_  
What season(s) of the year? \_\_\_\_\_
8. Site is in the floodway NO floodplain \_\_\_\_\_ of a water course.
9. Site contains a creek or an area where water flows across the grounds surface? Flows are year-round?  
NO Flows are seasonal? \_\_\_\_\_ (What time of year? \_\_\_\_\_).
10. Site is primarily: forested NO ; meadow \_\_\_\_\_ ; shrubs \_\_\_\_\_ ; mixed \_\_\_\_\_ ;  
urban landscaped (lawn, shrubs etc) \_\_\_\_\_.
11. Obvious wetland is present on site: NO.

For City Staff Use Only Map Pg. 006

1. Plan Check Number, if applicable? N/A
2. Site is Zoned? RS-8
3. SCS mapped soil type(s)? 5 - Alderwood-Urban land complex, 2 to 8% slopes.  
6 - Alderwood-Urban land complex, 8 to 15% slopes.
4. Critical Areas inventory or C.A. map indicates Critical Area on site? Site may be on or adjacent to Erosion Hazard Area.
5. Site within designated earth subsidence landslide hazard area? No.

Erosion Hazard Area

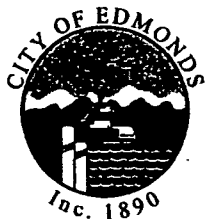
DETERMINATION

STUDY REQUIRED

WAIVER

Reviewed by: [Signature]

Date: 10/19/06



# City of Edmonds

Development Services Department  
Planning Division  
Phone: 425.771.0220  
Fax: 425.771.0221

Date Received:	10/17/2006
City Receipt #:	42898
Critical Areas File #:	CPA-2006-0144
Critical Areas Checklist Fee:	\$135.00
Date Mailed to Applicant:	

## CRITICAL AREAS CHECKLIST

The Critical Areas Checklist contained on this form is to be filled out by any person preparing a Development Permit Application for the City of Edmonds prior to his/her submittal of the application to the City.

The purpose of the Checklist is to enable City staff to determine whether any potential Critical Areas are, or may be, present on the subject property. The information needed to complete the Checklist should be easily available from observations of the site or data available at City Hall (Critical areas inventories, maps, or soil surveys).

A property owner, or his/her authorized representative, must fill out the checklist, sign and date it, and submit it to the City. The City will review the checklist, make a precursory site visit, and make a determination of the subsequent steps necessary to complete a development permit application.

Please submit a vicinity map, along with the signed copy of this form to assist City staff in finding and locating the specific piece of property described on this form. In addition, the applicant shall include other pertinent information (e.g. site plan, topography map, etc.) or studies in conjunction with this Checklist to assistant staff in completing their preliminary assessment of the site.

The undersigned applicant, and his/her/its heirs, and assigns, in consideration on the processing of the application agrees to release, indemnify, defend and hold the City of Edmonds harmless from any and all damages, including reasonable attorney's fees, arising from any action or infraction based in whole or part upon false, misleading, inaccurate or incomplete information furnished by the applicant, his/her/its agents or employees.

By my signature, I certify that the information and exhibits herewith submitted are true and correct to the best of my knowledge and that I am authorized to file this application on the behalf of the owner as listed below.

SIGNATURE OF APPLICANT/AGENT *Stephen H. Volpone* DATE \_\_\_\_\_

### Property Owner's Authorization

By my signature, I certify that I have authorized the above Applicant/Agent to apply for the subject land use application, and grant my permission for the public officials and the staff of the City of Edmonds to enter the subject property for the purposes of inspection and posting attendant to this application.

SIGNATURE OF OWNER *Stephen H. Volpone* DATE 9-10-06

## PLEASE PRINT CLEARLY

### Owner/Applicant:

FICEKS  
Name

24011 79TH PL W  
Street Address

EDMONDS WA 98026  
City State Zip

Telephone: 425-775-5334

Email address (optional): \_\_\_\_\_

### Applicant Representative:

STEPHEN H. VOLPONE  
Name

19312 60TH AVE W # D  
Street Address

LYNNWOOD WA 98036  
City State Zip

Telephone: 206 940 1978

Email Address (optional): SVOLPONE@NWC HAMPIONS SA

# CITY OF EDMONDS CRITICAL AREAS RECONNAISSANCE REPORT

<b>Site Location:</b> 24011 – 79 <sup>th</sup> Place West	<b>Tax Acct. Number:</b> 00511600001400
<b>Determination:</b> Study Required	<b>Determination #:</b> CRA-2006-0144
<b>Applicant:</b> Stephen Volpone	<b>Owner:</b> Eugene Ficek

## **CRITICAL AREAS RECONNAISSANCE REPORT: STUDY REQUIRED**

During review and inspection of the subject site, it was found that the site contains critical areas, including an Erosion Hazard Area, pursuant to Chapters 23.40 and 23.80 of the Edmonds Community Development Code (ECDC).

## **GENERAL CRITICAL AREAS 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 to submit the entire study with your specific development application.

- Please review the minimum report requirements for all types of Critical Areas that 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 there is 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.

## **STUDY REQUIREMENT – EROSION HAZARD AREA**

It appears that this property contains or is adjacent to an Erosion Hazard Area. Erosion Hazard Areas include:

- Those areas with Alderwood and Everett series soils on slopes of 15 percent or greater.
- Any area with slopes of 15 percent or greater and impermeable soils interbedded with granular soils and springs or ground water seepage.
- Areas with significant visible evidence of ground water seepage, and which also include existing landslide deposits regardless of slope.

**DEVELOPMENT PROPOSALS ASSOCIATED WITH EROSION HAZARD AREAS**

Development within an Erosion Hazard Area must meet additional criteria.

- For erosion hazard areas with suitable slope stability, the only critical area study needed is an erosion and sediment control plan prepared in compliance with the requirements set forth in Chapter 18.30 ECDC as part of the construction documents. This option is at the director's discretion, per Edmonds Community Development Code section 20.80.050.G.
- 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.

**ALLOWED ACTIVITIES**

Certain activities are allowed in or near critical area buffers as specified in ECDC 23.40.20. If you have any questions about whether your proposed development qualifies as an allowed activity, please contact a Planner for more information.

**EXEMPT DEVELOPMENT PROPOSALS**

Certain development proposals may be exempt from Critical Areas Requirements (ECDC 23.40.230). If you think that a specific development proposal may be exempt, contact a Planner for more information.

Jennifer Machuga, Planner		October 25, 2006
Name	Signature	Date

NOTE: Cited sections of the Edmonds Community Development Code (ECDC) can be found on the City of Edmonds website at [www.ci.edmonds.wa.us](http://www.ci.edmonds.wa.us).

## NOTICE:

No warranty of accuracy.

The information shown on the attached map(s) was compiled for use by the City of Edmonds, its Employees and Consultants. The City of Edmonds does not warrant the accuracy of anything set forth on these map(s). Any person or entity requesting a copy should conduct an independent inquiry regarding the information shown on the map(s), including, but not limited to, the location of any sewer stub shown. Such sewer stubs may or may not exist and may or may not exist at the location shown. Neither the City of Edmonds nor its employees or officers shall be liable for the information given on this map(s), nor for any one representation provided based upon said map(s).

# STREET FILE

## APPLICATION

CARD No. ....

The City of Edmonds

504-01300

OUTSIDE

SIDE SEWER PERMIT

INSIDE

REPAIRS

EASEMENT No. ....

FID 108

OWNER *J. R. Vipperman*

CONTRACTOR

*Moretti & Co*

PERMIT No. *410*

HOUSE No. *24011-79-PL W.*

STREET AVENUE LOT No.

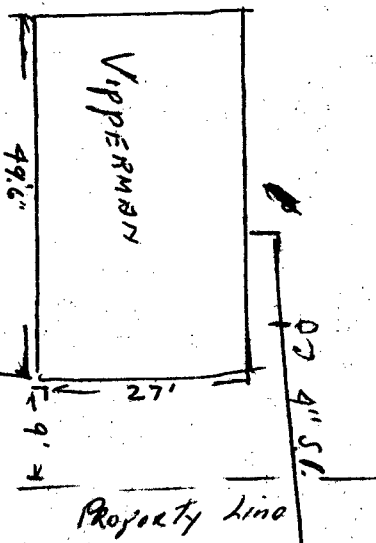
*14 Methuen*

*Block 2*

*Lot 18 Plat*

NAME ADD

*Page 88 Snohomish County*



*79 Place W. Property Line*

APPROVED

JAN 4 - 1982

*[Signature]*

Date

Approved:

DEPOSIT, \$

DATE *Jan 7 82*

BY *[Signature]*

BACKFILL WORK ORDER ISSUED  
SEWER WORK ORDER ISSUED