

**TECHNICAL COMMITTEE REPORT  
TO THE HEARING EXAMINER**

**Project Name:** Puget Sound Energy Sammamish-Juanita Transmission Line

**Location:** 9221 Willows Road, east side of Willows Road north of NE 95<sup>th</sup> Street to NE 124<sup>th</sup> Street, and south side of NE 124<sup>th</sup> Street from Willows Road west to City of Kirkland city limits

**Project File Numbers:** LAND-2020-00198, DEVREQ-2020-00999, SEPA-2020-01076

**Project Description:** Construction of new 115 kV transmission line from the Sammamish Substation along Willows Road to the Juanita Substation in Kirkland.

**Applicant:** Puget Sound Energy  
PO Box 97034, EST 4W  
Bellevue, WA 98009

**Applicant's Representative:** Kerry Kriner, Senior Land Planner

**Planner:** Cathy Beam, AICP, Principal Planner

**Decisions Included:** Site Plan Entitlement and Conditional Use Permit (RZC 21.76.050.H and 21.76.050.E.2)

**Recommendation:** **Approval with Conditions**

**Public Hearing Date:** September 13, 2021

**Conclusion in Support of Recommendation:** The Technical Committee has found the proposal to be in compliance with the Redmond Zoning Code (RZC), Redmond Comprehensive Plan, Redmond Municipal Code, and State Environmental Policy Act (SEPA).

  
CAROL V. HELLAND, Director  
Planning and Community Development

  
DAVID JUAREZ, Director  
Public Works Department

Department

**Project Review Authority and Procedures**

The City of Redmond **Technical Committee** is comprised of staff from different departments and disciplines who analyze project applications for compliance with City codes and regulations. Based on this analysis, **the Technical Committee** provides responses, conclusions, and recommendations (in the form of this report) to the **Hearing Examiner**. The **Hearing Examiner** will conduct a public hearing to review the **Technical Committee's** analysis and recommendations on the Conditional Use Permit and Site Plan Entitlement and receive public testimony regarding the proposal. Based upon the **Technical Committee's** recommendations and testimony received at the public hearing, the **Hearing Examiner** will make a decision to approve, approve with conditions, or deny the Site Plan Entitlement and Conditional Use Permit for the proposed Sammamish-Juanita Transmission Line project.

**Key Dates**

Application/Completeness Date: 3/12/2020  
Neighborhood Meeting Date: 5/1/2020  
Date SEPA Determination Issued: 11/18/2020  
SEPA Appeal Deadline: 12/2/2020  
Public Hearing Date: 9/13/2021

**Report Attachments**

- Attachment 1: General Application Form
- Attachment 2: Vicinity Map
- Attachment 3: Plan Set
- Attachment 4: Site Plan Map Book
- Attachment 5: Notice of Application and Certificate of Posting
- Attachment 6: Notice of Application Public Comments
- Attachment 7: Notice of Neighborhood Meeting
- Attachment 8: Notice of Public Hearing and Certificate of Posting
- Attachment 9: SEPA Documentation
- Attachment 10: Arborist Report
- Attachment 11: Code Compliance Narrative
- Attachment 12: Conceptual Mitigation Plan
- Attachment 13: Critical Areas Impact Assessment
- Attachment 14: Easements
- Attachment 15: Geotechnical Report
- Attachment 16: Photo Sims
- Attachment 17: Pole Installation Narrative and Graphics
- Attachment 18: Stormwater Report
- Attachment 19: Sammamish Substation Geotechnical Report
- Attachment 20: Sammamish Substation Wetland and Stream Report
- Attachment 21: Sammamish Substation Wetland Verification

- Attachment 22: Tree Exception Request
- Attachment 23: Wetland and Stream Delineation Report
- Attachment 24: Deviation Request Letter
- Attachment 25: Wall Deviation Exhibit
- Attachment 26: Geotech Pavement Letter
- Attachment 27: Conceptual Landscape Plan

## **Technical Committee Analysis**

### **I. Proposal Summary**

Puget Sound Energy (PSE) is proposing a new 115 kV transmission line between the Sammamish Substation in the City of Redmond and the Juanita Substation in the City of Kirkland to improve system capacity and reliability within the Kirkland/Redmond service area. The new approximately 5 mile transmission line consists of roughly 1.7 miles of new transmission poles and conductor and 0.08 miles of replacement poles and conductor in the City of Redmond, 0.24 miles of new poles and conductor within unincorporated King County, 2.3 miles of new poles and conductor in the City of Kirkland, and 0.8 miles of replacement poles and conductor in the City of Kirkland. The project also includes improvements at both the Sammamish and Totem Substations to accommodate the new transmission line. The project scope of this approval is for that portion of the Sammamish-Juanita Transmission line within the City of Redmond.

Within the City of Redmond, PSE is proposing to construct the new 115 kV transmission line heading northeast out of the Sammamish Substation crossing Willows Road NE and heading north adjacent to the City of Redmond Central Connector (RCC) II trail. The line will continue north past the trail's termination south of the Overlake Christian Church frontage and continue to the City limits north of Sammamish Valley Park. In order to construct and maintain the new transmission line, PSE will build a gravel construction access and maintenance road by widening the existing abandoned rail ballast north of RCC II. The project includes replacing three fish passable culverts and three standard culverts under the existing rail ballast to construct the access road. After the transmission line corridor enters the City of Kirkland, the project limits cross back into the jurisdiction of the City of Redmond in two locations. The first is the replacement of two wood H-frames on the south side of NE 124th Street in the existing Beverly-Renton transmission corridor in order to accommodate the new transmission line crossing under this existing north-south set of transmission lines. The second location is the replacement of two existing transmission poles along the existing corridor leading into the Totem Substation in the City of Kirkland and City of Redmond border south of NE 124th Street. In total, PSE will install 29 new poles and eight replacement poles in Redmond.

Five different pole types will be installed in the City: direct embed wood poles, direct embed wood poles with guy anchors, direct embed steel poles, steel poles with foundations, and wood H-frames. A majority of the poles will be direct embed wood poles. Some poles will have guy wires for additional support. Steel poles with or without foundations are proposed in areas where the transmission line turns at an angle or soil conditions warrant. Steel poles are self-supporting.

For direct embed poles, whether wood or steel, the pole hole is either dug using an auger to a hole depth generally equal to ten percent of the overall pole length plus two feet. The hole diameter is generally 12 to 18 inches greater than the pole diameter. After the pole is placed into the hole, gravel backfill is placed around the base of the pole to stabilize the pole. In soft soils, a steel casing may be used to hold the excavation open. Anchors are attached to the pole using guy wires if needed. The number and placement of anchors is dependent upon the required tension for the pole.

H-frame poles are installed in the same manner as direct embed poles. Each H-frame includes two wood poles that share a cross arm and are connected and supported through wood supports and bracing.

For steel poles with foundations, the hole is created using the same methods as direct embed poles. A reinforced steel anchor bolt cage is installed in the excavated hole to provide structural support for the foundation. The pole is then attached to the drilled pier foundation.

A new pole is installed first adjacent to an existing pole where a pole is being replaced. This allows for the aerial conductor to be transferred from the old pole to the new pole before the old pole is removed. Some pole replacement is occurring south of the Sammamish Substation in a linear position away from the existing pole.

Pole heights will range from 52' to 88' depending upon pole type and wire configuration.

## **II. Site Description and Context**

This is a linear project on relatively flat land which begins at the existing Sammamish Substation on the west side of Willows Road. The substation site is surrounded by business park and manufacturing park businesses on the north, east, and south sides. To the west lies open space mostly comprised of wetlands and a stream system. As the new power lines exit the substation to the northeast, they cross above these businesses prior to the lines crossing over Willows Road to the east side. Heading north along the east side of the roadway, the lines are located in the former railroad corridor adjacent to Willows Road. Along the east side of this corridor is additional manufacturing park uses until travelling north at

which point the transmission line is adjacent to Overlake Christian Church, then Willows Run Golf Course. North of the golf course, the lines run adjacent to the City’s unimproved Sammamish Valley Park before entering unincorporated King County. At NE 124<sup>th</sup> the lines cross west back over Willows Road and run adjacent to the north side of NE 124<sup>th</sup> as they enter the City of Kirkland. There are two areas where work will occur in the City of Redmond south of NE 124<sup>th</sup> adjacent to business park uses to allow appropriate clearances from the existing Beverly-Renton Corridor transmission lines and connection to the Totem Substation. (See Attachment 2, Vicinity Map)

**Sammamish Substation**

<b>Adjacent</b>	<b>Existing Land Use</b>	<b>Zone</b>
North	Business parks	BP
South	Manufacturing businesses	MP
East	Manufacturing businesses	MP
West	Vacant land	BP

**Sammamish-Junita Transmission Line**

<b>Adjacent</b>	<b>Existing Land Use</b>	<b>Zone</b>
North	Abandoned rail corridor	MP, UR
South	Abandoned rail corridor	MP, UR
East	Businesses, church, golf course	MP, UR
West	Willows Road	BP

**III. Site Requirements**

The site is located within the Manufacturing Park (MP), Business Park (BP), and Urban Recreation (UR) zoning districts. The proposed Sammamish-Juanita 115kV line is a regional utility as defined in RZC 21.78. Powerline poles are considered structures per RZC 21.78.

The Zoning Code contains a table entitled, *Regulations Common to All Uses*, for each zoning district the proposal crosses. These various tables (Table 21.06.010A, Table 21.14.030B, and Table 21.14.040B) contain maximum height specific to buildings. A powerline pole is a structure; however not all structures are buildings. As such, a powerline pole is not subject to the maximum height restrictions of the zoning districts.

In MP & BP Zones (west side of Willows Road) the proposal is permitted outright and requires a Site Plan Entitlement per RZC 21.14.030 & 040. In UR zone (east side of Willows Road) the proposal requires a Conditional Use Permit per RZC 21.06.010.C The proposal complies with all of the site requirements for the MP, BP, and UR zones.

#### **IV. Neighborhood Regulations**

With the exception of the existing substation and minor work along NE 124<sup>th</sup> Street which falls within the Willows/Rose Hill neighborhood, the majority of the proposed project is located in the Sammamish Valley neighborhood. There are no neighborhood regulations specific to energy transmission lines.

#### **V. Public Notice and Comment**

Requirements for public notice are contained in RZC 21.76.080.

Notice of Application: The Notice of Application for this proposal was published on 3/24/2020. The notice was posted at City Hall, the Redmond Regional Library, and 2 notice signs were posted on the property. Notice was also mailed to property owners within 500 feet of the substation and alignment (Attachment 5, Notice of Application and Certificate of Posting).

Public Input: During the public comment period for the Notice of Application, the City received two written comments. (Attachment 6, Notice of Application Public Comments).

The comments expressed the following concerns or requests for consideration. Staff has included responses below:

##### 1. Noise

Comment: Concern was expressed over noise and belief that any addition to the Sammamish Substation is bound to increase the noise generated by the transformers and the buzzing from the powerlines.

Staff Response: The audible noise from 115 kV transmission lines is generally less than 25 decibels (dBA) under worst-case wet weather conditions. New substation equipment is being added to the south side of the substation within the existing fence line. However, PSE is not adding transformers as part of this project. Noise produced by new substation equipment will not be noticeable above current noise levels. All noise generated by the project will be within the threshold for City of Redmond noise regulations. As such, any additional noise is not expected to be detectable; therefore, noise abatement measures are not needed.

##### 2. Fire Preparedness

Comment: Concern was raised regarding the capabilities of the Redmond Fire Department and their preparedness to handle emergency situations at the substation. The commentor referenced a substation fire that happened there a few years ago.

Staff Response: The Redmond Fire Department, in partnership with PSE and neighboring agencies, is capable of handling any foreseeable emergency at the proposed facility. Redmond Fire Prevention Division reviews plans for code compliance prior to construction, inspects the site during various phases of the construction process, and conducts fire and life safety inspections on at least an annual basis to ensure compliance with fire codes and standards. One important item on the fire and life safety inspections is ensuring the correct fire extinguishers are available on site, and properly mounted and maintained. An explanation of the approach to fighting the circuit breaker fire at the substation was provided to the commentor. The Fire Department had no way to confirm, at the moment, the structural integrity of overhead power lines and supports which the fire could have compromised. Their decision to wait for the airport crash truck was not for lack of any special fire extinguishing agent, but for the ability to enter the scene and operate it without exposing firefighters to overhead power cables.

3. Party of Record

Comment: Request on becoming a Party of Record.

Staff Response: Staff put the requestor on the Parties of Record list.

There was one telephone call during the public comment period. The commentor called and said they did not want to see powerlines constructed along Willows Road and requested to become a Party of Record. Staff returned the phone call and provided information to the commentor, adding them as a Party of Record.

Public Meeting Notice: The Notice of Neighborhood Meeting for this proposal was mailed to property owners within 500 feet of the site on May 1, 2020. Public input was also received during the Neighborhood meeting which was held virtually on 5/1/2020. (Attachment 7, Notice of Neighborhood Meeting.)

The comments expressed the following concerns or requests for consideration. Staff has included responses below:

1. Impacts to Willows Road

Comment: Questions were raised on how project construction will impact Willows Road and whether there will be planned service interruptions.

Staff Response: Project construction will occur from the access road along the former railroad bed east of Willows Road. PSE will be required to secure a City of Redmond Right-of-Way Use Permit should they need to impact Willows Road. There are no planned service interruptions.

2. Impacts to Golf Course

Comment: Concern was expressed about the height of the powerlines along Willows Road along the Willows Run Golf Course frontage. Questioned why

PSE can put in tall powerlines but the golf course can't outright put in a tall driving range fence.

Staff Response: Powerlines/powerpoles are not subject to the height restriction of the underlying zoning district. The Zoning Code has height restrictions on fence height, but also has a variance relief process to the height limit.

Notice of Public Hearing: The Notice of Public Hearing for this project was posted on the site, at City Hall, and at the Redmond Regional Library on August 23, 2021. The notice was also mailed to property owners within 500 feet of the site and to individuals who provided written correspondence to the City on the same date. The notice was also included in a one-time newspaper publication (Attachment 8, Notice of Public Hearing and Certificate of Posting).

## **VI. State Environmental Policy Act**

The State Environmental Policy Act (SEPA) requires applicants to disclose potential impacts to the environment as a result of their project. The proposal is located with the City of Redmond, City of Kirkland, and unincorporated King County. For projects that span more than one jurisdiction, the jurisdiction containing the greatest portion of the project is the lead agency (WAC 197-11-932). For this project, Kirkland assumed Lead Agency Status as the majority of the proposal falls within their jurisdiction. The City of Redmond agreed to allow Kirkland to assume lead agency status per WAC 197-11-942.

Notice of SEPA Threshold Determination: The City of Kirkland as Lead Agency issued a Determination of Non-Significance (DNS) for this project on 11/18/2020. Both the comment and appeal periods expired on 12/2/2020. The notice of SEPA determination was published in the Seattle Times on 11/19/2020 and mailed to state and local agencies, parties of record, and property owners within 500 feet of the project site. (Attachment 9, SEPA Documentation)

## **VII. Compliance with Development Regulations**

### **A. Tree Protection**

PSE will remove trees that do not meet federal clearance safety standards in order to construct the new Sammamish-Juan line. Within the wire zone of the transmission line (directly underneath the conductor), PSE Vegetation Management standards for 115 kV construction require all trees with a mature height of 25 feet or greater be removed. Within the border zone (areas of the transmission line corridor not directly under the conductor), select removal of incompatible and structurally unsound trees are removed. In areas outside the corridor, select trees ("danger trees") that have the potential to fall and come in contact with the conductor are removed. Trimming is performed if a conflict with the transmission line can be removed through trimming branches, except in cases

where trees have been previously trimmed or trimming will make the tree potentially unsound or the conflict cannot be alleviated long-term. After construction is complete, vegetation management is performed in three-year cycles along 115 kV transmission corridors.

The corridor for the Sammamish-Juan line is largely in the former rail corridor on the east side of Willows Road. Of the 101 total trees assessed within the Redmond project scope area, 40 trees are proposed for removal. Refer to Attachment J, Arborist Report, for details on locations of proposed tree removal and tree assessment table.

RZC 21.72 establishes Tree Protection regulations. Although removal of trees within easements and rights-of-way for the purpose of constructing utilities is listed under RZC 21.72.030, Exemptions, from obtaining a tree removal permit, these project are still subject to the purpose and intent of the City's tree regulations. Removal of significant trees must be mitigated. The proposed project meets the 35% tree retention requirements established in RZC 21.72.060.A.1. Significant and landmark trees removed will be mitigated at a 1:1 and 3:1 ratio respectively. Since tree replacement cannot be achieved within a transmission line corridor, PSE intends to pay a fee-in-lieu per RZC 21.72.080.E.2. RZC 21.72.060 states that trees located within Native Growth Protection Areas, critical areas and their associated buffers, or that otherwise have been designated for protection shall not be removed. Exceptions to this standard shall be requested and reviewed in accordance with RZC 21.72.090, Exceptions.

See Section XII below, Tree Exception Request.

## **B. Critical Areas**

### Wetlands

Eight wetlands were identified within the project vicinity: Wetland R-A, Wetland R-C, Wetland R-D, Wetland R-E, Wetland R-GCA, Wetland R-GCB, Wetland Substation B, and Wetland Substation C.

Wetland R-A is a linear Category II riverine wetland located along Gun Club Creek on the west side of Willows Road north of the Sammamish Substation. It is approximately 0.3 acres in size. The wetland appears to receive water from overbank flow from the stream channel, which runs roughly west to east. Vegetation primarily consists of trees and tall shrubs. Wetland R-A generally provides high levels of water quality functions and moderate levels of hydrologic and habitat functions.

Project Impacts to Wetland R-A: This wetland and buffer are located just outside the study area and will not be affected by planned project activities.

Wetland R-C and R-D are two small wetlands located in a ditch between Willows Road and the former railroad embankment. Wetland R-C and Wetland R-D are Category III wetlands which provide moderate levels of water quality and hydrologic functions and low levels of habitat functions. There is evidence these wetlands undergo regular vegetation maintenance given their location adjacent to Willows Road right-of-way.

**Project Impacts to Wetlands R-C and R-D:** The planned transmission line will avoid Wetlands R-C and R-D and their buffers, with poles installed on the east side of the rail ballast. The planned access road will be constructed directly adjacent to Wetland R-D and will result in minimal permanent impacts to the eastern edge of the wetland, and temporary impacts to the wetland and buffer.

Wetland R-E is a large Category II depressionnal wetland dominated by reed canarygrass and located mostly within the 100-year floodplain of the Sammamish River; however, project activities will not occur within the floodplain. Only the west edge of the wetland (outside of the floodplain) is within the project area. Wetland R-E provides high levels of water quality and hydrologic functions and low levels of habitat functions.

**Project Impacts to Wetland R-E:** The project avoids the wetland but there will be minimal impacts associated with work zones at the edge of the buffer next to the gravel access road. This access road will be constructed adjacent to Wetland R-E.

Wetlands R-GCA and R-GCB are narrow Category III ditched wetlands located between Willows Road and the former rail ballast. Both are associated with Gun Club Creek. Within Wetland R-GCB, Gun Club Creek receives flow from a culvert under Willows Road and flows northwestward into a culvert under NE 100<sup>th</sup> Court that discharges into Wetland R-GCA. The existing vegetated buffer of both wetlands is approximately ten feet wide and consists primarily of mowed grass.

**Project Impacts to Wetlands R-GCA and R-GCB:** The proposed transmission line will avoid these wetlands and their buffers, with poles installed on the opposite side of the existing Redmond Central Connector paved trail and unimproved rail ballast.

Wetland Substation B is a Category III slope wetland, approximately 0.7 acres in size. It occurs along the southwest edge of the substation on a steep slope. It receives water via hillslope seep from the west, and carries this water to the east, where it tapers into a narrow ditch south of the substation. Wetland Substation B provides moderate levels of water quality, hydrologic, and habitat functions.

**Project Impacts to Wetland Substation B:** The proposed transmission line route will not impact this wetland or its buffer.

Wetland Substation C is a large, Category II wetland which covers 12.3 acres on the substation property. It receives groundwater from several points along a steep section of the hillslope, conveying water along and just below the ground surface toward the lower gradient eastern half of the property. This wetland has riverine components associated with the stream channels that run through the site. Wetland Substation C generally provides low levels of water quality functions, moderate levels of hydrologic functions, and high levels of habitat functions. It is important from a flood control perspective and is associated with multiple riparian and instream habitat.

Project Impacts to Wetland Substation C: The proposed route for the new transmission line will not cross this wetland or its buffer. However, associated project work involving pole removal/installation/replacement to support connecting the new line with the substation and access to work areas will occur throughout this wetland.

(See Attachment 23, Wetland and Stream Delineation Report; Attachment 13, Critical Areas Impact Assessment; Attachment 20, Sammamish Substation Wetland and Stream Report; and Attachment 21, Sammamish Substation Wetland Verification.)

#### Streams

Seven streams were mapped within the project vicinity: Stream R-2, Stream R-3, Gun Club Creek, Peter's Creek Tributary, Willows Creek, York Creek, and 124<sup>th</sup> Stream.

Stream R-2 is an intermittent stream that is adjacent to Willows Road and Willows Run Golf Course. It receives stormwater runoff from both the road and golf course. This stream flows into ponds and other stream channels on the golf course before draining into the Sammamish River. East of the former railroad ballast, the active stream channel is about a foot wide. West of the ballast, there is no defined channel. The riparian corridor is fragmented by landscaping on the golf course. Stream R-2 is considered a Class III stream because it is a headwater stream with a likely surface water connection to a potentially salmon-bearing stream. The transmission line will cross Stream R-2, with a pole installed outside the stream buffer near the edge of the construction access road.

Project Impacts to Stream R-2: The project will include culvert replacement at Stream R-2 and result in temporary stream impacts.

Stream R-3 is a very small intermittent stream located between two culverts associated with Wetland R-D. This stream is located between Willows Road and the old railroad embankment with no defined riparian corridor within the study area. However, Stream R-3 is considered a Class III stream based on its connection to fish-bearing surface waters outside the study area.

**Project Impacts to Stream R-3:** The project will include culvert replacement at Stream R-3 and result in temporary stream impacts.

Gun Club Creek is a perennially flowing Class III tributary to the Sammamish River that is associated with riverine wetlands. This stream receives stormwater runoff from adjacent developed areas. The segment of Gun Club Creek west of the Sammamish Substation is a natural stream course, with some sinuosity and meanders. The segment of the creek north of the Sammamish Substation and on the west side of Willows Road is adjacent to commercial development and has been modified with a series of check dam structures and placement of rock to stabilize the channel and banks.

**Project Impacts to Gun Club Creek:** Both portions of the stream and its associated buffer will not be impacted by project activities.

Peter's Creek Tributary is a perennial Class III stream located along the southern Sammamish Substation property boundary. This small stream has been modified and is confined to a narrow channel that parallels the parking lot off-site to the south. This stream receives stormwater inputs from residential development to the south via a pipe.

**Project Impacts to Peter's Creek:** This creek is just outside the project area and will not be affected by the proposed transmission line project.

Two segments of Willows Creek are associated with Wetland Substation C, Upper and Lower Willows Creek. Water flows across the site, generally from southwest to northeast in a network of shallow channels that appear after rain events. Lower Willows Creek is a Class II perennial tributary to the Sammamish River that crosses under Willows Road and is channelized through office park development for almost a mile before reaching the river. On the substation property, this segment of the stream has been modified and consists of steep banks with a confined linear channel. The Upper Willows Creek segment, also a Class II stream, is a perennial stretch of stream located along the southern property boundary, at the base of a hillslope. Overbank flooding has resulted in new channels emerging in adjacent scrub-shrub areas.

**Project Impacts to Willows Creek:** No work associated with the project will impact Upper or Lower Willows Creek. However, mitigation for the project will occur as part of the Willows Creek Stream Relocation Project.

York Creek is a perennial stream that runs from NE 116<sup>th</sup> Street and along the east side of the rail ballast adjacent to (unimproved) Sammamish Valley Park, into wetland R-E. It crosses beneath the rail ballast through a culvert. This stream runs east along the north side of NE 116<sup>th</sup> Street to the Sammamish River. It receives stormwater runoff from Willows Road. The segment on the east side of the ballast has no defined stream channel. This area is surrounded by reed

canarygrass and receives regular maintenance mowing. York Creek is considered a Class III stream because of connections to salmon-bearing stream segments outside the study area. The planned transmission line will run adjacent to York Creek, crossing over the stream where it is piped through a culvert.

**Project Impacts to York Creek:** The planned access road construction will include replacement of the York Creek culvert and will result in temporary stream impacts.

The 124<sup>th</sup> Street Stream is an intermittent stream that flows adjacent to Willows Road. It runs along the base of a slope leading down from the road shoulder and flows and functions similar to a roadside ditch that collects stormwater runoff from Willows Road. It does not have a defined channel in the study area and is overgrown with blackberry. The riparian corridor is narrow and confined by Willows Road and the railroad embankment. The 124<sup>th</sup> Stream is considered a Class III stream because of its connection to salmon-bearing surface waters outside the study area. The planned transmission line route avoids the 124<sup>th</sup> Street Stream, with three poles to be installed on the east side of the construction access road from the stream and its buffer.

**Project Impacts to 124<sup>th</sup> Street Stream:** The planned access road will run directly adjacent to the stream and will result in temporary impacts to the stream buffer.

(See Attachment 23, Wetland and Stream Delineation Report; Attachment 13, Critical Areas Impact Assessment; Attachment 20, Sammamish Substation Wetland and Stream Report; and Attachment 21, Sammamish Substation Wetland Verification.)

#### Mitigation

RZC 21.64.010.I requires all significant adverse impacts to critical areas functions and values follow standard mitigation sequencing. PSE will meet these requirements through project design, implementing best management practices, restoring disturbed areas, and implementing compensatory mitigation for impacts to wetlands, streams, and buffers that cannot be avoided.

RZC 21.64.010.L.2 outlines location and timing of mitigation. PSE will be providing on-site mitigation for unavoidable impacts to wetlands and buffers through enhancement at Wetland Substation C within the Willows Creek Stream Relocation Project. This required mitigation will meet City wetland mitigation ratios as outlined in RZC 21.64.030.B.

Mitigation proposed for alterations to riparian stream corridors must meet the performance standards and mitigation requires specified in RZC 21.64.020.F. No alterations to riparian stream corridors will occur as a result of the project, except for functional lift provided by culvert replacement of regulated streams under the proposed construction access and maintenance road.

The project avoids permanent impacts to all except two wetlands. No poles will be located in streams. Apart from five replacement and one new pole in Wetland Substation C, poles will not be located in wetlands. The gravel construction access and maintenance road avoids permanent impacts to streams and permanent impacts to all wetlands except for a minor area of Wetland R-C.

Construction of the project will result in unavoidable impacts to wetlands, streams, and buffers. Temporary impacts will occur in Wetlands Substation C, R-GCA, R-C, and R-E, and Stream R-2. Permanent and temporary impacts will occur in the regulatory buffers of Wetland Substation C, R-GCA, R-C, R-D, and York Creek. Additionally, temporary impacts will occur in the regulatory buffers of Wetland R-E, Stream R-2, and 124<sup>th</sup> Street Stream.

On-site mitigation will occur south of the Sammamish Substation as a component of the Willows Creek Stream Relocation Project, where the majority of project wetland impacts will occur. This property is owned by PSE and provides a suitable mitigation project that allows PSE to continue to use this property for its transmission needs. The stream relocation project will benefit the Sammamish River Watershed and specifically the Willows Creek Sub-watershed through enhanced habitat, water quality, and hydrologic functions to a larger portion of wetland directly connected to Willows Creek. Specific details can be found in Attachment 12, Conceptual Mitigation Plan.

#### Fish and Wildlife Habitat Conservation Areas

Apart from the riparian stream corridors, there are no additional Fish and Wildlife Habitat Conservation Areas (FWHCA) within the study area. Open space easements adjacent to the study area include a Native Growth Protection Easement (NGPE) associated with a portion of Gun Club Creek on the west side of Willows Road and Transfer of Development Rights (TDR) easements associated with the Sammamish Valley park and six parcels that make up Willows Run Golf Course. NPGAs and TDRs are classified as Core Preservation Areas under the FWHCA regulations in RZC 21.64.020. The transmission line has been designed to avoid these easement areas.

#### Frequently Flooded Areas

Frequently Flooded Areas include floodplains, flood fringes, Federal Emergency Management Agency (FEMA) floodways, and zero-rise floodways. The 100 year floodplain of the Sammamish River is just outside the study area, to the east of the planning transmission line corridor. Based on FEMA mapping of this area, the floodplain does not cross into the study area. However, final design of grading will confirm elevations to FEMA Flood Insurance Study (FIS) profile.

#### Critical Aquifer Recharge Areas

No Critical Aquifer Recharge Areas are mapped in or near the proposed project.

### **C. Stormwater**

Existing conditions for the project area consist of the gravel road and railroad bed, compacted earth embankment, surrounding agricultural land and Willows Run Golf Course, and Willows Road embankment. The drainage of the existing area consists of sheet flow of runoff to the sides of the embankment. Runoff from the west side of the embankment drains towards low points in adjacent grade where culverts convey flow to the east. Runoff that drains east of the existing gravel road and railroad embankment drains to the golf course from the project area south of NE 116<sup>th</sup> Street, and runoff drains to wetlands within the agricultural fields located in the Sammamish River floodplain from the project area north of NE 116<sup>th</sup> Street. Runoff within the golf course is conveyed through mitigation wetlands, water features, and stream to the Sammamish River. Runoff in the wetlands and agricultural fields drain into streams that have been modified to linear ditches that generally drain towards NE 116<sup>th</sup> Street and NE 124<sup>th</sup> Street, eventually draining into the Sammamish River.

The proposed project will result in more than 5,000 square feet of new and replaced hard surface, therefore certain stormwater management requirements must be met. The proposed gravel road will be infrequently used by maintenance vehicles and as such, the proposed new and replaced surfaces are non-pollution generating impervious surfaces. As a result, runoff treatment is not required for the project.

The proposed drainage system will require the proposed gravel access road be sloped to sheet flow runoff to the east side, where infiltration trenches will be used to store and infiltrate runoff into the subsurface. The sheet flow of runoff to the east will maintain dispersed runoff and avoid concentrating flows. The proposed infiltration trenches will meet the requirements for On-Site Stormwater Management by use of infiltration and will be designed to meet flow control requirements. (Attachment 18, Stormwater Report)

### **D. View Corridor**

As noted in *Proposal Summary* above, this project will include the installation of powerline poles and associated lines. Six poles will be replaced, and one new pole added south of the Sammamish Substation. Four new poles will be added, and one replaced from the Substation to Willows Road. Twenty-three new poles will be installed east of Willows Road, and two wooded H-frames will be replaced along NE 124<sup>th</sup> Street (Beverly-Renton corridor). Except for three steel poles, the rest of the poles along Willows Road will be wood, two of which will have guy wires.

RZC 21.42 establishes Public View Corridors and Gateways. For implementation of the citywide public view corridor design standards, views are determined at a

point four feet above grade to ensure that the view corridor is preserve for the passerby. RZC 21.42.060.C identifies the Territorial View of the Sammamish Valley Along Willows Road (View 3). This is a territorial view of the Sammamish Valley with distant ridgelines of Education Hill in the background, and a view of Mt. Rainier that can be seen along Willows Road from just north of Willows Run Golf Course. Solid fencing, solid hedges, or rows of trees are prohibited along the east edge of Willows Road or along property lines between the road and the Sammamish River. Poles will be placed along this view corridor. However, they do not provide a solid barrier blocking views at four feet. The wires will be much higher.

(See Attachment 16, Photo Sims and Attachment 17, Pole Installation Narrative and Graphics.)

### **VIII. Criteria Applicable to all Land Use Permits**

Proposed land use actions within the city must comply with the criteria listed in RZC 21.76.070.B.3.a. These criteria are applicable to all land use permits to ensure overall consistency between proposed land use permits, applicable regulations, and the Comprehensive Plan. Staff's analysis of whether the proposal meets the decision criteria is below.

- i. A proposed project's consistency with the City's development regulations shall be determined by consideration of:
  - A. The type of land use;
  - B. The level of development, such as units per acre or other measures of density;
  - C. Availability of infrastructure, including public facilities and services needed to serve the development; and
  - D. The character of the development, such as development standards.

#### **Staff Response:**

Technical review staff have completed a comprehensive review of the applicant's proposal against all adopted regulations including engineering standards. The proposed Sammamish-Juanita 115 kV project will help ensure the electric grid supports capacity and reliability within the region. Transmission lines are categorized as a Regional Utility and are permitted outright in the Business Park and Manufacturing Park zoning districts and require a Conditional Use Permit in the Urban Recreation zoning district. The level of development for these facilities is not measured in density. There are no specific development standards for Regional Utilities.

- ii. Upon review of a land use permit and accompanying site plan, the decision maker shall determine whether building design and/or site design complies with the following provisions:

- A. The Comprehensive Plan, RZC 21.02, *Preface*, RZC Article I, *Zone-Based Regulations*, RZC Article II, *Citywide Regulations*, and the Appendices that carry out these titles;
- B. The provisions of RMC Title 15, *Buildings and Construction*, that affect building location and general site design;
- C. The Washington State Environmental Policy Act (SEPA) if not otherwise satisfied;
- D. RZC Article VI, *Review Procedures*, to the extent it provides the procedures to ensure compliance with the requirements in subsections B.3.a.ii.B and B.3.a.ii.C of this section;
- E. Both within and outside the Transition Overlays, decision makers authorized by the RZC to decide upon discretionary approvals may condition such approvals and development permits, including but not limited to site plan approvals, to minimize adverse impacts on other properties and uses, and to carry out the policies of the Comprehensive Plan.

**Staff Response:**

City staff have reviewed the proposed 115kV electric transmission line and determined it complies with the City’s Comprehensive Plan, Zoning Code, Municipal Code, SEPA policies and has followed the review procedures set forth in the Zoning Code for a Site Plan Entitlement and Conditional Use Permit. The Site Plan Entitlement was elevated to a Type III permit consistent with the process for Conditional Use Permits per RZC 21.76.050.E.2. RMC Title 15 does not apply as transmission lines are not subject to the Building Code. The City of Kirkland assumed Lead Agency Status on this project and issued a Determination of Non-Significance.

The proposed project specifically addresses the following Comprehensive Plan goals and policies.

Goal/Policy	Staff Response
<p><b>UT-9 Promote the efficiency of utility placement both in cost and timing through methods such as the following:</b></p> <ul style="list-style-type: none"> <li>• <b>Collocate public and private utilities in shared trenches or utility corridors, provided that such joint use is consistent with limitations as may be prescribed by applicable legal and safety considerations;</b></li> <li>• <b>Coordinate facility planning so that utilities may located in</b></li> </ul>	<p>The proposed transmission line will share a corridor reserved for multiple uses. The former rail corridor is owned by the City of Redmond with easements for King County Wastewater and Sound Transit facilities and is part of the rails to trails federal program.</p>

Goal/Policy	Staff Response
<p>transportation corridors and other dedicated rights-of-way;</p> <ul style="list-style-type: none"> <li>• Provide timely notice to utilities or coordinate with them when the construction or repair of existing and new roadways, bridges, or sidewalks is anticipated;</li> <li>• Provide a reasonable regulatory climate, recognizing that utilities provide a critical service to the community;</li> <li>• Provide expeditious permitting, recognizing that avoiding utility project delay can minimize service disruptions and associated costs for residents and businesses;</li> <li>• Design new public infrastructure to allow for projected future utilities that may be placed within those facilities at a later time; and</li> <li>• Encourage joint use of utility corridors for utilities, recreation and appropriate nonmotorized connections.</li> </ul>	
<p><b>UT-12 Design, locate and construct facilities to minimize adverse impacts to the environment and to protect environmentally sensitive areas. Take into account both individual and cumulative impacts. Minimize impacts through actions such as:</b></p> <ul style="list-style-type: none"> <li>• Using construction methods and materials to prevent or minimize the risk of overflows into watercourses and water bodies;</li> <li>• Locating utility corridors in existing cleared areas;</li> <li>• Locating utility facilities and corridors outside of wetlands;</li> <li>• Minimizing crossings of fish-</li> </ul>	<p>The proposed transmission line will be constructed from a gravel construction access and maintenance road created by widening the existing abandoned rail ballast, minimizing impacts to adjacent wetlands and buffers. Unavoidable impacts to wetland and buffers will be mitigated through providing functional lift within the Willows Creek stream corridor as part of the Willows Creek Stream Relocation Project. Additionally, three existing culverts under the ballast containing regulated fish-bearing streams will be replaced with fish passable culverts, which will provide significant habitat enhancement for the streams.</p>

Goal/Policy	Staff Response
<p>bearing watercourses;</p> <ul style="list-style-type: none"> <li>• <b>Using biostabilization, rip rap or other engineering techniques to prevent erosion where lines may need to follow steep slopes;</b></li> <li>and</li> <li>• <b>Minimizing corridor widths.</b></li> </ul>	
<p><b>UT-60 Coordinate and seek to cooperate with other jurisdictions when energy transmission facility additions or improvements cross jurisdictional boundaries. Include efforts to achieve consistency between jurisdictions in permit timing.</b></p>	<p>This project begins at the Sammamish substation in Redmond and ends at the Juanita substation in Kirkland. Both cities have coordinated on public meetings, environmental review (SEPA), and land use entitlement processing.</p>
<p><b>UT-61 Recognize the current Electrical Facilities Plan, authored by Puget Sound Energy, as the facility plan for electrical utilities serving Redmond and the Vicinity. Use this plan, where it is consistent with Redmond’s land use goals, as a guide in identifying and preserving utility corridors and locating electrical facilities.</b></p>	<p>The City has acknowledged Puget Sound Energy’s Electrical Facilities Plan which identifies the proposed Sammamish-Juanita line as a regional facility.</p>
<p><b>UT-62 Allow electrical utility facilities as a permitted use where appropriate to ensure that land is available for the siting of electrical facilities.</b></p>	<p>This project is proposed in the Business Park (BP), Manufacturing Park (MP) and Urban Recreation (UR) zones. Electrical facilities are permitted outright in the BP and MP Zones. They require a Conditional Use Permit in the UR Zone.</p>

**IX. Site Plan Entitlement Decision Criteria (RZC 21.76.020.Y.3)**

Review and approval of a Site Plan Entitlement is required for any public, semi-public, or private proposal for new construction or exterior modification to a building or site, including multifamily, attached dwelling units in non-single family zones, commercial, industrial, utility construction, expansion, or exterior remodeling of structures, parking, or landscaping, where the proposed use is shown as permitted in the applicable permitted use chart.

Below are the decision criteria for Site Plan Entitlements.

1. The Technical Committee, composed of the Department of Planning and Public Works, shall review all Development Review permits with the State Environmental Policy Act and the RZC.

**Staff Response:** The Technical Committee has reviewed the application for compliance with both the Zoning Code and the State Environmental Policy Act. The City of Kirkland took Lead Agency Status for issuing the SEPA Threshold Determination.

2. The Landmarks and Heritage Commission will review all Certificates of Appropriateness for compliance with the RZC.

**Staff Response:** The project does not include a structure with Historic Landmark Designation (RZC 21.76.020.E.3.b) and the proposed project scope is not subject to the Landmarks and Heritage Commission review.

#### **X. Conditional Use Permit Decision Criteria (RZC 21.76.070.K)**

A Conditional Use Permit is required for any land use designated as requiring a Conditional Use Permit in the applicable permitted use chart.

Below are the decision criteria for Conditional Use Permits.

1. The conditional use is consistent with the RZC and the Comprehensive Plan.

**Staff Response:** The Conditional Use conforms to the Land Use Tables in the RZC and is consistent with relevant policies in the Comprehensive Plan as noted in Section VIII above.

2. The conditional use is designed in a manner which is compatible with and responds to the existing or intended character, appearance, quality of development, and physical characteristics of the subject property and immediate vicinity.

**Staff Response:** The proposed transmission line will be constructed within the former rail corridor that is generally 75' to 100' in width. There is an existing transmission line east of Willows Road NE that turns west into the Sammamish Substation just north of NE 91<sup>st</sup> Street. PSE worked with the City to propose pole heights and span lengths that achieve transmission line compatibility along the corridor, while avoiding critical areas to the extent possible. The project includes widening of the ballast for a gravel construction access and maintenance road and replacement of three culverts with fish passable culverts as well as replacement of three standard culverts with new culverts to achieve enhanced stormwater conveyance. Transmission lines and open space are compatible uses and multi-use corridors are common.

3. The location, size, and height of building, structures, walls and fences, and screening vegetation for the conditional use shall not hinder neighborhood circulation or discourage the permitted development or use of neighboring properties.

**Staff Response:** The location, size, and height of the proposed powerlines does not hinder neighborhood circulation, nor does it discourage the permitted development or use of neighboring properties.

4. The type of use, hours of operation, and appropriateness of the use in relation to adjacent uses minimize unusual hazards or characteristics of the use that would have an adverse impact.

**Staff Response:** The Sammamish-Juanita proposal is an electrical transmission line and therefore does not have code regulated hours of operation.

5. The conditional use is such that pedestrian and vehicular traffic associated with the use will not be hazardous or conflict with existing and anticipated traffic in the neighborhood.

**Staff Response:** The proposal is an electrical transmission line and does not generate pedestrian and vehicular traffic. An occasional maintenance truck will visit the site and use the maintenance access road, which will not interfere with traffic on Willows Road.

6. The conditional use will be supported by adequate public facilities or services, and will not adversely affect public services to the surrounding area or conditions are established to mitigate adverse impacts on such facilities.

**Staff Response:** The Sammamish-Juanita project is an infrastructure project intended to deliver electricity to the surrounding area.

## **XI. Engineering Code Deviations Granted**

The applicant has requested a deviation to the development standards to permit the project to include 16 walls above the City maximum wall height of eight feet. These walls will be a maximum of 10.5 feet and are located at four culverts (four walls per culvert).

Below are the decision criteria for Engineering Deviation Requests as identified in the City's Stormwater Technical Notebook, Section 2.7.2.

1. The deviation produces a comparable or improved result, which is in the public interest.

**Staff Response:** Incorporating the block walls into the headwalls will limit the impacts to critical areas, minimize construction time, and provide flexibility for achieving required fish window timeframes.

2. The deviation meets requirements for safety, public health, function, fire protection, transit needs, appearance, maintainability, and any other criteria deemed relevant by the City.

**Staff Response:** The walls will be designed in accordance with AASHTO LRFD Bridge Design Specifications, 8<sup>th</sup> Edition, and the manufacturer's specifications. The modifications are necessary because of the size, configuration, topography, and location of the existing corridor and minimizing the need for extensive grading and/or filling that would impact critical areas and/or abutting properties. The proposed retaining walls will meet the requirements for safety, public health, function, fire protection, appearance, and maintainability.

3. The deviation provides substantially equivalent (or improved) environmental protection as would be provided if the standard requirements were met.

**Staff Response:** Incorporating the block walls into the headwalls will limit the impacts to critical areas, minimize construction time, and provide flexibility for achieving required fish window timeframes.

4. The deviation reflects sound engineering practices.

**Staff Response:** The design will be approved by a Professional Engineer licensed in the State of Washington, in collaboration with the project Geotechnical Engineer. Fencing will be provided on the wall to provide additional protection to the public.

5. The deviation avoids damage to other properties in the vicinity of and downstream of the proposal.

**Staff Response:** Impacts to adjacent properties and critical areas will be reduced by using the proposed retaining wall system at the heights specified.

6. The deviation meets the Fire Code.

**Staff Response:** The proposed improvements comply with the current Fire Code.

The Technical Committee approved this deviation be at their May 11, 2021 meeting.

(See Attachment 24, Deviation Request Letter and Attachment 25, Wall Deviation Exhibit.)

## **XII. Tree Exception Request**

The applicant has applied for a tree exception request as authorized under RZC 21.72.090, where exceptional conditions exist that prevent full compliance with RZC 21.72.060, *Tree Protection Standards*, and/or RZC 21.72.080, *Tree Replacement*.

The proposed Sammamish-Juanita project is linear and, therefore, challenging to adhere to City tree protection standards. Although the city's 35% tree retention requirement will be met, PSE is requesting Exception approval to remove 17 trees within critical area buffers and one landmark tree that is also located within a stream buffer.

An exception shall not be granted unless the below criteria have been satisfied.

1. The exception is necessary because:
  - a. There are special circumstances related to the size, shape, topography, location, or surroundings of the subject property; or
  - b. Strict compliance with the provisions of this code may jeopardize reasonable use of property; or
  - c. Proposed vegetation removal, replacement, and any mitigating measures proposed are consistent with the purpose and intent of the regulations; or
  - d. The granting of the exception or standard reduction will not be detrimental to the public welfare or injurious to other property in the vicinity; or
  - e. The strict compliance with the provisions of this code would be in conflict with the increased density of urban centers or the Marymoor Design District and result in development that would be inconsistent with the adopted vision of the neighborhood.

**Staff Response:** There are special circumstances related to the size, shape, and location of the subject property. The transmission line corridor is an approximately 75' to 100' wide parcel owned by the City. PSE and the City worked together to site the transmission line along the eastern edge of the parcel to avoid the need for overhanging easements on neighboring properties

as well as to allow for the City's future Redmond Central Connector III trail. Wetlands and streams and their associated buffers are generally located along the edge of the existing rail ballast, which includes trees. Removal of a 32-inch black cottonwood tree (landmark tree) is needed in order to regrade the site and replace an existing culvert that contains the flow of York Creek under the existing ballast with a fish passable culvert.

Strict compliance with the provisions of this code would prohibit construction of the transmission line as PSE cannot construct this type of project without meeting federal clearance standards for vegetation.

The proposed vegetation removal, replacement, and mitigating measures are consistent with the purpose and intent of the regulations. The trees to be removed under this Exception request are located within a critical area buffer. PSE proposes to mitigate for the impact to the critical area buffer through providing functional lift within the Willows Creek Stream Relocation Project site south of the Sammamish Substation.

The granting of the Exception will not be detrimental to the public welfare or injurious to the property in the vicinity. The trees are hazardous to the transmission line and their removal is necessary to provide a safe clearance from the line.

2. If the exception is granted below the required minimum retention standard of 35 percent, tree replacement shall be at a minimum of three trees for each significant tree removed. Tree replacement ratios may be modified for master plans within urban centers and local centers to allow for a 1:1 replacement when accompanied by a three-tier vegetative replacement plan. In the Marymoor Design District, rather than increase the tree replacement ratio, the canopy coverage requirement in RZC 21.72.080.H.3 shall be increased to 20 percent of the site area. When the total number of replacement trees required to meet the canopy requirement is less than the number that would otherwise be required by this paragraph, the applicant shall plant the trees that would otherwise be required on site or contribute the difference to the tree replacement fund, or a combination of the two.

**Staff Response:** Although removal of trees within easements for the purposes of constructing public utilities is exempt from obtaining tree removal permits, these improvements are subject to the purpose and intent of the tree regulations per RZC 21.72.030A.3. There were 101 trees assessed as part of this project. Forty trees are proposed for removal. This results in 40% tree retention.

3. Native Growth Protection Area (NGPA). Trees within an established Native Growth Protection Area shall not be removed, except when removal has its specified purpose.

**Staff Response:** PSE is not proposing tree removal in a Native Growth Protection Area.

4. Proposed tree removal, replacement, and any mitigation proposed are consistent with the purpose and intent of this section.

**Staff Response:** The proposed tree removal, replacement, and mitigation are consistent with the purpose and intent of this section. Exceptional conditions exist that prevent PSE from fulfilling the requirements of the tree protection standards, including the need to remove trees within a critical area buffer due to the linear nature of the project and the need to remove a landmark tree in order to replace an existing culvert with a fish passable culvert. Mitigation for the critical area buffer impacts from removing these trees will be provided within the Willows Creek Relocation Project south of the Sammamish Substation where the Sammamish-Juanita transmission line project corridor begins. Providing consolidated mitigation at one site in lieu of spot mitigation along the corridor will result in more habitat lift and potential for mitigation success.

The Planning Director approved the Exception Request for the removal of one landmark tree and 17 trees within critical areas buffers. Trees will be replaced through the fee-in-lieu option provided for in RCDG 21.72.080.E.2.

(See Attachment 22, Tree Exception Request.)

### **XIII. Vesting/Approval Expiration**

The approval of this Site Plan Entitlement and Conditional Use Permit shall expire two years from the date of this decision, unless significant action proposed in the application has been physically commenced and remains in progress. Extensions can be granted on a yearly basis if proper justification is demonstrated (RZC 21.76.090.C.2). Requests for extensions shall be submitted in writing to the Technical Committee via the project planner at least 30 days prior to the approval expiration.

### **XIV. Conclusions and Recommendations**

The Technical Committee has conducted its various reviews on this proposal, including ensuring compliance with the Redmond Zoning Code, Redmond Comprehensive Plan, Redmond Municipal Code and State Environmental Policy Act. The Technical Committee is requesting that the Hearing Examiner **approve the Sammamish-Juanita Transmission Line Conditional Use Permit/Site Plan Entitlement subject to conditions** listed in Section XV.

**XV. Recommended Conditions of Approval**

**A. Site Specific Conditions of Approval**

The following table identifies those materials that are approved with conditions as part of this decision.

<b>Item</b>	<b>Date Received</b>	<b>Notes</b>
Land Use Permit Plan Set	5/4/2021	<i>and as conditioned herein.</i>
SEPA Documentation	11/23/2020	<i>and as conditioned herein and as conditioned by the SEPA threshold determination on 11/5/2020.</i>
Conceptual Mitigation Plan	7/30/2021	<i>and as conditioned herein.</i>
Deviation Request Letter	5/3/2021	<i>and as conditioned herein.</i>
Tree Exception Request	4/1/2020	<i>and as conditioned herein.</i>
Stormwater Report	5/4/2021	<i>and as conditioned herein.</i>

**The following conditions shall be reflected on the Civil Construction Drawings, unless otherwise noted:**

**1. Development Engineering - Transportation and Engineering**

**Reviewer: Andy Chow, Development Engineering Manager;**

**Rob Crittenden, Construction Project Manager**

**Phone: 425-556-2740; 425-556-2838**

**Email: [kachow@redmond.gov](mailto:kachow@redmond.gov); [rcrittenden@redmond.gov](mailto:rcrittenden@redmond.gov)**

- a. Construction Restoration and Street Overlay.** In order to mitigate damage due to trenching and other work to the possible locations but not limited to the following, the asphalt street shall be planed, overlaid, and/or patched, per COR SD 202 or 203.

- A portion of existing trail south of NE 100<sup>th</sup> CT to reconstruct with minimum 3” HMA and 6” of 1-1/4” minus crushed rock base course per WSDOT standard spec 9-03.9(3).
- NE 100<sup>th</sup> CT, NE 116<sup>th</sup> ST, and NE 124<sup>th</sup> ST
- Ex. driveways at approximate STA 203+00, 221+50, and 222+00

Code Authority: RMC 12.08; Redmond Standard Specifications & Details

**b. Access Road Improvements**

The access road which include minimum 17 feet gravel surface edge to edge aligned

with the future planned RCC III trail alignment as closely as possible, storm drainage with infiltration trench on one side, City standard railing or black vinyl coated fencing along the top of walls where the vertical fall is 30 inches or greater, and standard curb cut or asphalt pavement with City standard removeable bollards at all road or driveway crossing locations. The existing railroad tracks and ties shall be removed as part of this project. The minimum section for the gravel road within the City of Redmond shall consist of:

- 6" of 1-1/4" minus crushed rock base course per WSDOT standard spec 9-03.9(3).
- Biaxial Geogrid with min. ultimate tensile strength of 850 pound per foot shall be installed and rolled longitudinally along the alignment below the crushed rock.
- Subgrade compacted to 95% compacted maximum density as determined by modified Proctor (ASTMD 1557)
- 1.5% cross sloped to drain system

Code Authority: Redmond Standard Specifications & Details

**c. Access Improvements**

Direct access to Willows Road will not be permitted. This restriction shall be indicated on the face of the civil plans and other final documents.

Code Authority: RZC 21.52.030.E; RZC 21 Appendix 2

**2. Development Engineering – Water and Sewer**

**Reviewer: Zheng Lu, Senior Utility Engineer**

**Phone: 425-556-2844**

**Email: zlu@redmond.gov**

- a. **Water Service.** There is no water utility work associated with this project.
- b. **Sewer Service.** There is no sanitary sewer utility work associated with this project.

**3. Development Engineering – Stormwater/Clearing and Grading**

**Reviewer: Emily Flanagan, Senior Engineer**

**Phone: 425-556-2707**

**Email: eflanagan@redmond.gov**

- a. **Water Quantity Control**
  - i. Stormwater discharges shall match the developed discharge duration to the predeveloped duration for the range or predeveloped discharge rates from 50% of the 2-year peak flow up to the full 50-year flow. Flow control will be met through infiltration trenches along the east side of the access road.

- ii. The trenches are designed to infiltrate the 100-year storm. Any flow beyond this will follow existing flow patterns and sheet flow to the east down the roadway embankment.

Code Authority: RZC 21.74.020.D; RMC 15.24.080(8)

**b. Water Quality Control**

- i. The current design does not trigger Minimum Requirement 6: Runoff Treatment. The access road will have minimal vehicular traffic and thus is non-pollution generating. No TDA in the existing design results in more than 5,000 square feet of pollution generating surface. As designed the project does not require water quality treatment.
- ii. If a design change results in a TDA with more than 5,000 square feet of pollution generating surface, then water quality treatment will be required. Basic water quality treatment shall be required for the 6-month, 24-hour return period storm.

Code Authority: RZC 21.74.020.D; RMC 15.24.080(8)

**c. Temporary Erosion and Sediment Control (TESC).**

- i. Rainy season work permitted October 1<sup>st</sup> through April 30<sup>th</sup> with an approved Wet Weather Plan. See Table 10.2 of the Stormwater Technical Notebook for additional TESC requirements for wet weather work in critical area buffers.
- ii. Work prohibited October 1<sup>st</sup> through April 30<sup>th</sup>. Work is not permitted within the Ordinary High Water Mark of a stream or within a regulated wetland during the rainy season.

Code Authority: RMC 15.24.080

- d. Floodplain Management.** The project is located along the western edge of the Sammamish River 100-year floodplain. If any work is done below the 100-year watersurface elevation as shown in the effective FEMA FIS profiles, then a Flood Control Zone Application is required. No net fill is allowed with the floodplain. This floodplain is based on effective FEMA FIS profile elevations, not effective FEMA FIRM boundaries.

Code Authority: RZC 21.64.010 and 21.64.040

- e. Department of Ecology Notice of Intent Construction Stormwater General Permit.** Notice of Intent (NOI) must be submitted to the Department of Ecology (DOE) at least 60 days prior to construction on a site that disturbs an area of one acre or larger. Additional information is available at: [www.ecy.wa.gov/pubs/0710044.pdf](http://www.ecy.wa.gov/pubs/0710044.pdf).

Code Authority: Department of Ecology Rule  
Condition Applies: Prior to Commencement of Construction

- f. Regional Capital Facilities Charge:** A Regional Capital Facilities Charge does not apply to this project, as it is located outside the Downtown and Overlake Sub-basin.

Code Authority: RMC 13.20.045 (Downtown); RMC 13.20.047 (Overlake); RMC 13.20.040 (Citywide)

**5. Fire Department**

**Reviewer: Scott Turner, Assistant Fire Marshall**

**Phone: 425-556-2273**

**Email: sturner@redmond.gov**

The current submittal is generally adequate for LAND-2020-00198 approval, but does not fully represent compliance with all requirements. The following conditions are integral to the approval and shall be complied with in Civil Drawings, Building Permit Submittals, Fire Code Permit submittal, and/or other applicable processes:

- a.** Site Plan Condition. Closure of required fire access roadways requires prior approval from Redmond Fire Prevention. Mitigation for blocked access to structures may be required. For culverts or other structures under required fire access roadways, culverts must meet HS-20 loading for fire apparatus.
- b.** Fire Protection Plan. There are no fire protection systems required for this project.
- c.** Fire Code Permit. Fire operational permits may be required for some activities/processes.

Code Authority: RMC 15.06; RZC Appendix 3, RFD Standards, RFDD&CG

**6. Planning Department**

**Reviewer: Cathy Beam, AICP, Principal Planner**

**Phone: 425-556-2429**

**Email: cbeam@redmond.gov**

**a. Site Specific Conditions**

- i.** PSE shall secure easement rights from the City to construct the proposed Sammamish-Juanita project prior to approval of the civil construction drawings.
- ii.** Critical areas mitigation for this project will be constructed both on-site and off-site. Off-site mitigation will occur as part of the future Willows Creek Stream Relocation Project located behind the Sammamish Substation. The applicant shall apply for a clearing and grading permit for the relocation project prior to approval of the civil construction drawings for the Sammamish-Juanita line.

As an option, the applicant can provide the City with a phased schedule for the Willows Creek Stream Relocation Project implementation with milestones for anticipated permitting and construction. This option includes bonding for the future work. If chosen, this latter option shall be mutually agreed upon by both the City and PSE.

Code Authority RZC 21.64.010.L.2

- b. Tree Preservation Plan.** A Tree Preservation Plan depicting all significant and landmark trees required to be preserved as part of the site development must be provided with the civil construction drawings.

Code Authority: RZC 21.72.060.D

- c. Tree Health Assessment.** An updated tree health assessment shall be provided during the Civil review process.

Code Authority: RZC 21.32

- d. Monitoring Program and Contingency Plan.** A five-year monitoring program shall be prepared and implemented to determine the success of the mitigation project and any necessary corrective actions. A contingency plan shall be established prior to construction approval of the Willows Creek Stream Relocation Plan for indemnity in the event that the mitigation project is inadequate or fails.

Code Authority: RZC 21.64.010.P

- e. Bonds.** Bonds for Tree Preservation, Tree Replacement and Critical Areas Mitigation shall be provided no less than 5 days prior to request for Mylar signatures. Drafts of the Bond Agreements, Bond Quantity Worksheets and Bond Calculation Worksheets shall be submitted at time of Civil Construction Application. If not provided at the time of CCR submittal, the entire submittal will be rejected for intake.

Code Authority: RZC 21.76.090.F

- f. Archaeological and Historical Preservation:** If archaeological resources or archaeological indicators are unearthed or exposed in the course of the project, the applicant and its contractors shall stop work immediately. The applicant and its contractors shall implement the procedures of the Cultural Resources Inventory dated February 2020.

Code Authority: RZC 21.30.070.D

Condition Applies: Civil Construction & Building Permit

- g. Construction Parking Requirements and Contact Information.** A sign shall be posted on-site visible to the public throughout the duration of all construction activity per the Construction Contact Sign Handout. Construction activities consist of all site work including, but not limited to grading, landscaping, infrastructure and building permit related construction. Applicant and contractor shall work with city planner prior to mylar signing to determine location(s) of sign(s). Contact information shall remain up-to-date and visible at all times. The assigned city planner shall be notified within two business days when contact person has been changed and a picture of the updated sign shall be e-mailed. Construction Parking requirements for the project shall be denoted on the bottom portion of the sign per handout instructions.

Code Authority: RZC 21.76.070.B.3.a.ii.A; Comprehensive Plan TR-19 Parking requirements for the project shall be denoted on the bottom portion of the sign per handout instructions.

**B. Compliance with City of Redmond Codes and Standards**

This approval is subject to all applicable City of Redmond codes and standards, including the following:

**Transportation and Engineering**

RMC 6.36:	Noise Standards
RZC 21.52:	Transportation Standards
RMC 12.08:	Street Repairs, Improvements & Alterations
RMC 12.16:	Highway Access Management
RZC 21.76.020.G:	Site Construction Drawing Review
RZC 21.76.020.H.6:	Preconstruction Conference
RZC 21.76.020.H.7:	Performance Assurance
RZC Appendix 3:	Construction Specification and Design Standards for Streets and Access
City of Redmond:	Record Drawing Requirements, February 2021
City of Redmond:	Standard Specifications and Details (current edition at the time of this approval letter issued )

**Water and Sewer**

RMC 13.25	Temporary Construction Dewatering
City of Redmond:	Standard Specifications and Details (current edition)

**Stormwater/Clearing and Grading**

RMC 15.24:	Clearing, Grading, and Storm Water Management
RZC 21.64.010:	Critical Areas
RZC 21.64.040:	Frequently Flooded Areas
City of Redmond:	Standard Specifications and Details (current edition at the time of this approval letter issued )
City of Redmond:	Stormwater Technical Notebook, Issue No. 8, Amended June 5, 2019
Department of Ecology:	Stormwater Management Manual for Western Washington (amended December 2014)

## **Fire**

RMC 15.06:	Fire Code
RZC Appendix 3:	Construction Specification and Design Standards for Streets and Access
City of Redmond:	Fire Department Design and Construction Guide 5/6/97
City of Redmond:	Fire Department Standards

## **Planning**

RZC 21.06:	Urban Recreation
RZC 21.14:	Business Park, Manufacturing & Industry
RZC 21.32, 21.72:	Landscaping and Tree Protection
RMC 6.36:	Noise Standards
RCZ 21.64:	Critical Areas
RZC Appendix 1:	Critical Areas Reporting Requirements