

Sewall Wetland Consulting, Inc.

PO Box 880
Fall City, WA 98024

Phone: 253-859-0515

June 16, 2020

Sean Northrop
City Heights Holdings LLC
116 ½ Washington Street
Seattle, Washington 98104

RE: City Heights Phase I Summit View Road Improvement Impacts Analysis
SWC Job #A9-121

Dear Sean,

This report is a description of the proposed impacts from the re-alignment of Summit Road through the City Heights Phase I project in the City of Cle Elum, Washington. This report is an Addendum to the Sewall Wetland Consulting, Inc. October 26, 2009 “*City Heights – City of Cle Elum – Wetlands and Wildlife Habitat Report*”. This report was reviewed and approved as part of the EIS process at that time. In the approved City Heights Annexation and Development Agreement (see attached), the buffers and classifications of the wetlands and streams were vested at that time.

City Heights is an approved Planned Mixed Use development that is approved to be built out in phases. City Ordinance 1353 (Planned Action Ordinance- November 8, 2011) and the November 2011 City Heights Annexation and Development Agreement (DA) include parameters for vesting, development standards, and project options and obligations among other things. The DA vests the project to code in effect as of November 8, 2011. Per DA Appendix B, Critical Areas (Title 18).1 “The critical area designations and delineations set forth in the EIS shall be deemed the final determination of the identification, designation, and extent of critical areas and boundaries for purposes of applying and implementing the provisions of city the City’s critical area ordinance(s) set forth in Title 18 of CEMC.” An excerpt from Appendix B has been attached to this letter for reference.

Proposed Project & associated impacts

The site was revisited on June 2, 2020 to confirm conditions remain the same as the 2009 Critical Area Report (CAR). The stream channel was found to be the same in configuration and classification as that identified in the 2009 CAR.

The proposed realignment of Summit View Road will occur starting at West 6th Street near its intersection of Reed Street, and reconnect to the existing Summit View Road

Alignment to the north. The proposed alignment would cross Stream C, a previously identified Type 4 stream with a 25' buffer, to the east of the current crossing. As described above, the project is currently grandfathered under the old Code rating and buffers approved in the EIS process. This stream under current WDFW nomenclature would now be classified as a Type Ns stream.

The proposed crossing would be accomplished with an approximate 10' wide bottomless culvert or as permitted by WDFW through the HPA process (see attached drawing – BlueLine Group). Though the project is vested to prior City Code, the HPA is reviewed under current state regulation under the purview of WDFW. We are currently scheduling a site visit with WDFW to confirm the required culvert sizing. In addition, a 6' wide pedestrian bridge will be installed across the channel as depicted on the plan.

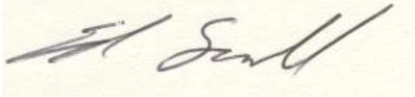
This crossing is in an area of an informal mountain bike park and is a heavily disturbed area. The channel is a well-defined dug ditch in the crossing area that is dry most of the year except in the spring when snow melt occurs. To minimize impacts to the stream corridor the proposed arched culvert will span the OHWM of the stream. Proposed underground utilities which cannot fit over the culvert will be installed at the existing stream crossing.

The existing stream crossing is located 150 downstream of the proposed new culvert and consists of a 4' plastic pipe under the existing paved Summit View Road. This existing crossing will remain as it allows proposed utilities to be installed beneath the culvert without adversely impacting an open channel. The roadway will be converted from its current 18' full time paved roadway to a 12' gravel path that will double as a service road subject to only occasional use by City personnel as needed to inspect and maintain underground utilities in the corridor.

The new road crossing will impact 2,500sf of stream buffer and the pedestrian bridge 325sf of buffer which, as previously described, is heavily impacted by use as a mountain bike track area. This buffer impact will be mitigated through "averaging" the buffer and adding an additional area of equal size to the buffer in the vicinity of the crossing.

If you have any questions in regards to this report or need additional information, please feel free to contact me at (253) 859-0515 or at esewall@sewallwc.com .

Sincerely,
Sewall Wetland Consulting, Inc.

A handwritten signature in black ink on a light-colored background, appearing to read "Ed Sewall".

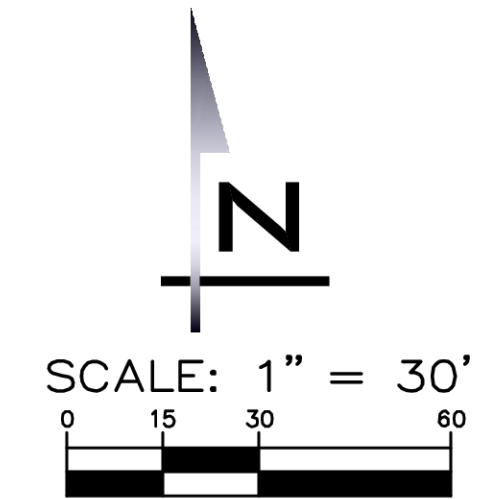
Ed Sewall
Senior Wetlands Ecologist PWS #212

Attached: Stream Crossing Drawing
 Annexation Agreement



*Above: Looking west at existing Summit Road Stream C crossing.
Below: Looking east at area of proposed Stream C crossing.*

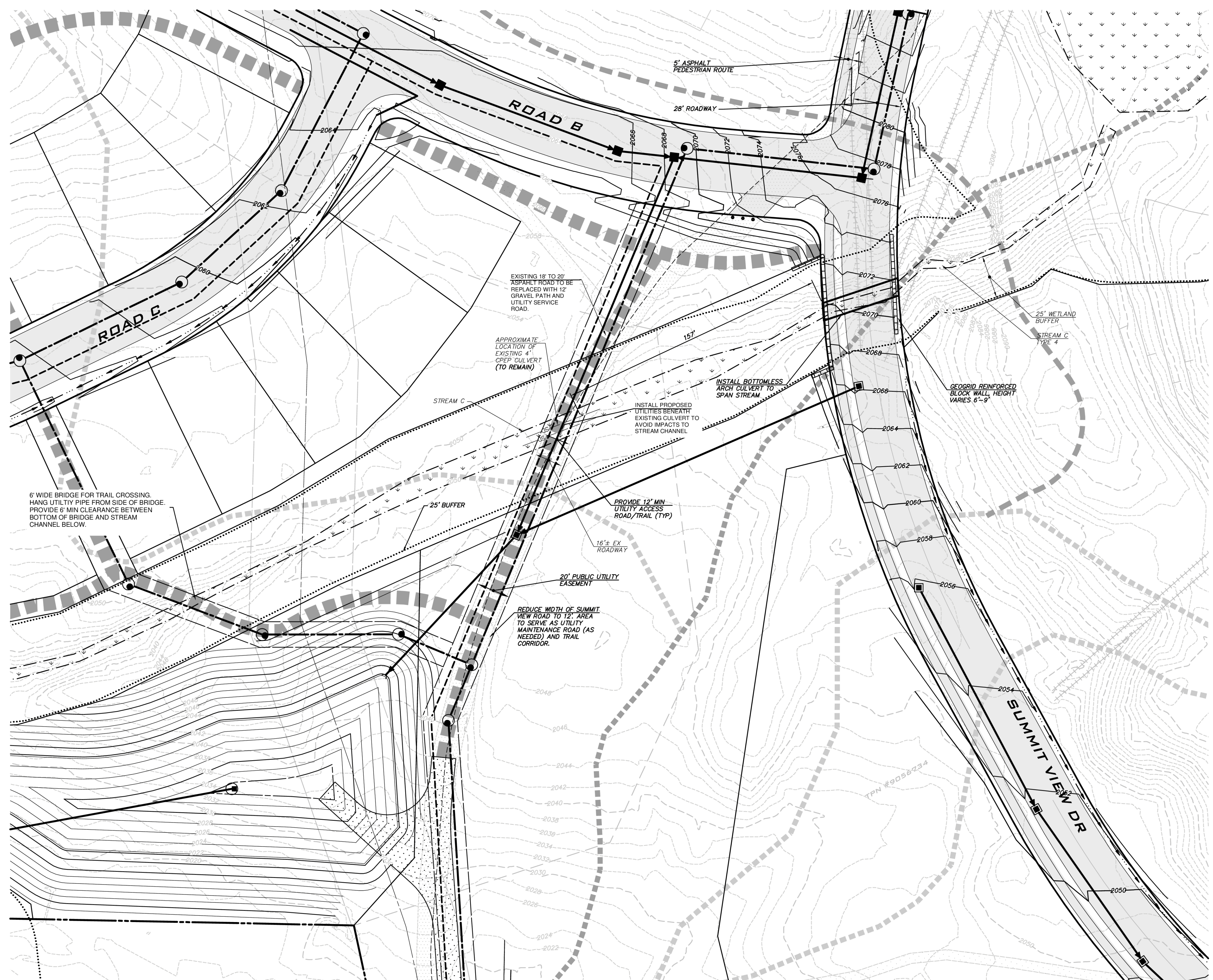




BLUELINE

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WWW.THEBLUELINEGROUP.COM

SCALE:
AS NOTED
PROJECT MANAGER:
BRETT K. PUDISTS, PE
PROJECT ENGINEER:
MICHELLE ROBERGE
DESIGNER:
CHRIS WISCOMB
ISSUE DATE:
8/11/2020



NO	DATE	BY	REVISIONS

CRITICAL AREA CROSSING
CITY HEIGHTS
PHASE I (PODS B7 & C)
 CITY OF GLE ELUM WASHINGTON

CRITICAL AREAS NOTE
 REFER TO LETTER 'B' BY SEWALL WETLAND CONSULTING INC FOR CRITICAL AREA AND BUFFER MITIGATION

UNDERGROUND UTILITY NOTE
 UNDERGROUND UTILITIES ARE SHOWN IN THE APPROXIMATE LOCATION. THERE IS NO GUARANTEE THAT ALL UTILITY LINES ARE SHOWN, OR THAT THE LOCATION, SIZE AND MATERIAL IS ACCURATE. THE CONTRACTOR SHALL UNCOVER ALL INDICATED PIPING WHERE CROSSING, INTERFERENCES, OR CONNECTIONS OCCUR PRIOR TO TRENCHING OR EXCAVATION FOR ANY PIPE OR STRUCTURES. TO DETERMINE ACTUAL LOCATIONS, SIZE AND MATERIAL. THE CONTRACTOR SHALL MAKE THE APPROPRIATE PROVISION FOR PROTECTION OF SAID FACILITIES. THE CONTRACTOR SHALL NOTIFY ONE CALL AT 8-1-1 (WASHINGTON811.COM) AND ARRANGE FOR FIELD LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION.

JOB NUMBER:
19-349
 SHEET NAME:
CA-01
 SHT **15** OF **15**

CITY HEIGHTS ANNEXATION AND DEVELOPMENT AGREEMENT

Between

CITY OF CLE ELUM, WASHINGTON

and

HIGHMARK RESOURCES, LLC;

COOPER PASS, LLC; and

GREEN CANYON, LLC

(collectively, "RIDGE ENTITIES")

NA B
_____, 2011

9. Landscaping for City Heights shall be consistent with the standards set forth in CEMC 17.64, with the following modifications and clarifications:

9.1 The definition of “significant trees” set forth in CEMC 17.64.040 pertains only to trees within wetlands, fish and wildlife conservation areas, frequently flooded areas, and geologically hazards areas. Such trees may be removed from these areas where such removal is mitigated through relocation or revegetation pursuant to a critical area mitigation plan consistent with applicable law.

9.2 Landscaping shall not be required within surface parking areas encompassing fewer than fifteen (15) stalls. In surface parking areas with fifteen (15) or more stalls, landscaping shall cover a minimum of five percent (5%) of the parking area, maneuvering areas and loading space landscaped. Landscaped islands of such size and tree coverage as determined by the applicant, shall be distributed through such parking area at a ratio of one tree per every 15 stalls. No permanent curbs or structural barriers shall be necessary around plantings or landscaped areas.

9.3 Medium and tall shrubs required under CEMC 17.64 shall be at least eighteen inches in height at time of planting.

9.4 Single-stemmed trees required pursuant to CEMC 17.64 shall, at the time of planting, be a height of at least ten (10) feet when deciduous trees. Conifers and evergreens shall be at least six feet in height. Groundcover required under CEMC 17.64 shall not be subject to planting height requirements, provided such groundcover is planted and spaced to result in the required coverage within three years.

10. Development within City Heights shall not be subject to the site and design review requirements of CEMC 17.76, but rather reviewed pursuant to the provisions of CEMC Title 16 (as modified herein) and CEMC 17.45.110 (subsequent approvals and permits in the PMU zone).

CRITICAL AREAS (Title 18)

1. The critical area designations and delineations set forth in the EIS shall be deemed the final determination of the identification, designation, and extent of critical areas and boundaries for purposes of applying and implementing the provisions of the City’s critical area ordinance(s) set forth in Title 18 of CEMC.

2. If wetland buffer areas are disturbed, buffer averaging will be allowed. Wetlands within City Heights, as designated in the EIS, shall be subject to the following buffers and mitigation ratios:

<u>Classification</u>	<u>Buffer</u>
Type I	One Hundred (100) feet

Type II	One Hundred (100) feet
Type III	Fifty (50) feet
Type IV	Twenty Five (25) feet

3. Recreational trails may be installed across wetlands, streams and buffers, provided applicable permits are obtained for such trail construction.

4. Development shall be permitted in critical aquifer recharge areas to the extent that such development is served by the Water Rights dedicated to the City by the Ridge Entities pursuant to Appendix E.

APPENDIX G EARTH, SOILS, AND CRITICAL AREAS

1. No development, earthmoving activity, or deposit of spoils or drainage shall occur on the Red Rock Park delineated on the Master Site Plan, except as specifically authorized by the City for purposes of improving slope stability or enhancing the recreational aspects of the Red Rock Park.

2. No development shall be performed in proposed Development Area A until the Ridge Entities have performed geotechnical investigations that identify engineering and construction practices that are necessary and sufficient to support the nature of structures or development being proposed by the Ridge Entities for Development Area A, and comply with such practices.

3. In addition to complying with all applicable provisions of the CEMC, construction on slopes shall conform to Washington Industrial Safety and Health Act requirements for excavation and trenching.

4. Cut slopes shall be no steeper than 2H:1V or, upon recommendation of the Ridge Entities' licensed geotechnical engineer, approved by the City Engineer.

5. No vegetation shall be removed from slopes with a grade in excess of thirty five percent (35%) unless, upon recommendation of the Ridge Entities licensed geotech engineer, the City Engineer determines vegetation removal is necessary to complete road, trail or utility corridors and appropriate measures are undertaken to ensure slope stability.

6. On slopes exceeding thirty five percent (35%), no clearing or grading shall occur within 25 feet from the top of any slope, unless, upon recommendation of a geotechnical report from the Ridge Entities licensed geotechnical engineer demonstrating that such work will not adversely affect slope stability, the City Engineer determines that such work will not adversely affect slope stability.

7. On slopes exceeding thirty five percent (35%) earthmoving or clearing activities would only be allowed by the City Engineer after review of recommendations therefor by the Ridge Entities' licensed geotechnical engineer.

8. No disturbance shall occur within any area designated as a wetland and associated buffer on map attached to this Agreement as Exhibit 5 unless approved by the appropriate legislative body. Prior to the start of construction in any area where wetlands have been delineated on Exhibit 5, the Ridge Entities shall flag wetland boundaries and install silt fencing for the purpose of alerting contractors to the "no disturbance" requirements for such areas. Buffer averaging shall be allowed.

9. The Ridge Entities shall require all contractors to implement best management practices during construction.

10. In the event the developer proposes fill or other modifications to wetlands, the Ridge Entities shall provide compensatory mitigation in amounts determined at the time of specific development applications, based on regulations in effect at the date of this Agreement. In addition, the Ridge Entities shall obtain all requisite federal, State, and local permits and approvals necessary for any filling or disturbing of wetlands or work within waters of the State prior to commencement of such work.

11. Soil and rock slopes created by blasting (if any) shall be maintained according to the requirements of the City Engineer based upon review of the recommendation of a licensed geotechnical engineer hired by the Ridge Entities.

EXHIBIT 5

p 1 of 2

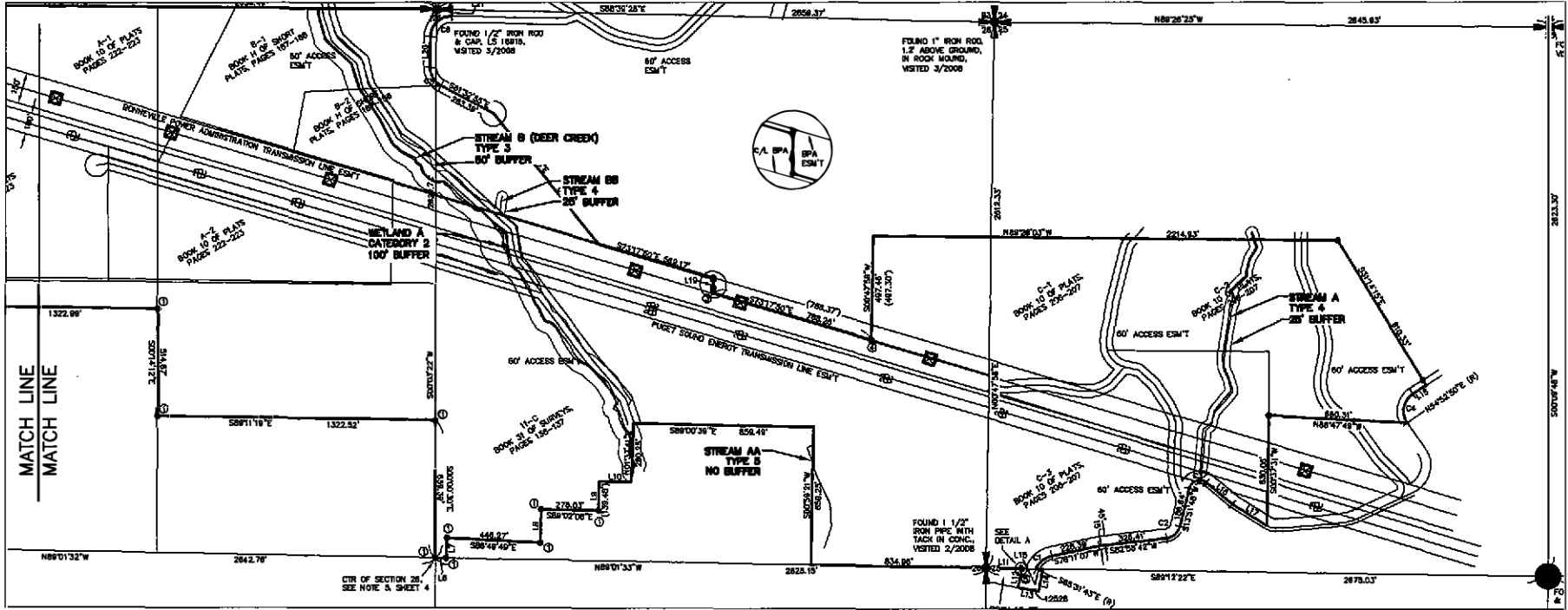
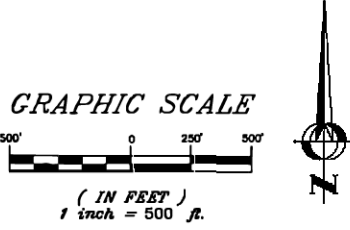


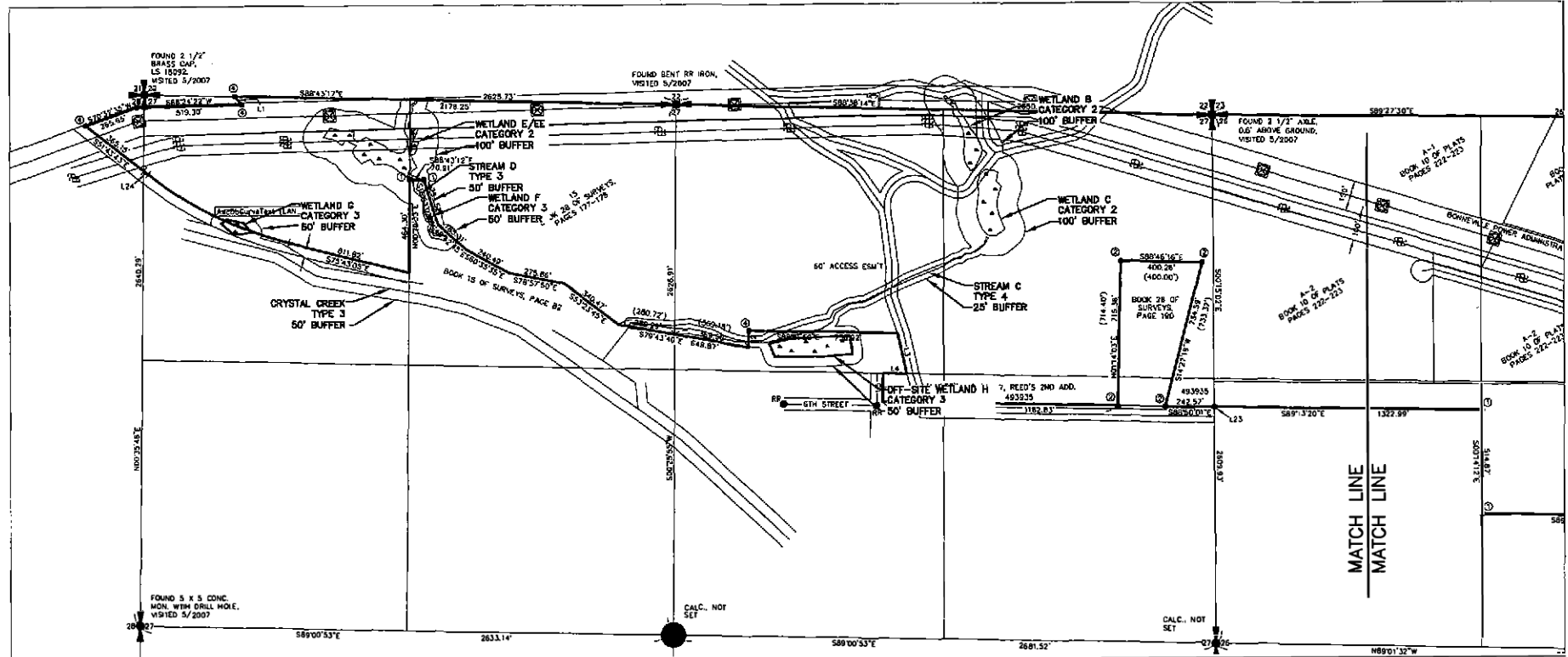
Figure 3,4 - 1
City Heights Property
Streams and Wetlands Delineation Map:
East End

JOB#	A9-121	DATE:	OCT 2009
DRAWN BY:	AW	SCALE:	1"=500'
REVISED:		DESIGNER:	ES

Sewall Wetland Consulting, Inc.
 Ecological Services
 27614 Covington Way SE#2
 Covington, WA 98042
 253-859-0515 Fax 253-852-4732



NOTE: BASE MAP PROVIDED BY ENCOMPASS ENGINEERING AND SURVEYING.



NOTE: BASE MAP PROVIDED BY ENCOMPASS ENGINEERING AND SURVEYING.

GRAPHIC SCALE



(IN FEET)
1 inch = 500 ft.



Figure 6
City Heights Property
Streams and Wetlands Delineation Map:
West End

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