



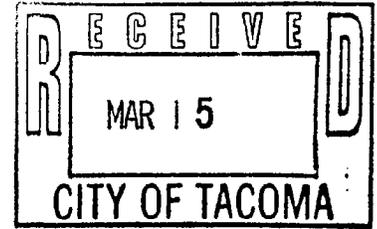
Pierce County

Department of Planning and Land Services

2401 South 35th Street
Tacoma, Washington 98409-7460
(253) 798-7200 • FAX (253) 798-3131

March 13, 2000

CHUCK KLEEBERG
Director



Mr. John O'Loughlin
City of Tacoma NRD Project Manager
747 Market Street Room 408
Tacoma, WA 98402-3769

RE: Swan Creek Restoration/Haire Wetland Enhancement, Wetland Application Numbers
280398 and 293207

Dear Mr. O'Loughlin:

We have now completed our review of the Swan Creek restoration and Haire wetland enhancement report and plans titled "Design of Swan Creek Stream and Wetland Enhancement" dated February 25, 2000, prepared by Pentec Environmental. This restoration plan is considered acceptable and is now approved.

In order to complete the wetland approval process and enter an approval "AP" for the wetland applications in Pierce County's DCIS computer system, please complete the following steps:

1. Sign and have notarized the enclosed Pierce County Planning and Land Services Wetland and/or Wetland Buffer Title Notice.
2. Record the following items (wetland approval package) at the Pierce County Assessor's Office located at the Pierce County Annex (the first page will be (a.), second page (b.), etc.):
 - a. signed and Notarized Wetland and/or Wetland Buffer Notice;
 - b. conditions of Wetland Approval (signed and dated original is enclosed);
 - c. Reduced site plans (4 sheets enclosed).
3. Once you record this wetland approval package, **return five copies of the recorded document with the recording number on it to my attention.** Be sure to take one extra copy of the wetland approval package with you to the Assessor's Office when you go to record the package, so that they can stamp the copy with the twelve digit recording number on it. The Assessor will only stamp one extra copy.

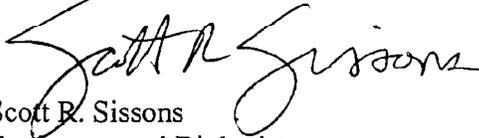
An "AP" will then be entered into the computer system and this will complete the wetland approval process.



Mr. John O'Loughlin
March 13, 2000
Page 2

If you have any questions on this process, please call me at (253)798-2758.

Sincerely,



Scott R. Sissons
Environmental Biologist

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Enclosures: a. Wetland and/or Wetland Buffer Notice
b. Signed and Dated Conditions of Wetland Approval
c. Reduced Site Plans

cc: Kathleen Larrabee, Resource Management Supervisor, Pierce County
Adonais Clark, Senior Planner, Pierce County
Larry Onorati, Development Engineer, Pierce County

**CONDITIONS OF WETLAND APPROVAL
FOR
SWAN CREEK RESTORATION/HAIRE WETLAND ENHANCEMENT
WETLAND APPLICATION NO(S). 293207 & 280398**

Project Description: To restore and enhance this 12-acre site, by excavating a portion of a previously filled wetland area to create a meandering stream channel and by the enhancement of riparian stream and wetland areas with native vegetation.

Parcel No.: 0320113002; 0320113077; 4715023980; 4715024031

Site Address: 2700 Pioneer Way East

Date of Issuance: *March 13, 2000*

Date All Construction Must Be Completed: *March 13, 2003*

The following conditions are based upon the site visits conducted by Pierce County Planning and Land Services Department staff, the wetland applications, and the documents entitled: "Wetland Determination and Delineation Report, Swan Creek/Haire Wetland Enhancement" dated June 1999, and "Swan Creek Stream Restoration Project Conceptual Plan" both prepared by the City of Tacoma, and "Design of Swan Creek Stream and Wetland Enhancement" Dated February 25, 2000, prepared by Pentac Environmental.

These conditions apply to the on-site wetland and undisturbed buffer. The wetland has been categorized as a Category I wetland. Category I wetlands normally have 100-foot buffers. However, a mitigation plan titled "Design of Swan Creek Stream and Wetland Enhancement" dated February 25, 2000, has been approved to allow for the restoration of Swan Creek and associated wetlands to provide for off channel salmonid habitat. Therefore, **disturbance to the wetland and buffer area is allowed per this approved plan.**

This wetland approval contains conditions, which have been placed on the site to allow for the construction of this restoration plan, within three years from the date of issuance. At the end of three years, any construction which was not completed, and any newly proposed construction must undergo additional wetland review. If none of the approved activities or construction occurs on the site in three years, the wetland approval will expire, but the site is still subject to all existing wetland regulations. Construction of any part of the proposal validates the wetland approval and requires that the conditions be met.

The issuance of this wetland approval does not constitute approval of this project by other departments or agencies with jurisdiction. The applicant must comply with all other applicable requirements of Pierce County Departments and other state and federal agencies with jurisdiction. Further development on this site may require additional environmental and wetland review.

Please be advised that Pierce County Planning and Land Services may suspend or revoke this approval if the applicant has not complied with any or all of the conditions or limitations set forth in the approval; has exceeded the scope of work set forth in the approval; or, has failed to undertake the project in the manner set forth in the approved application. In addition, the Department is charged with the enforcement of the wetland regulation, and is authorized to issue violation notices and administrative orders, levy fines, and/or institute legal actions in court.

WETLAND CONDITIONS:

1. The following activities are regulated within a wetland, stream, and/or their buffers unless exempted by Section 18E.20.030 or as allowed pursuant to an **approved mitigation plan**:
 - a. Removing, excavating, disturbing, or dredging soil, sand, gravel, minerals, organic matter, or materials of any kind;
 - b. Dumping, discharging or filling;
 - c. Draining, flooding or disturbing the water level or water table. In addition, an activity which involves intentional draining, flooding or disturbing the water level or water table in a wetland or stream, in which the activity itself occurs outside the regulated area, shall be considered a regulated activity;
 - d. Driving piling or placing obstructions, including placement of utility lines;
 - e. Constructing, reconstructing, demolishing, or altering the size of any structure or infrastructure;
 - f. Altering the character of a regulated area by destroying or altering vegetation through clearing, harvesting, cutting, intentional burning, shading, or planting;
 - g. Activities which result in significant changes in water temperature or physical or chemical characteristics of wetland or stream water sources, including changes in quantity of water and pollutant levels;
 - h. Application of pesticides, fertilizers and/or other chemicals, unless demonstrated not to be harmful to the regulated area; and
 - i. The division or redivision of land.

THE FOLLOWING CONDITIONS APPLY, EXCEPT AS IS ALLOWED BY THE APPROVED RESTORATION PLAN.

2. All wetland and buffer areas currently existing on the site shall remain as undisturbed areas. There shall be no grading, clearing, or other kind of vegetation removal, filling, or construction of any kind within the undisturbed wetland and buffer areas, except as is allowed within the approved restoration plan.
3. A minimum building setback line of eight feet shall be established from the edge of the wetland buffer.
4. Storing or stockpiling of materials or soil is not allowed in the wetland or its buffer. All stockpiled soils shall be stabilized or protected to prevent soil loss.
5. All construction vehicles' fueling and staging areas shall be located outside of the wetland and buffer.
6. Burning of land clearing slash and other materials in the wetland or its buffer is prohibited.
7. Construction materials, land clearing debris, lawn clippings, and other garden debris shall not be placed in the wetland or its buffer.
8. Due to the sensitive nature of the wetland, application of pesticides, fertilizers, and/or other chemicals in the wetland and/or buffer is prohibited.
9. All appliances, tires, and other non-organic trash shall be removed from the wetland and its buffer. Items shall be disposed of at an approved solid waste handling facility.

10. All exotic, invasive, or undesirable vegetation, and all weeds listed on the State Noxious Weed List may be removed from the wetland and buffer by clipping, hand pulling, hand digging, or by an alternative plan, upon approval of Pierce County Planning and Land Services.
11. All down and dead woody material, including logs and fallen branches, shall be left in the wetland and its buffer to provide structure, habitat, and nutrients to the wetland system.
12. All snags (dead trees) and perch trees (trees with broken tops or limbs) shall be left in the wetland and its buffer, as they provide an important wildlife habitat component to the buffer and wetland. Danger trees shall only be cut or removed with the permission of Pierce County Planning and Land Services.
13. After completion of the restoration plan, a copy of the as-built shall be submitted to the Pierce County Environmental Biologist for Area 1.
14. Copies of the monitoring reports as scheduled in the approved restoration plan shall also be submitted to the Pierce County Environmental Biologist for Area 1.

Reviewed and Approved by:

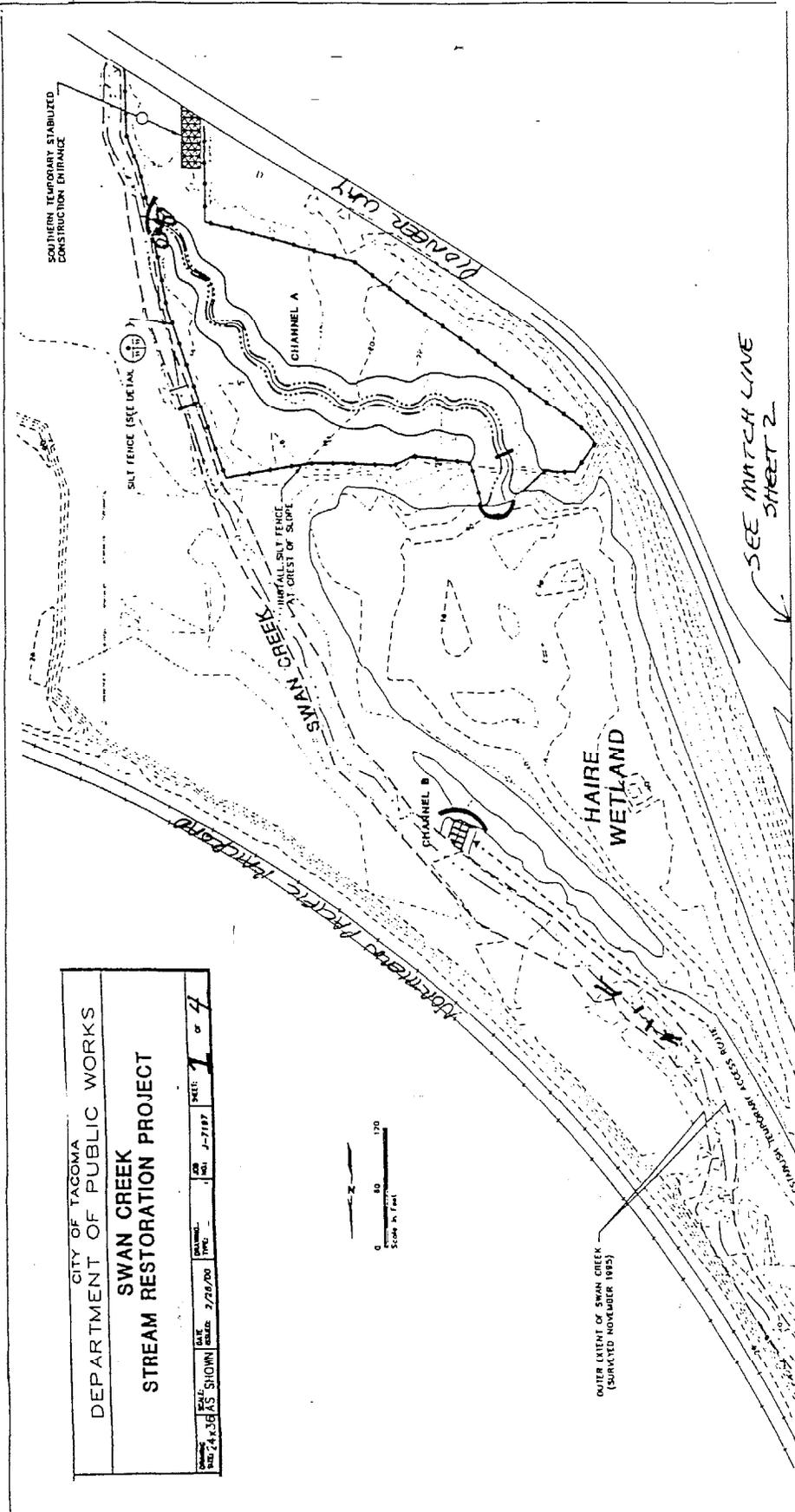


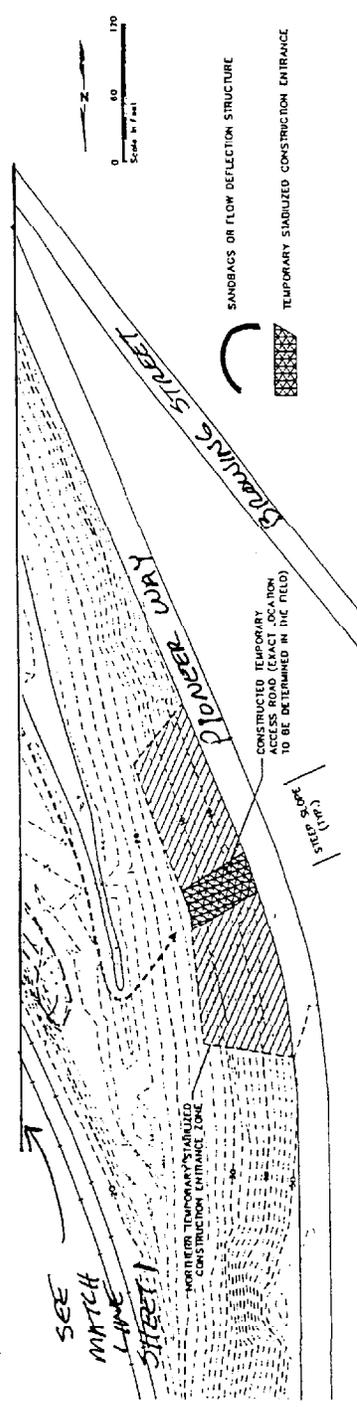
Scott R. Sissons, Environmental Biologist

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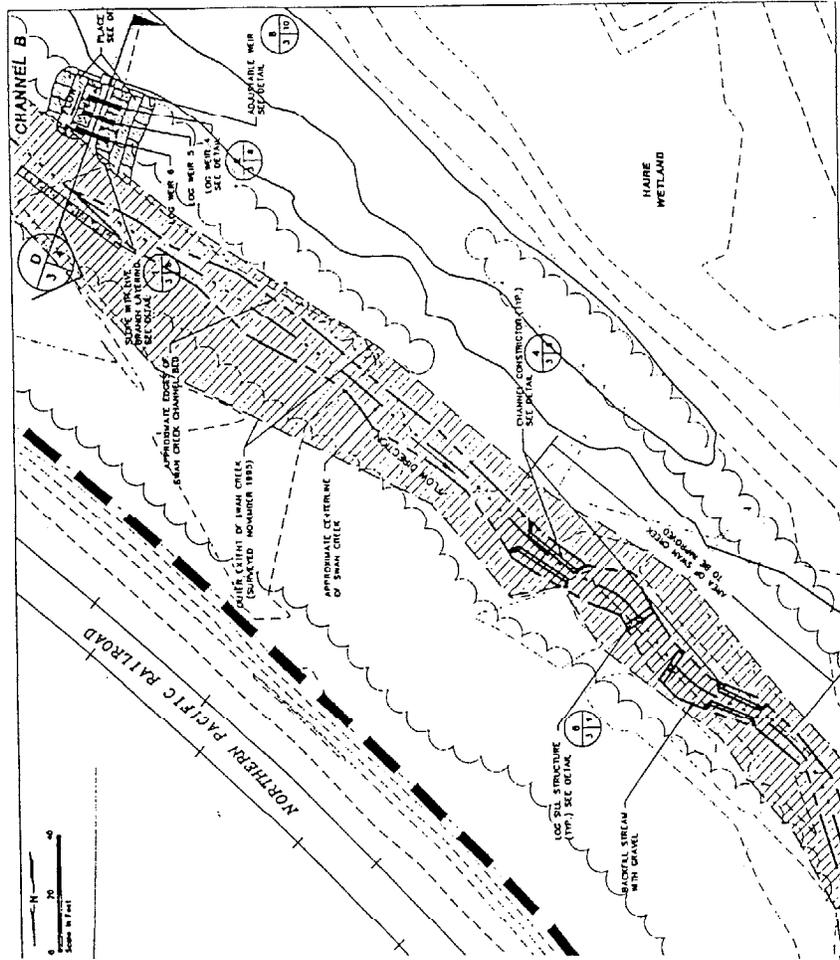
CITY OF TACOMA
 DEPARTMENT OF PUBLIC WORKS
**SWAN CREEK
 STREAM RESTORATION PROJECT**

DATE: 7/28/00	SCALE: AS SHOWN	PROJECT: J-7117	SHEET: 1 of 4
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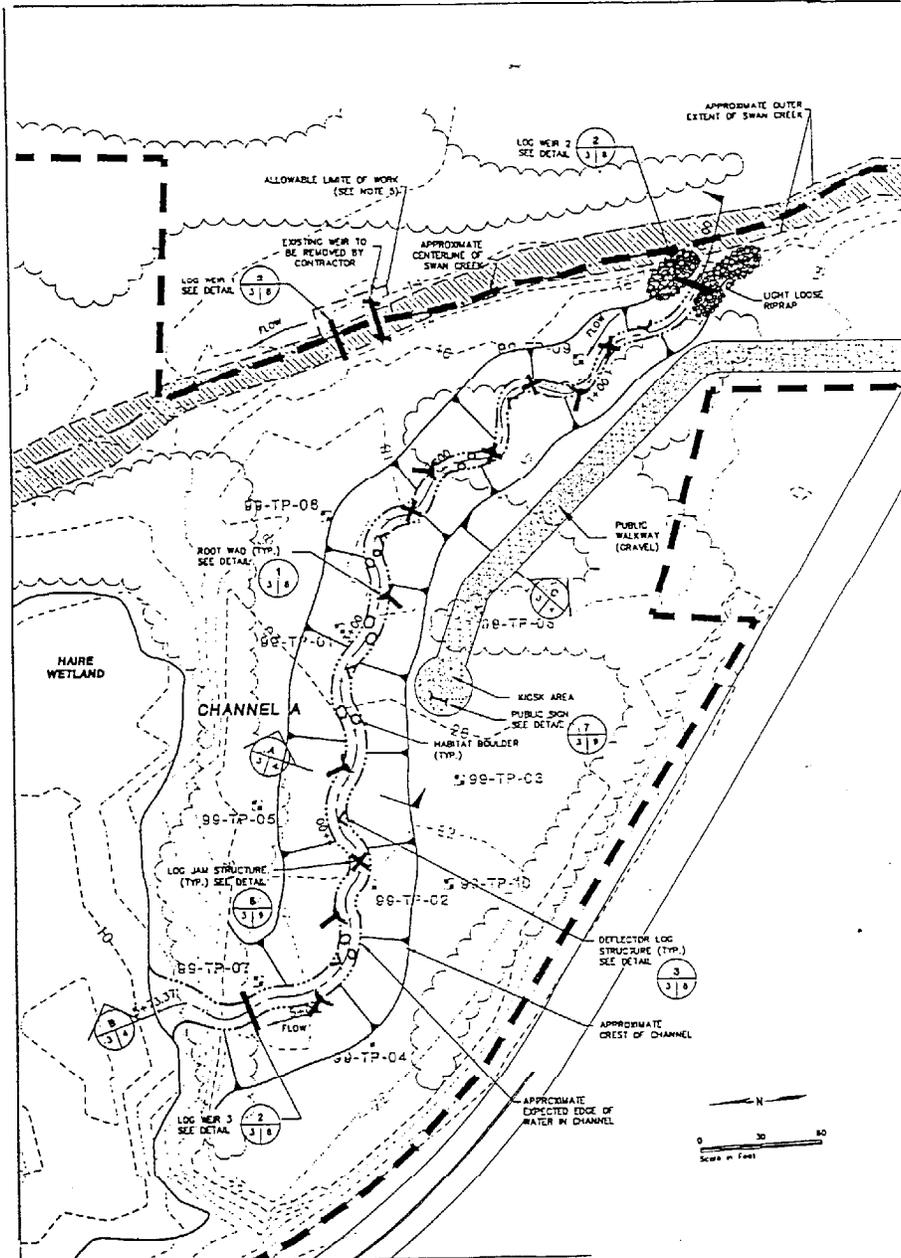


CITY OF TACOMA	
DEPARTMENT OF PUBLIC WORKS	
SWAN CREEK	
STREAM RESTORATION PROJECT	
DATE: 2/28/90	SCALE: AS SHOWN
ISSUE: 2/28/90	PROJECT: J-7187
SHEET: 2 OF 4	



PLAN DETAIL: CHANNEL B AND SWAN CREEK IMPROVEMENTS

CITY OF TACOMA		DATE		SCALE	
DEPARTMENT OF PUBLIC WORKS		NOV. 1-7-1927		1" = 40'	
SWAN CREEK		DRAWN		BY	
STREAM RESTORATION PROJECT		J. J. SHOWN		3 of 4	
NO. 24,338 AS SHOWN		DATE		SCALE	
3/28/00		J. J. SHOWN		1" = 40'	



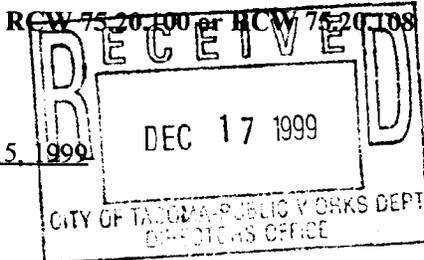
PLAN DETAIL: CHANNEL A

CITY OF TACOMA					
DEPARTMENT OF PUBLIC WORKS					
SWAN CREEK					
STREAM RESTORATION PROJECT					
DRAWING NO: 24238	SCALE AS SHOWN	DATE ISSUED: 2/28/00	DESIGNED BY:	COR NO: J-7197	SHEET 4 of 4



HYDRAULIC PROJECT APPROVAL

State of Washington
Department of Fish and Wildlife
Region 7 Office
600 Capitol Way North, MS 3155
Olympia, Washington 98501-1091



DATE OF ISSUE: December 15, 1999

LOG NUMBER: 00-E3207-01

<u>PERMITTEE</u>	<u>AUTHORIZED AGENT OR CONTRACTOR</u>
City of Tacoma ATTENTION: William L. Pugh 747 Market Street, Room 420 Tacoma, Washington 98402 (253) 591-5525 Fax: (253) 591-5097	John F. O'Loughlin 2201 Portland Avenue Tacoma, Washington 98421-2711 (253) 502-2108 Fax: (253) 502-2107

PROJECT DESCRIPTION: Construct Stream Connection Channels and Install In-stream Habitat Structures.

PROJECT LOCATION: East side of Pioneer Way, downstream from the Swan Creek crossing.

#	<u>WRIA</u>	<u>WATER BODY</u>	<u>TRIBUTARY TO</u>	<u>1/4 SEC.</u>	<u>SEC.</u>	<u>TOWNSHIP</u>	<u>RANGE</u>	<u>COUNTY</u>
1	10.0023	Swan Creek	Clear Creek	SW	11	20 North	03 East	Pierce

NOTE: This project is proposed as a fish habitat improvement and fish passage creation effort to restore a Swan Creek connection through a constructed channel to a historical wetland system.

PROVISIONS

1. **TIMING LIMITATIONS:** The project may begin **August 1, 2000** and shall be completed by **November 1, 2000**, provided:
 - a. All in-stream work involving Swan Creek, including, but not limited to; weir installations, habitat structure placement, stream bank disturbance, etc., shall be accomplished and completed prior to September 1, 2000.
2. **NOTIFICATION REQUIREMENT:** The permittee or contractor shall notify the Area Habitat Biologist (AHB) listed below of the project start date. Notification shall be received by the AHB at least three working days prior to the start of construction activities. The notification shall include the permittee's name, project location, starting date for work, and the control number for this Hydraulic Project Approval.
3. Work shall be accomplished per plans and specifications entitled, Swan Creek Stream Restoration, dated November 30, 1999, and the Riparian, Wetland and Upland Habitat Planting Plan, dated November 3, 1999, and submitted to the Washington Department of Fish and Wildlife, except as modified by this Hydraulic Project Approval. These plans reflect design criteria per Chapter 220-110 WAC. These plans reflect mitigation procedures to significantly reduce or eliminate impacts to fish resources. A copy of these plans shall be available on site during construction.
4. A temporary bypass to divert flow around the in-channel work areas in Swan Creek shall be in place prior to initiation of any work in the Swan Creek wetted perimeter. The bypass shall be of sufficient size to pass all flows and debris for the duration of the project.



HYDRAULIC PROJECT APPROVAL
RCW 75.20.100 or RCW 75.20.108

State of Washington
Department of Fish and Wildlife
Region 7 Office
600 Capitol Way North, MS 3155
Olympia, Washington 98501-1091

DATE OF ISSUE: December 15, 1999

LOG NUMBER: 00-E3207-01

5. Any pumping device used for diverting water from a fish-bearing stream shall be equipped with a fish guard to prevent passage of fish into the diversion device pursuant to RCW 75.20.040 and 77.16.220. The pump intake shall be screened with 1/8-inch mesh to prevent fish from entering the system. The screened intake shall consist of a facility with enough surface area to ensure that the velocity through the screen is less than 0.4 feet per second. Screen maintenance shall be adequate to prevent injury or entrapment to juvenile fish and the screen shall remain in place whenever water is withdrawn from the stream through the pump intake.
6. Within the by-pass reaches, the permittee shall capture and safely move food fish, game fish, and other fish life from the job site. The permittee shall have fish capture and transportation equipment ready and on the job site. Captured fish shall be immediately and safely transferred to free-flowing water downstream of the project site. The permittee may request the Washington Department of Fish and Wildlife assist in capturing and safely moving fish life from the job site to free-flowing water, and assistance may be granted if personnel are available.
7. Prior to releasing the water flow to the project area, all in-stream structural projects (weirs and habitat features), bank protection, and other channel work shall be completed. Weirs, fish habitat features and bank protection material shall be installed to withstand the 100-year peak flows.
8. Upon completion of the project, all material used in the temporary bypass shall be removed from the site and the site returned to preproject or improved conditions.
9. The fish habitat log structures shall be of fir, cedar, or other approved coniferous species. The fish habitat structures shall be placed so that they are within the low flow channel.
10. All excavation and grading activities associated with the creation of Channel A and Channel B shall be isolated from Swan Creek until these activities are completed and the bed, banks and adjacent areas are stabilized to prevent delivery of silt and sediment-laden water to Swan Creek. Prudent timing of these activities is crucial for proper erosion control and containment of sediments.
11. Wastewater encountered during excavation and grading activities shall be managed in a manner to settle or filter silt and fine sediments prior to discharge to Swan Creek. Dewatering activities shall also be accomplished in a manner as to prevent delivery of silt or sediment-laden water to Swan Creek.
12. Excavated or graded material shall be disposed either on site or off site to a location where it will not reenter state waters.
13. Disturbance, damage or removal of existing, Swan Creek riparian vegetation shall be confined to that which is necessary to construct the weir and habitat structures. Equipment shall work around and preserve existing trees to the maximum extent practicable to reduce impacts to the existing riparian condition.
14. The weir facilities shall be maintained by the City of Tacoma per RCW 75.20.060 to ensure continued, unimpeded fish passage. If the structure becomes a hindrance to fish passage, the City of Tacoma shall be responsible for obtaining an Hydraulic Project Approval and providing prompt repair. Financial responsibility for maintenance and repairs shall be that of the City of Tacoma.



HYDRAULIC PROJECT APPROVAL
RCW 75.20.100 or RCW 75.20.108

State of Washington
Department of Fish and Wildlife
Region 7 Office
600 Capitol Way North, MS 3155
Olympia, Washington 98501-1091

DATE OF ISSUE: December 15, 1999

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- 15. Upon project completion and prior to the expiration of this HPA on November 1, 2000, all stream, wetland and channel bank areas shall be revegetated consistent with the Riparian, Wetland and Upland Habitat Planting Plan.
16. Upon project completion and prior to the expiration of this HPA on November 1, 2000, all disturbed areas shall be stabilized with erosion control methods in place to prevent the delivery of any silt or sediment-laden water to the wetlands, the created channels or Swan Creek.

SEPA: DNS by City of Tacoma final on September 7, 1999.

APPLICATION ACCEPTED: December 2, 1999

ENFORCEMENT OFFICER: Dillman 090 [P2]

Don Nauer (253) 863-7979
Area Habitat Biologist

Handwritten signature of Don Nauer

for Director
WDFW

GENERAL PROVISIONS

This Hydraulic Project Approval (HPA) pertains only to the provisions of the Fisheries Code (RCW 75.20). Additional authorization from other public agencies may be necessary for this project.

This HPA shall be available on the job site at all times and all its provisions followed by the permittee and operator(s) performing the work.

This HPA does not authorize trespass.

The person(s) to whom this HPA is issued may be held liable for any loss or damage to fish life or fish habitat which results from failure to comply with the provisions of this HPA.

Failure to comply with the provisions of this Hydraulic Project Approval could result in a civil penalty of up to one hundred dollars per day or a gross misdemeanor charge, possibly punishable by fine and/or imprisonment.

All HPAs issued pursuant to RCW 75.20.100 or 75.20.160 are subject to additional restrictions, conditions or revocation if the Department of Fish and Wildlife determines that new biological or physical information indicates the need for such action. The permittee has the right pursuant to Chapter 34.04 RCW to appeal such decisions. All HPAs issued pursuant to RCW 75.20.103 may be modified by the Department of Fish and Wildlife due to changed conditions after consultation with the permittee: PROVIDED HOWEVER, that such modifications shall be subject to appeal to the Hydraulic Appeals Board established in RCW 75.20.130.

APPEALS - GENERAL INFORMATION

IF YOU WISH TO APPEAL A DENIAL OF OR CONDITIONS PROVIDED IN A HYDRAULIC PROJECT APPROVAL, THERE ARE INFORMAL AND FORMAL APPEAL PROCESSES AVAILABLE.



HYDRAULIC PROJECT APPROVAL

RCW 75.20.100 or RCW 75.20.108

State of Washington
Department of Fish and Wildlife
Region 7 Office
600 Capitol Way North, MS 3155
Olympia, Washington 98501-1091

DATE OF ISSUE: December 15, 1999

LOG NUMBER: 00-E3207-01

A. INFORMAL APPEALS (WAC 220-110-340) OF DEPARTMENT ACTIONS TAKEN PURSUANT TO RCW 75.20.100, 75.20.103, 75.20.106, AND 75.20.160:

A person who is aggrieved or adversely affected by the following Department actions may request an informal review of:

- (A) The denial or issuance of a HPA, or the conditions or provisions made part of a HPA; or
- (B) An order imposing civil penalties.

It is recommended that an aggrieved party contact the Area Habitat Biologist and discuss the concerns. Most problems are resolved at this level, but if not, you may elevate your concerns to his/her supervisor. A request for an INFORMAL REVIEW shall be in WRITING to the Department of Fish and Wildlife, 600 Capitol Way North, Olympia, Washington 98501-1091 and shall be RECEIVED by the Department within 30-days of the denial or issuance of a HPA or receipt of an order imposing civil penalties. The 30-day time requirement may be stayed by the Department if negotiations are occurring between the aggrieved party and the Area Habitat Biologist and/or his/her supervisor. The Habitat Protection Services Division Manager or his/her designee shall conduct a review and recommend a decision to the Director or its designee. If you are not satisfied with the results of this informal appeal, a formal appeal may be filed.

B. FORMAL APPEALS (WAC 220-110-350) OF DEPARTMENT ACTIONS TAKEN PURSUANT TO RCW 75.20.100 OR 75.20.106:

A person who is aggrieved or adversely affected by the following Department actions may request a formal review of:

- (A) The denial or issuance of a HPA, or the conditions or provisions made part of a HPA;
- (B) An order imposing civil penalties; or
- (C) Any other "agency action" for which an adjudicative proceeding is required under the Administrative Procedure Act, Chapter 34.05 RCW.

A request for a FORMAL APPEAL shall be in WRITING to the Department of Fish and Wildlife, 600 Capitol Way North, Olympia, Washington 98501-1091, shall be plainly labeled as "REQUEST FOR FORMAL APPEAL" and shall be RECEIVED DURING OFFICE HOURS by the Department within 30-days of the Department action that is being challenged. The time period for requesting a formal appeal is suspended during consideration of a timely informal appeal. If there has been an informal appeal, the deadline for requesting a formal appeal shall be within 30-days of the date of the Department's written decision in response to the informal appeal.

C. FORMAL APPEALS OF DEPARTMENT ACTIONS TAKEN PURSUANT TO RCW 75.20.103 or 75.20.160:

A person who is aggrieved or adversely affected by the denial or issuance of a HPA, or the conditions or provisions made part of a HPA may request a formal appeal. The request for FORMAL APPEAL shall be in WRITING to the Hydraulic Appeals Board per WAC 259-04 at Environmental Hearings Office, 4224 Sixth Avenue SE, Building Two - Rowe Six, Lacey, Washington 98504; telephone 360/459-6327.

D. FAILURE TO APPEAL WITHIN THE REQUIRED TIME PERIODS RESULTS IN FORFEITURE OF ALL APPEAL RIGHTS. IF THERE IS NO TIMELY REQUEST FOR AN APPEAL, THE DEPARTMENT ACTION SHALL BE FINAL AND UNAPPEALABLE.

AGENCY USE ONLY

Agency Reference #: _____

Date Received: _____

Other: _____



JARPA FORM

(for use in Washington State)



PLEASE TYPE OR PRINT IN BLUE OR BLACK INK

Based on the preceding checklist, I am sending copies of this application to the following: *(check all that apply)*

- Local Government for shoreline: Substantial Development Conditional Use Variance Exemption; or, if applicable
 - Floodplain Management Critical Areas Ordinance
- Washington Department of Fish and Wildlife for HPA
- Washington Department of Ecology for: Approval to Allow Temporary Exceedance of Water Quality Standards
 - 401 Water Quality Certification Nationwide Permits
- Washington Department of Natural Resources for: Aquatic Resources Use Authorization Notification
- Corps Engineers for: Section 404 Section 10 permit
- Coast Guard for: Section 9 Bridge Permit

SECTION A - Use for all permits covered by this application. Be sure to also complete Section C (Signature Block) for all permit applications.

1. APPLICANT		
William L. Pugh, P.E., Director - City of Tacoma Public Works Department		
MAILING ADDRESS		
747 Market Street, Room 420 Tacoma, WA 98402		
WORK PHONE	HOME PHONE	FAX #
253 591-5525		253 591-5097

If an agent is acting for the applicant during the permit process, complete #2.

2. AUTHORIZED AGENT		
John F. O'Loughlin		
MAILING ADDRESS		
2201 Portland Ave., Tacoma, WA 98421-2711		
WORK PHONE	HOME PHONE	FAX #
253 502-2108		253 502-2107

3. RELATIONSHIP OF APPLICANT TO PROPERTY: <input checked="" type="checkbox"/> OWNER <input type="checkbox"/> PURCHASER <input type="checkbox"/> LESSEE <input type="checkbox"/> OTHER:

4. NAME, ADDRESS, AND PHONE NUMBER OF PROPERTY OWNER(S), IF OTHER THAN APPLICANT:

5. LOCATION (STREET ADDRESS, INCLUDING CITY, COUNTY AND ZIP CODE, WHERE PROPOSED ACTIVITY EXISTS OR WILL OCCUR)				
2700 Pioneer Way East Tacoma, WA 98404				
WATERBODY			TRIBUTARY OF	
Swan Creek			Clear Creek / Puyallup River	
1/4 SECTION	TOWNSHIP	RANGE	SHORELINE DESIGNATION	
SW 1/4 Sect 11	20N	03E	ZONING DESIGNATION	
TAX PARCEL NO.:			DNR STREAM TYPE, IF KNOWN	
032011-300-2; 032011-307-7; 471502-398-0; and 471502-403-1				

6. DESCRIBE THE CURRENT USE OF THE PROPERTY, AND STRUCTURES EXISTING ON THE PROPERTY. IF ANY PORTION OF THE PROPOSED ACTIVITY IS ALREADY COMPLETED ON THIS PROPERTY, INDICATE MONTH AND YEAR OF COMPLETION.

The Swan Creek restoration project site is located on property bordering one or both sides of Swan Creek on Pioneer Way near the Puyallup River and the City of Tacoma jurisdictional limits (Figure 1). The property is approximately 12 acres in size and is composed of four separate parcels owned by the City of Tacoma. The four parcels are referred to as: 1) Walter parcel; 2) The Haire parcel; and 3) and 4). The City parcels. The two primary physiographic features of the site are Swan Creek and the wetland complex which dominates the Haire parcel. The primary development activity undertaken on the properties occurred in the early 1970's when the Walter family filled that part of the wetland that occupied their property, a small garage is currently the only structure on the project site.

IS THE PROPERTY AGRICULTURAL LAND? YES NO

ARE YOU A USDA PROGRAM PARTICIPANT? YES NO

7a. DESCRIBE THE PROPOSED WORK. COMPLETE PLANS AND SPECIFICATIONS SHOULD BE PROVIDED FOR ALL WORK WATERWARD OF THE ORDINARY HIGH WATER MARK OR LINE INCLUDING TYPES OF EQUIPMENT TO BE USED. IF APPLYING FOR A SHORELINE PERMIT, DESCRIBE ALL WORK WITHIN AND BEYOND 200 FEET OF THE ORDINARY HIGH WATER MARK. ATTACH A SEPARATE SHEET IF ADDITIONAL SPACE IS NEEDED.

See attached.

7b. DESCRIBE THE PURPOSE OF THE PROPOSED WORK.

The City's goals for the restoration project are based upon the habitat needs of the Puyallup River Estuary and Commencement Bay. Project goals include: 1. Restoring and enhancing refuge habitat for juvenile salmonids originating in the Puyallup River System; 2. Providing increased and enhanced wetland habitat for wetland dependent species in the lower Puyallup River system and estuary; 3. Eliminating fish passage impediments in the lower reaches of Swan Creek to support migration of anadromous salmon to Swan Creek; 4. Providing a habitat linkage between the downstream Port mitigation area and the upstream watershed; and 5. Providing stewardship and educational opportunities for city and county residents to increase public awareness of the importance of this type of habitat in the ecosystem.

7c. DESCRIBE THE POTENTIAL IMPACTS TO CHARACTERISTIC USES OF THE WATER BODY. THESE USES MAY INCLUDE FISH AND AQUATIC LIFE, WATER QUALITY, WATER SUPPLY, RECREATION, and AESTHETICS. IDENTIFY PROPOSED ACTIONS TO AVOID, MINIMIZE, AND MITIGATE DETRIMENTAL IMPACTS, AND PROVIDE PROPER PROTECTION OF FISH AND AQUATIC LIFE.

See attached.

PREPARATION OF DRAWINGS: SEE APPENDIX A - SAMPLE DRAWINGS AND CHECKLIST FOR COMPLETING THE DRAWINGS. ONE SET OF ORIGINAL OR GOOD QUALITY REPRODUCIBLE DRAWINGS **MUST** BE ATTACHED. NOTE: APPLICANTS ARE ENCOURAGED TO SUBMIT PHOTOGRAPHS OF THE PROJECT SITE, BUT THESE DO NOT SUBSTITUTE FOR DRAWINGS. THE CORPS OF ENGINEERS AND COAST GUARD REQUIRE DRAWINGS ON 8-1/2 X 11 INCH SHEETS. LARGER DRAWINGS MAY BE REQUIRED BY OTHER AGENCIES

8. WILL THE PROJECT BE CONSTRUCTED IN STAGES? YES NO

PROPOSED STARTING DATE: June 15, 2000

ESTIMATED DURATION OF ACTIVITY: 3 months for Construction, 5 years monitoring and adaptive management

9. CHECK IF ANY STRUCTURES WILL BE PLACED:

WATERWARD OF THE ORDINARY HIGH WATER MARK OR LINE FOR FRESH OR TIDAL WATERS; AND/OR

WATERWARD OF THE MEAN HIGH WATER LINE IN TIDAL WATERS

10. WILL FILL MATERIAL (ROCK, FILL, BULKHEAD, PILING OR OTHER MATERIAL) BE PLACED:

WATERWARD OF THE ORDINARY HIGH WATER MARK OR LINE FOR FRESH WATERS? IF YES, VOLUME (CUBIC YARDS) _____ / AREA (ACRES) _____

WATERWARD OF THE MEAN HIGHER HIGH WATER FOR TIDAL WATERS? IF YES, VOLUME (CUBIC YARDS) _____ / AREA (ACRES) _____

11. WILL MATERIAL BE PLACED IN WETLANDS? YES NO

IF YES:

A. IMPACTED AREA IN ACRES: _____

B. HAS A DELINEATION BEEN COMPLETED? IF YES, PLEASE SUBMIT WITH APPLICATION. YES NO

C. HAS A WETLAND REPORT BEEN PREPARED? IF YES, PLEASE SUBMIT WITH APPLICATION. YES NO

D. TYPE AND COMPOSITION OF FILL MATERIAL (E.G., SAND, ETC.): _____

E. MATERIAL SOURCE: _____

F. LIST ALL SOIL SERIES (TYPE OF SOIL) LOCATED AT THE PROJECT SITE, & INDICATE IF THEY ARE ON THE COUNTY'S LIST OF HYDRIC SOILS. SOILS INFORMATION CAN BE OBTAINED FROM THE NATURAL RESOURCES CONSERVATION SERVICE (NRCS): _____

12. WILL PROPOSED ACTIVITY CAUSE FLOODING OR DRAINING OF WETLANDS? YES NO

IF YES, IMPACTED AREA IS _____ ACRES

13. WILL EXCAVATION OR DREDGING BE REQUIRED IN WATER OR WETLANDS? YES NO

IF YES:

A. VOLUME: (CUBIC YARDS)/AREA (ACRES) _____

B. COMPOSITION OF MATERIAL TO BE REMOVED: _____

C. DISPOSAL SITE FOR EXCAVATED MATERIAL: _____

D. METHOD OF DREDGING: _____

14. LIST OTHER APPLICATIONS, APPROVALS, OR CERTIFICATIONS FROM OTHER FEDERAL, STATE OR LOCAL AGENCIES FOR ANY STRUCTURES, CONSTRUCTION, DISCHARGES, OR OTHER ACTIVITIES DESCRIBED IN THE APPLICATION (I.E., PRELIMINARY PLAT APPROVAL, HEALTH DISTRICT APPROVAL, BUILDING PERMIT, SEPA REVIEW, FERC LICENSE, FOREST PRACTICES APPLICATION, ETC.) ALSO INDICATE WHETHER WORK HAS BEEN COMPLETED AND INDICATE ALL EXISTING WORK ON DRAWINGS.

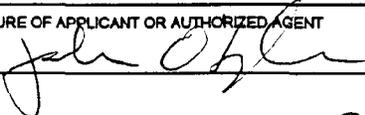
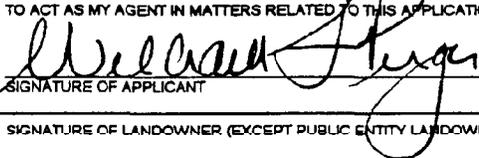
TYPE OF APPROVAL	ISSUING AGENCY	IDENTIFICATION NO.	DATE OF APPLICATION	DATE APPROVED	COMPLETED?
Site Dev Permit	Pierce County		5/28/99		
HPA	WA Dept. of F&W		12/1/99		
Wetland Permit	City & County		5/28/99		
Temp Exceedance of WQS	State Dept. of Ecology		12/1/99		
Sec 401 Water Quality Cert	State Dept. of Ecology		12/1/99		
Sec 404 Permit	US Army Corps of Engineers		12/1/99		
SEPA LEAD AGENCY	City of Tacoma	SEPA DECISION:	DNS	SEPA DECISION DATE: 9/7/99	

15. HAS ANY AGENCY DENIED APPROVAL FOR THE ACTIVITY DESCRIBED HEREIN OR FOR ANY ACTIVITY DIRECTLY RELATED TO THE ACTIVITY DESCRIBED HEREIN? YES NO IF YES, EXPLAIN: _____

SECTION B - Use for Shoreline and Corps of Engineers permits only:

16. TOTAL COST OF PROJECT. THIS MEANS THE FAIR MARKET VALUE OF THE PROJECT, INCLUDING MATERIALS, LABOR, MACHINE RENTALS, ETC. \$766,780		
17. LOCAL GOVERNMENT WITH JURISDICTION: City of Tacoma and Pierce County		
18. FOR CORPS, COAST GUARD, AND DNR PERMITS, PROVIDE NAMES, ADDRESSES, AND TELEPHONE NUMBERS OF ADJOINING PROPERTY OWNERS, LESSEES, ETC. PLEASE NOTE: SHORELINE MANAGEMENT COMPLIANCE MAY REQUIRE ADDITIONAL NOTICE -- CONSULT YOUR LOCAL GOVERNMENT.		
NAME	ADDRESS	PHONE NUMBER
See Attached Sheets		

SECTION C - This section MUST be completed for any permit covered by this application.

19. APPLICATION IS HEREBY MADE FOR A PERMIT OR PERMITS TO AUTHORIZE THE ACTIVITIES DESCRIBED HEREIN. I CERTIFY THAT I AM FAMILIAR WITH THE INFORMATION CONTAINED IN THIS APPLICATION, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, SUCH INFORMATION IS TRUE, COMPLETE, AND ACCURATE. I FURTHER CERTIFY THAT I POSSESS THE AUTHORITY TO UNDERTAKE THE PROPOSED ACTIVITIES. I HEREBY GRANT TO THE AGENCIES TO WHICH THIS APPLICATION IS MADE, THE RIGHT TO ENTER THE ABOVE-DESCRIBED LOCATION TO INSPECT THE PROPOSED, IN-PROGRESS OR COMPLETED WORK. I AGREE TO START WORK ONLY AFTER ALL NECESSARY PERMITS HAVE BEEN RECEIVED.	
SIGNATURE OF APPLICANT OR AUTHORIZED AGENT 	DATE 11-22-99
I HEREBY DESIGNATE <u>John F. O'Loughlin</u>	
TO ACT AS MY AGENT IN MATTERS RELATED TO THIS APPLICATION FOR PERMIT(S). I UNDERSTAND THAT IF A FEDERAL PERMIT IS ISSUED, I MUST SIGN THE PERMIT.	
SIGNATURE OF APPLICANT 	DATE 11/22/99
SIGNATURE OF LANDOWNER (EXCEPT PUBLIC ENTITY LANDOWNERS, E.G. DNR)	DATE
THIS APPLICATION <u>MUST</u> BE SIGNED BY THE APPLICANT AND THE AGENT, IF AN AUTHORIZED AGENT IS DESIGNATED.	

18 U.S.C §1001 provides that: Whoever, in any manner within the jurisdiction of any department or agency of the United States knowingly falsifies, conceals, or covers up by any trick, scheme, or device a material fact or makes any false, fictitious, or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious, or fraudulent statement or entry, shall be fined not more than \$10,000 or imprisoned not more than 5 years or both.

COMPLETED BY LOCAL OFFICIAL	
A.	Nature of the existing shoreline. (Describe type of shoreline, such as marine, stream, lake, lagoon, marsh, bog, swamp, flood plain, floodway, delta; type of beach, such as accretion, erosion, high bank, low bank, or dike, material such as sand, gravel, mud, clay, rock, riprap; and extent and type of bulkheading, if any.)
B.	In the event that any of the proposed buildings or structures will exceed a height of thirty-five feet above the average grade level, indicate the approximate location of and number of residential units, existing and potential, that will have an obstructed view.
C.	If the application involves a conditional use or variance, set forth in full that portion of the master program which provides that the proposed use may be a conditional use; or, in the case of a variance, from which the variance is being sought.

These Agencies are Equal Opportunity and Affirmative Action employers.
For special accommodation needs, please contact the appropriate agency from Appendix B.

7a.

The proposed project entails creating a 530-ft, meandering stream channel (Channel A) that will connect Swan Creek to the 3-acre Haire Wetland, thus providing access for juvenile salmonids to this wetland for rearing. Additionally, Channel A will provide salmonids with summer and winter rearing habitat and potentially spawning habitat (sheet 2 of 8). Two weirs will be installed to control water flow into and out of Channel A. One weir will be installed at the confluence of Swan Creek and Channel A, and one weir will be installed at the outlet of the channel into the Haire Wetland. The weir at Swan Creek will be adjustable to allow for any needed modifications in the amount of water that flows from Swan Creek into Channel A. The project design has taken into consideration the minimum flows that are needed in Swan Creek to avoid creating fish passage barriers. The Haire Wetland will then be connected to the lower reach of Swan Creek by a second channel (Channel B, see sheet 3 of 8). Enhancement work is also planned for the lower reach of Swan Creek: Two log structures will be installed to increase invertebrate production and provide potential spawning habitat for coho and cutthroat, and two flow-constrictor structures will be installed to flush out sediment in this section.

The goal of the proposed planting plan is to enhance the structural complexity and diversity of existing plant communities. This goal will be achieved by removing and replacing invasive species with native plants typically and historically found in palustrine wetlands and adjacent forested uplands in the Pacific Northwest region. Enhancing and restoring native plant communities will improve the natural biological support functions of both wetland and upland plant communities. In addition, the existing and created wetland complex will improve the water quality protection and flood storage and attenuation functions compared to existing conditions. Furthermore, the native plant communities are expected to provide instream and overhead cover and a source of terrestrial insects to salmonids and other fishes that use Swan Creek. A detailed description of the planting enhancement plan is described in the attached Biological Evaluation.

A backhoe will be used to excavate Channels A and B, and the area of Swan Creek where enhancement work will take place. It is expected that during excavation for Channel A, substantial amounts of water inflow will be encountered, particularly from permeable zones of wood chips; therefore, it is anticipated that dewatering will be necessary during channel excavation to control water inflow and possible caving of excavated sidewall soils, and to allow placement of 3 ft of clean fill soils as necessary. Excavation can be accomplished to depths of about 6 to 10 ft before groundwater is reached and dewatering becomes necessary. At this point, a series of dewatering wells will be installed along the inner perimeter of the excavation and used to draw down the immediate groundwater levels, so that additional excavation can be accomplished. It is anticipated that the pumped water will be returned to the Haire Wetland, possibly with some time spent in a temporary settlement basin (most likely, a portion of the channel excavation) so that fine sediments settle out. Turbidity measurement of the pumped water will be taken before this water is returned to the Haire Wetland. Water will not be returned to the Haire Wetland until the turbidity measurements are less than 5 NTUs above the water in the Haire Wetland. During excavation it may also be necessary to install temporary sump pumps to remove any remaining water from the excavated surface.

A total of 6,200 cubic yards of fill will be removed from the former Walter property during the construction of Channel A and disposed of either on site or at a licensed facility. Suitable excavated soil may be utilized on site to create topographic features, such as small berm between Pioneer Way and the restored wetland area. Material might also be used to create a similar berm in places between the pedestrian walkway and project habitat areas as a method of encouraging people to use only developed pedestrian access facilities. There will be no excavation or filling in wetlands.

Invasive vegetation will be removed either by hand or using a backhoe.

Work at the site will be sequenced to avoid turbidity or suspended solids within Swan Creek or the Haire Wetland. During the installation of the weir at Swan Creek and during construction of the stream improvements in Swan Creek, a diversion will be established to temporarily divert streamflow from Swan Creek. The diversion will be accomplished using sandbags or other materials. The stream's temporary route will maintain flow away from the area of work and will return flow to its regular course downstream of the area of work. The exact route of diverted flow and location of its return to the bed of Swan Creek will be determined by the contractor in the field.

7c.

Short-term and localized construction effects on water quality and waterborne noise will be timed to occur during periods of the year when minimal numbers of anadromous salmonids are expected to be present.

Juvenile salmonids have been shown to avoid areas of unacceptably high turbidities; they also may seek out areas of moderate turbidity (10 to 80 NTU) presumably as cover against predation. Feeding efficiency of juveniles is also impaired by turbidities in excess of 70 NTU, well below sublethal stress levels. Reduced preference by adult salmon homing to spawning areas has been demonstrated where turbidities exceed 30 NTU (20 mg/L suspended sediments). However, chinook exposed to 650 mg/L of suspended volcanic ash were still able to find their natal water. Based on these data, it is unlikely that the locally elevated turbidities generated by the proposed action would directly affect juvenile or adult salmonids that may be present.

Erosion- and sediment-control methods, which will minimize erosion, loss of sediment, and entry of sediment into Swan Creek or the Haire Wetland during construction of the proposed project, will include the following:

- Excavating and connecting the channels from the inside outward, such that the inlet and outlet connections to Swan Creek are made last, after excavation is completed, and after the turbid water that may be within the excavations has had time for suspended solids to settle
- Installing silt fences immediately downslope of all construction activities, including clearing, excavating, and soil placement
- Covering stockpiles of imported or excavated soil with secured plastic sheeting to minimize erosion and soil loss due to precipitation and wind
- Establishing stockpile and/or staging areas greater than 20 ft from the crest of the slope to the Haire Wetland, Swan Creek, or excavated sideslopes
- During dry conditions, spraying active areas of exposed soil with water to minimize dust
- Using stabilized construction entrances to the site for all ingress and egress by heavy equipment and trucks/trailers
- Placing sandbags or other flow-diversion structures to keep water from entering the excavated areas
- Constructing the temporary access road by laying down 12 inches of quarry spalls over a layer of filter fabric over the cleared subgrade, while minimizing removal of trees
- Following completion of construction, removing all temporary erosion and sediment controls and temporary access road(s) and restoring the site to its previous condition
- Protecting adjacent waters of Swan Creek and the Haire Wetland during construction of Channel B using temporary sandbag berms around inlet and outlet of channel
- Operating equipment from upland areas
- Mulching exposed soils

The following net long-term improvements to salmonid habitat will result from the combined stream channel creation and stream and wetland enhancement project: This project will create approximately 2,249 ft² of instream rearing habitat for all species of juvenile salmonids, and spawning habitat for adult coho and cutthroat trout. Additionally, this project will provide access to 3 acres of existing wetlands for salmonid rearing habitat.

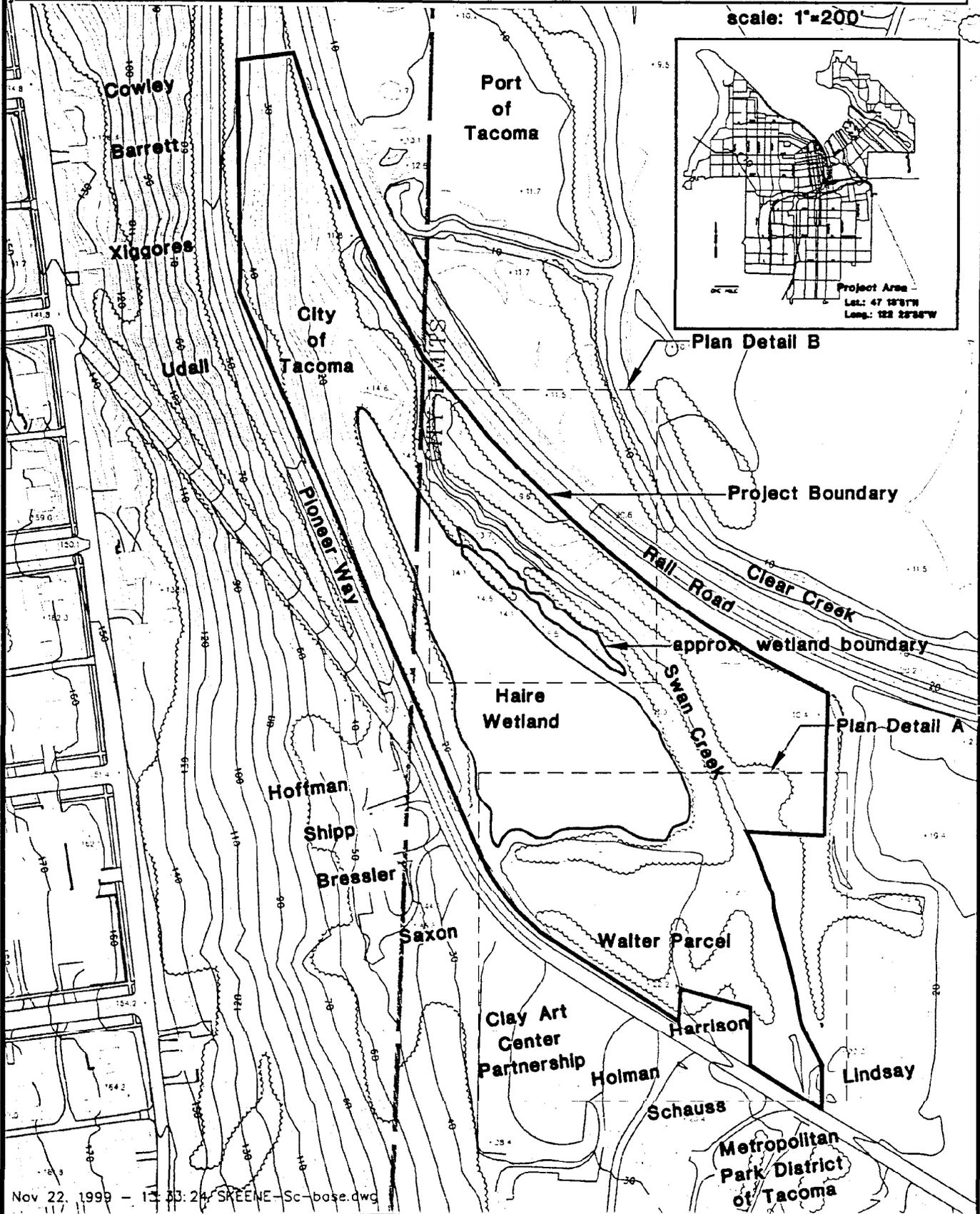
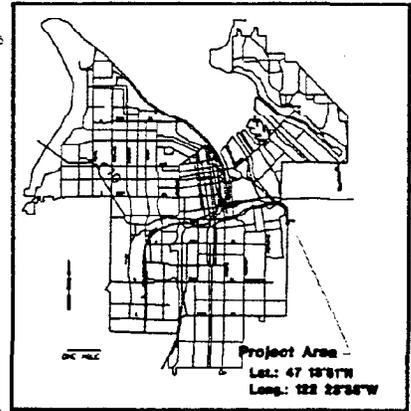
All of these changes are considered to be positive in terms of quality of habitat for salmonids in the Swan Creek drainage.

Although no bald eagle nests or territories occur near the proposed project, bald eagles may fly over the site. Because this project will potentially increase spawning habitat for salmonids, thereby increasing the number of salmonids in the project area, there will be an increase in forage food for bald eagles. Therefore, this project will benefit bald eagles.

Purpose: Swan Creek Stream Restoration
Existing Conditions and Vicinity Map
Datum: **NGVD29**
Adjacent Property Owners: **As shown.**

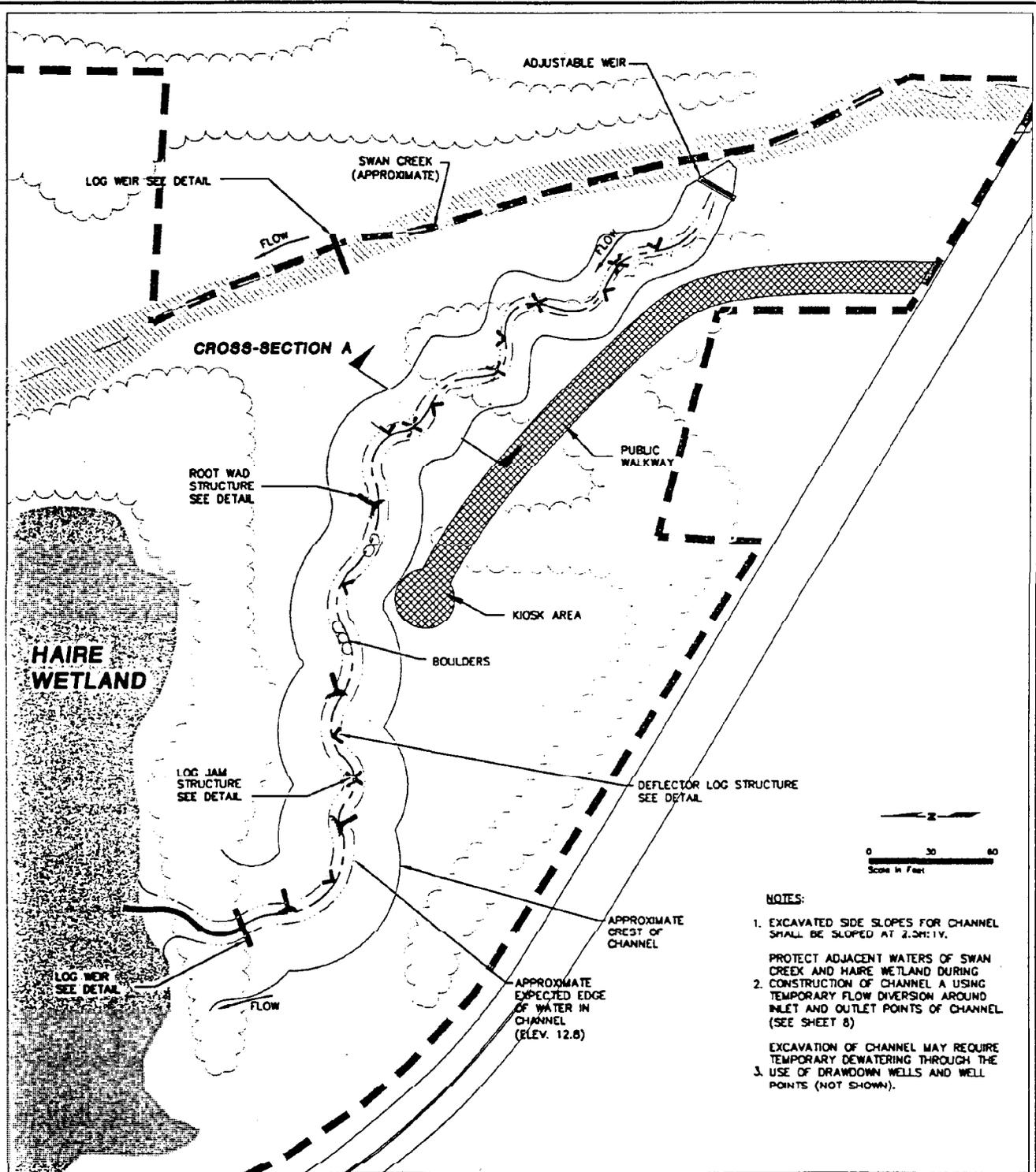
In: **Swan Creek At: Pioneer Way E**
County of: **Pierce** State: **Washington**
Application by: **City of Tacoma**
Sheet **1** of **8** Date: **11/30/99**

scale: 1"=200'



Purpose: Swan Creek Stream Restoration
Plan Detail A, Constructed Channel A and
Public Access walkway
Datum: NGVD29

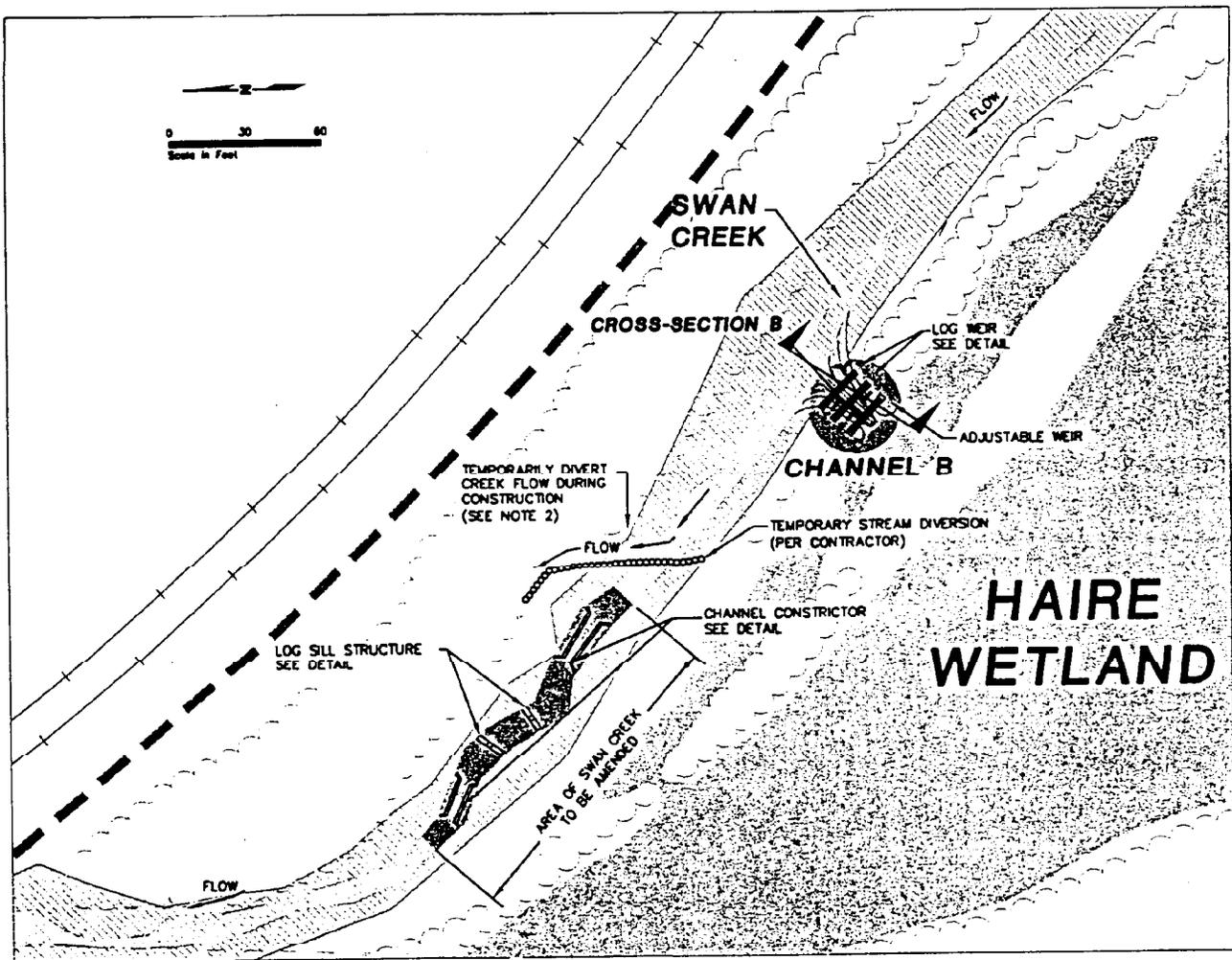
In: Swan Creek At: Pioneer Way E
County of: Pierce State: Washington
Application by: City of Tacoma
Sheet 2 of 8 Date: 11/30/99



- NOTES:**
- EXCAVATED SIDE SLOPES FOR CHANNEL SHALL BE SLOPED AT 2.5H:1V.
 - PROTECT ADJACENT WATERS OF SWAN CREEK AND HAIRE WETLAND DURING CONSTRUCTION OF CHANNEL A USING TEMPORARY FLOW DIVERSION AROUND INLET AND OUTLET POINTS OF CHANNEL (SEE SHEET 8)
 - EXCAVATION OF CHANNEL MAY REQUIRE TEMPORARY DEWATERING THROUGH THE USE OF DRAWDOWN WELLS AND WELL POINTS (NOT SHOWN).

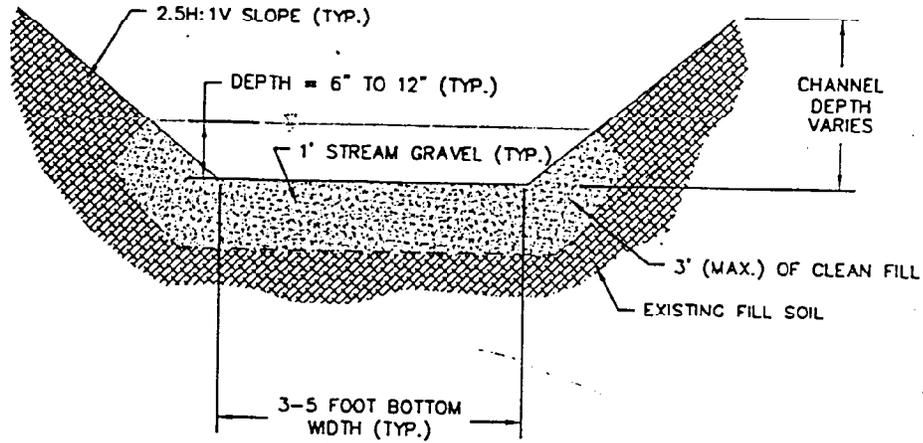
Purpose: Swan Creek Stream Restoration
Plan Detail B, Constructed Channel B at
Outlet of Haire Wetland to Swan Creek
Datum: NGVD29

In: Swan Creek At: Pioneer Way E
County of: Pierce State: Washington
Application by: City of Tacoma
Sheet 3 of 8 Date: 11/30/99

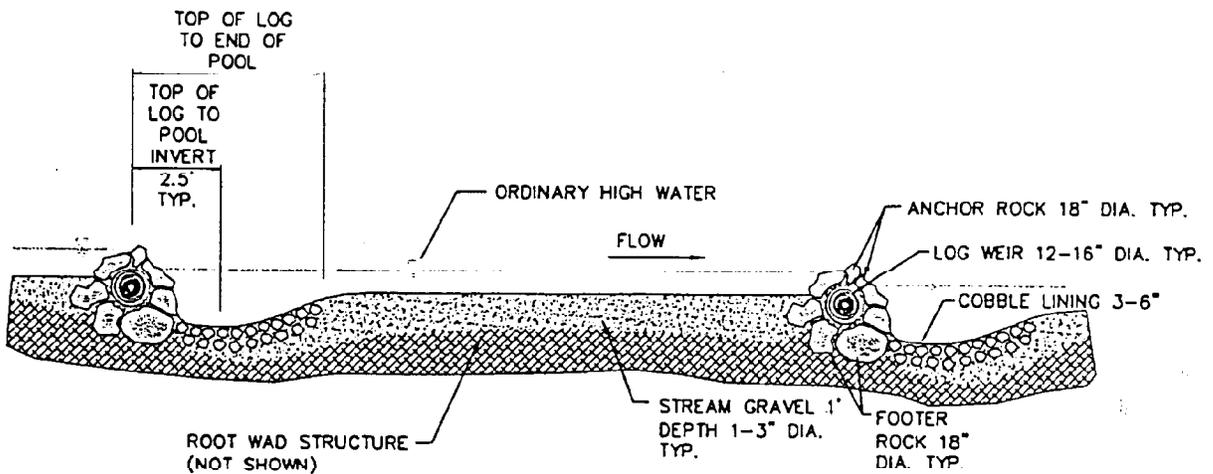


Purpose: Swan Creek Stream Restoration
Channel Cross Sections

In: Swan Creek At: Pioneer Way E
County of: Pierce State: Washington
Application by: City of Tacoma
Sheet 4 of 8 Date: 11/30/99



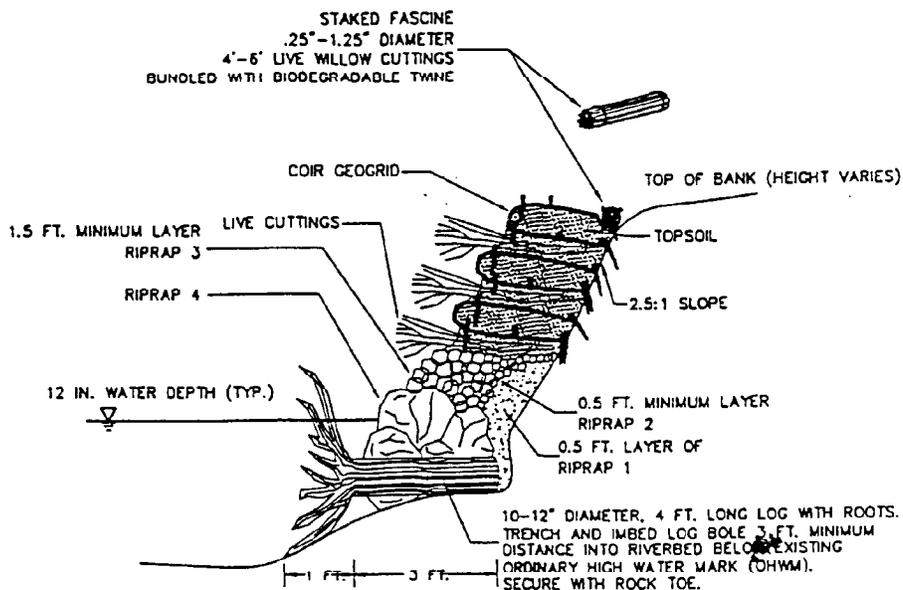
CROSS SECTION A
NOT TO SCALE



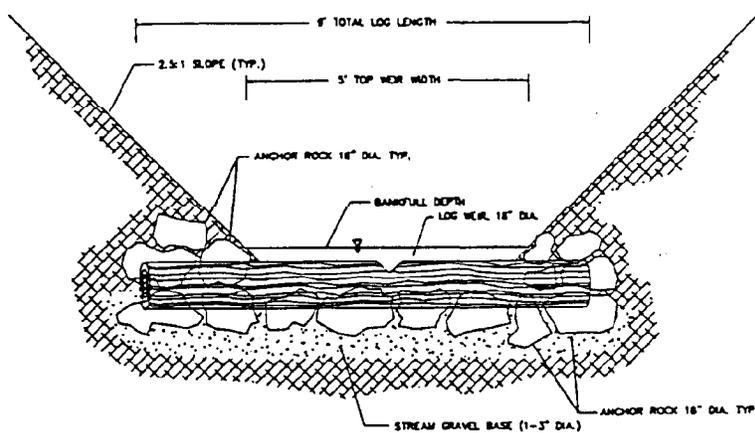
PARTIAL CROSS SECTION ALONG CHANNEL B
NOT TO SCALE

Purpose: Swan Creek Stream Restoration
Root Wad Structure detail and
Log Weir detail

In: Swan Creek At: Pioneer Way E
County of: Pierce State: Washington
Application by: City of Tacoma
Sheet 5 of 8 Date: 11/30/99



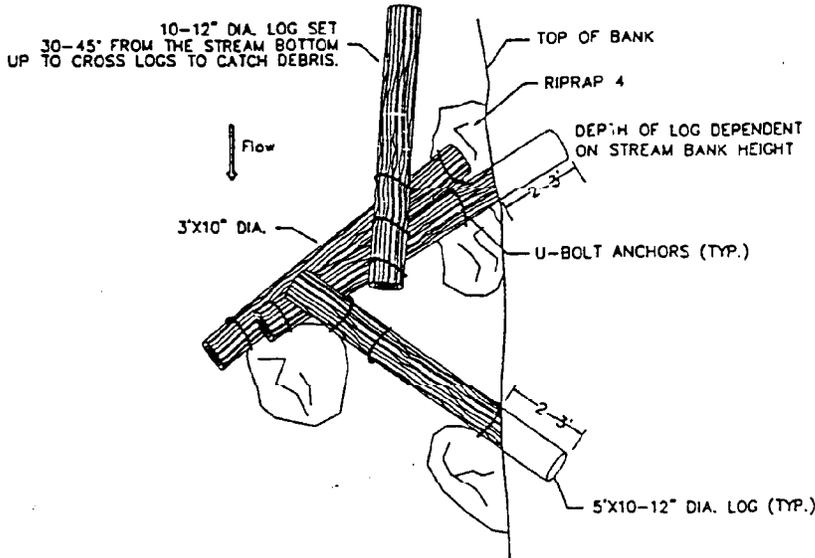
ROOT WAD STRUCTURE
 NOT TO SCALE



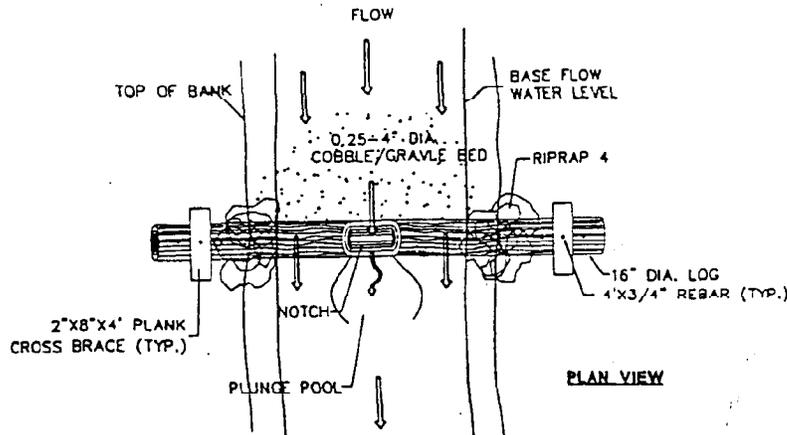
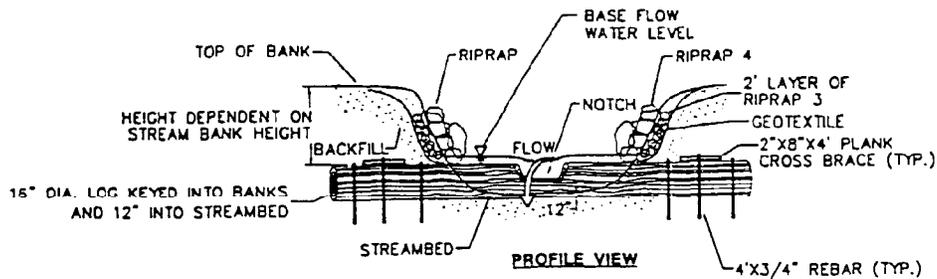
CROSS SECTION - LOG WEIR
 NOT TO SCALE

Purpose: Swan Creek Stream Restoration
Log Jam Structure detail and
Log Sill Structure detail

In: Swan Creek **At:** Pioneer Way E
County of: Pierce **State:** Washington
Application by: City of Tacoma
Sheet 6 of 8 **Date:** 11/30/99



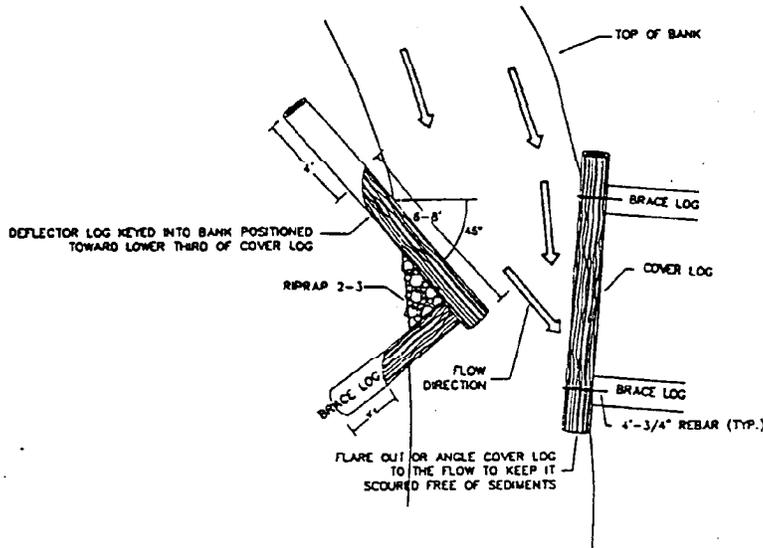
LOG JAM STRUCTURE
 NOT TO SCALE



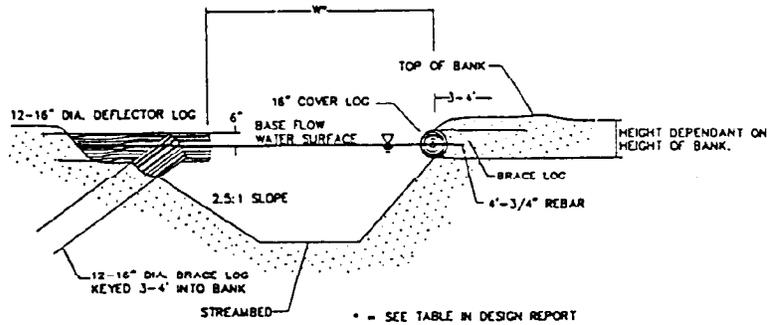
LOG SILL STRUCTURE
 NOT TO SCALE

Purpose: Swan Creek Stream Restoration
Deflector Log Structure detail

In: Swan Creek At: Pioneer Way E
County of: Pierce State: Washington
Application by: City of Tacoma
Sheet 7 of 8 Date: 11/30/99



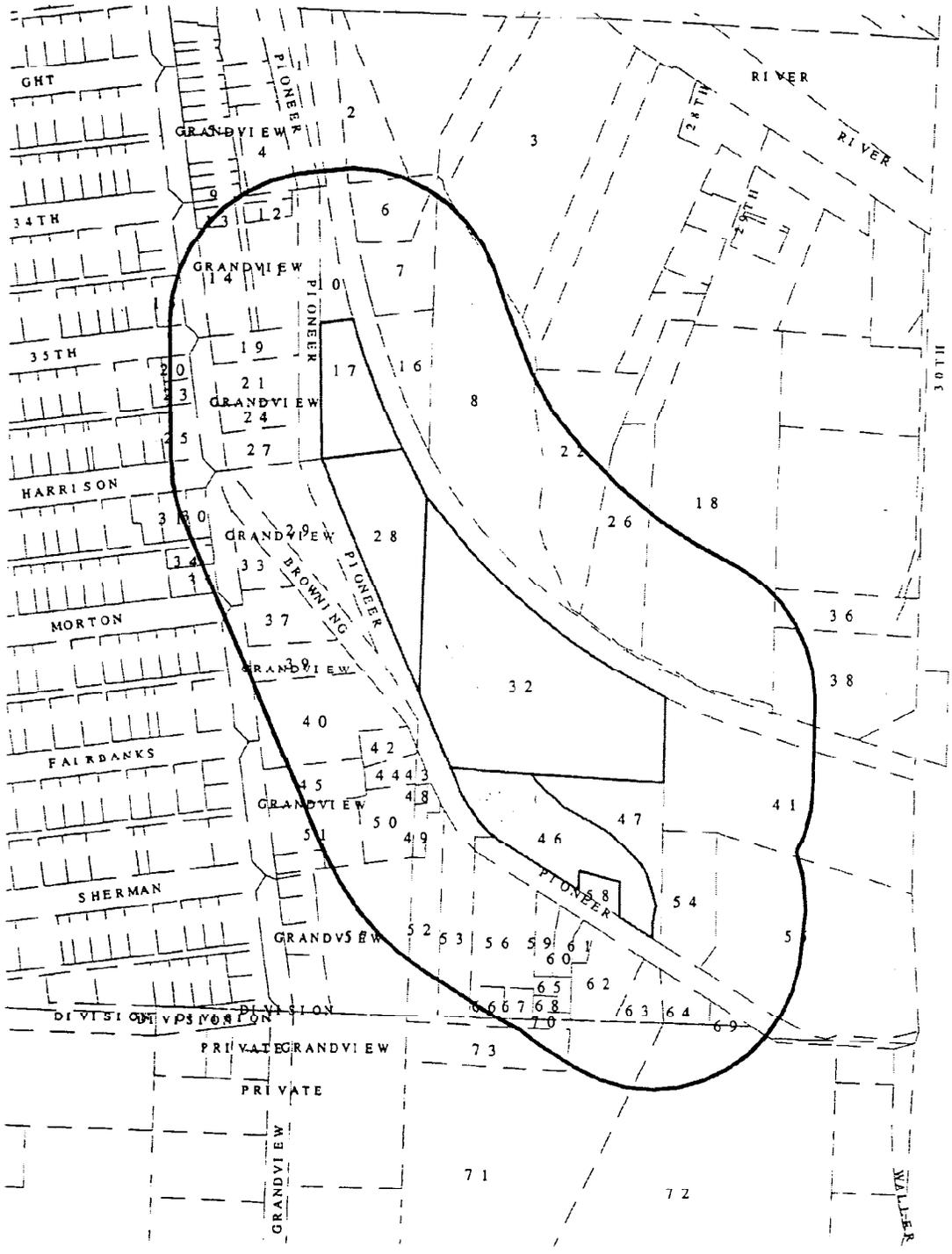
PLAN VIEW



PROFILE VIEW

DEFLECTOR LOG STRUCTURE
NOT TO SCALE

18. Adjacent property owners



TACOMA CITY PLANNING DEPARTMENT
 LAND USE ADMINISTRATION PERMIT REQUESTS
 WET99-00005 Swan Creek

TAXPAYER
 WOOD M LUCILLE & ROBERT J TRUST
 MONALEE COPE, TRUSTEE
 P O BOX 543
 ORTING WA 98360

CURRENT CONTRACT PURCHASER
 WOOD M LUCILLE & ROBERT J TRUST
 ROBERTA L BUSCH SDW6138
 438 S 83RD WAY
 MESA AZ 85208

PLOT	REF SECT	TOWN RANGE	CITY	PARCEL	ASSESSOR NUMBER	LAND USE CODE	LAND VALUE	BUILDING VALUE	AREA IN ACRES	PARCEL ADDRESS
5	11	20	03	16020050	4715023820	1101	\$ 12,900	\$ 33,000	0.0001	03313 E GRANDVIEW AV

TAXPAYER
 REESE CHRISTOPHER
 926 18TH ST SW
 PUYALLUP WA 98371

CURRENT CONTRACT PURCHASER
 REESE CHRISTOPHER
 3313 E GRANDVIEW
 TACOMA WA 98404

PLOT	REF SECT	TOWN RANGE	CITY	PARCEL	ASSESSOR NUMBER	LAND USE CODE	LAND VALUE	BUILDING VALUE	AREA IN ACRES	PARCEL ADDRESS
6				16020445	4715023920	9600	\$	\$	0.0002	2424 E 34TH ST

TAXPAYER
 REESE CHRISTOPHER
 926 18TH ST SW
 PUYALLUP WA 98371

CURRENT CONTRACT PURCHASER
 REESE CHRISTOPHER
 3313 E GRANDVIEW
 TACOMA WA 98404

PLOT	REF SECT	TOWN RANGE	CITY	PARCEL	ASSESSOR NUMBER	LAND USE CODE	LAND VALUE	BUILDING VALUE	AREA IN ACRES	PARCEL ADDRESS
7				16020450	4715023910	9600	\$	\$	0.0002	2423 E 35TH ST

TAXPAYER
 REESE CHRISTOPHER
 926 18TH ST SW
 PUYALLUP WA 98371

CURRENT CONTRACT PURCHASER
 REESE CHRISTOPHER
 3313 E GRANDVIEW
 TACOMA WA 98404

TACOMA CITY PLANNING DEPARTMENT

RPT. KF567S01
 DATE 06/23/1999
 TIME 09:45:29
 PAGE 3

LAND USE ADMINISTRATION PERMIT REQUESTS

WET99-00005 Swan Creek

PLOT REF SECT TOWN RANGE	CITY PARCEL	ASSESSOR NUMBER	LAND EXEMPT USE CODE	LAND VALUE	BUILDING VALUE	AREA IN ACRES	PARCEL ADDRESS
8	16010125	32013046 5000350672	9100	\$	\$	0.0002	36025 RIVER RD E

TAXPAYER CURRENT CONTRACT PURCHASER

PLOT REF SECT TOWN RANGE	CITY PARCEL	ASSESSOR NUMBER	LAND EXEMPT USE CODE	LAND VALUE	BUILDING VALUE	AREA IN ACRES	PARCEL ADDRESS
9	16020030	4715023900	1101 U	\$ 10,900	\$ 47,700	0.0001	3327 E GRANDVIEW AV

TAXPAYER CURRENT CONTRACT PURCHASER

USA IN TRUST
 PUYALLUP TRIBE OF INDIAN
 2002 E 28TH ST
 TACOMA WA 98404

PLOT REF SECT TOWN RANGE	CITY PARCEL	ASSESSOR NUMBER	LAND EXEMPT USE CODE	LAND VALUE	BUILDING VALUE	AREA IN ACRES	PARCEL ADDRESS
10	16020455	4715023950	9600 A	\$ 3,800	\$ 0	0.0002	2415 E 35TH ST

TAXPAYER CURRENT CONTRACT PURCHASER

BURLINGTON NORTHERN SF RR
 PROPERTY TAX DEPT
 1700 E GOLF RD 4TH FL
 SCHAUMBURG IL 60173

BURLINGTON NORTHERN RR
 PROPERTY TAX DEPT
 1206 CONTINENTAL PLAZA
 FT WORTH TX 76102

PLOT CITY ASSESSOR LAND EXEMPT LAND BUILDING AREA PARCEL

TACOMA CITY PLANNING DEPARTMENT
 LAND USE ADMINISTRATION PERMIT REQUESTS

WET99-0005 Swan Creek

REF	SECT	TOWN	RANGE	PARCEL	NUMBER	USE	CODE	VALUE	VALUE	IN	ACRES	ADDRESS
11	11	20	03	16020465	4715023942	9600	\$	16,000	\$	0	0.0002	03417 E GRANDVIEW AV

TAXPAYER CURRENT CONTRACT PURCHASER

UDALL WM N & LILLIAN C
 2205 W 30TH ST
 TACOMA WA 98403
 UDALL WM N & LILLIAN C
 2205 N 30TH
 TACOMA WA 98403

PLOT	ASSESSOR	LAND	EXEMPT	LAND	BUILDING	AREA	PARCEL					
REF	SECT	TOWN	RANGE	PARCEL	NUMBER	USE	CODE	VALUE	VALUE	IN	ACRES	ADDRESS

12	11	20	03	16020460	4715023932	9600	U	\$	7,800	\$	0	0.0001	03403 E GRANDVIEW AV
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TAXPAYER CURRENT CONTRACT PURCHASER

USA IN TRUST
 PUYALLUP TRIBE OF INDIANS
 2002 E 28TH ST
 TACOMA WA 98404
 USA IN TRUST
 PUYALLUP TRIBE OF INDIANS SDW5079
 2002 E 28TH
 TACOMA WA 98404

FLOT	ASSESSOR	LAND	EXEMPT	LAND	BUILDING	AREA	PARCEL					
REF	SECT	TOWN	RANGE	PARCEL	NUMBER	USE	CODE	VALUE	VALUE	IN	ACRES	ADDRESS

13	11	20	03	16020475	4715023931	110	U	\$	14,400	\$	113,700	0.0001	03401 E GRANDVIEW AV
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TAXPAYER CURRENT CONTRACT PURCHASER

USA IN TRUST
 DANIEL J DUENAS
 3401 E GRANDVIEW AVE
 TACOMA WA 98404
 USA IN TRUST
 DANIEL J DUENAS WHT92
 3401 E GRANDVIEW
 TACOMA WA 98404

PLOT	ASSESSOR	LAND	EXEMPT	LAND	BUILDING	AREA	PARCEL					
REF	SECT	TOWN	RANGE	PARCEL	NUMBER	USE	CODE	VALUE	VALUE	IN	ACRES	ADDRESS

TACOMA CITY PLANNING DEPARTMENT

RPT. KF567S01
 DATE 06/23/1999
 TIME 09:45:29
 PAGE 5

LAND USE ADMINISTRATION PERMIT REQUESTS

WET99-00005 Swan Creek

14 11 20 03 16020470 4715023941 9600 \$ 17,300 \$ 0 0.0002 03415 E GRANDVIEW AV

TAXPAYER CURRENT CONTRACT PURCHASER

UDALL WM N & LILLIAN C UDALL WM N & LILLIAN C
 2205 N 30TH ST 2205 N 30TH
 TACOMA WA 98403 TACOMA WA 98403

15 11 20 03 16020325 4715017600 1103 \$ 20,700 \$ 78,700 0.0001 2251 E 35TH ST

TAXPAYER CURRENT CONTRACT PURCHASER

MUNOZ KENNETH L & CHERYL L MUNOZ KENNETH L & CHERYL L
 5902 S CHEYENNE ST 5902 S CHEYENNE
 TACOMA WA 98409 TACOMA WA 98409

16 16020480 4715023960 9600 \$ \$ 0.0002 2424 E 35TH ST

TAXPAYER CURRENT CONTRACT PURCHASER

CITY OF TACOMA CITY OF TACOMA
 17 11 20 03 16020485 4715023980 9600 2 \$ 7,800 \$ 0 0.0002 2414 E 35TH ST

TAXPAYER CURRENT CONTRACT PURCHASER

CITY OF TACOMA CITY OF TACOMA

TACOMA CITY PLANNING DEPARTMENT
 LAND USE ADMINISTRATION PERMIT REQUESTS

WET99-00005 Swan Creek

REF	SECT	TOWN RANGE	PARCEL	NUMBER	USE CODE	VALUE	VALUE	IN ACRES	ADDRESS	
21	11	20	03	16020500	4715024000	1101	\$ 20,600	\$ 24,900	0.0002	3505 E GRANDVIEW AV

TAXPAYER
 BARNETT GREGORY P
 3505 E GRANDVIEW AVE
 TACOMA WA 98404
 CURRENT CONTRACT PURCHASER
 BARNETT GREGORY P
 3505 E GRANDVIEW AVE
 TACOMA WA 98404

PLOT
 REF SECT TOWN RANGE PARCEL CITY ASSESSOR LAND EXEMPT LAND BUILDING AREA PARCEL
 NUMBER USE CODE VALUE VALUE IN ACRES ADDRESS
 22 11 20 03 16010095 320113056 4732 \$ 15,100 \$ 0 0.0002 26145 29TH AV E

TAXPAYER
 AK MEDIA GROUP INC
 1301 5TH AVE STE 4000
 SEATTLE WA 98101
 CURRENT CONTRACT PURCHASER
 SOUTHWAVE WIRELESS COMM LLC
 5910 134TH PL SE
 BELLEVUE WA 98006

PLOT
 REF SECT TOWN RANGE PARCEL CITY ASSESSOR LAND EXEMPT LAND BUILDING AREA PARCEL
 NUMBER USE CODE VALUE VALUE IN ACRES ADDRESS
 23 11 20 03 16020515 4715017740 1101 \$ 12,900 \$ 0 0.0001 3506 E GRANDVIEW AV

TAXPAYER
 ZHEN BING SONG & V H L TSENG
 1525 S SNOQUALMIE ST
 SEATTLE WA 98108
 CURRENT CONTRACT PURCHASER
 ZHEN BING SONG & V H L TSENG
 1525 S SNOQUALMIE ST
 SEATTLE WA 98108

PLOT
 REF SECT TOWN RANGE PARCEL CITY ASSESSOR LAND EXEMPT LAND BUILDING AREA PARCEL
 NUMBER USE CODE VALUE VALUE IN ACRES ADDRESS
 24 11 20 03 16020495 4715023970 9600 \$ 14,400 \$ 0 0.0001 3509 E GRANDVIEW AV

TACOMA CITY PLANNING DEPARTMENT

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LAND USE ADMINISTRATION PERMIT REQUESTS

WET99-00005 Swan Creek

TAXPAYER CURRENT CONTRACT PURCHASER

XIGGOLS JAMES 2250 E FAIRBANKS ST TACOMA WA	98404	XIGGOLS JAMES 2250 E FAIRBANKS TACOMA WA	98404
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REF SECT TOWN RANGE	CITY	ASSESSOR PARCEL NUMBER	LAND USE CODE	LAND VALUE	BUILDING VALUE	AREA IN ACRES	PARCEL ADDRESS
25 11 20 03	16020520	4715020792 1102		\$ 24,800	\$ 85,600	0.0001	2249 E HARRISON ST

TAXPAYER CURRENT CONTRACT PURCHASER

ANDERSEN LINDA 2249 E HARRISON ST TACOMA WA	98404	ANDERSEN LINDA PO BOX 1513 LYNNHOOD WA	98036
---	-------	--	-------

REF SECT TOWN RANGE	CITY	ASSESSOR PARCEL NUMBER	LAND USE CODE	LAND VALUE	BUILDING VALUE	AREA IN ACRES	PARCEL ADDRESS
26 11 20 03	16010090	320113071 9680		\$ 7,000	\$ 0	0.0002	26225 29TH AV E

TAXPAYER CURRENT CONTRACT PURCHASER

AK MEDIA GROUP INC 1301 5TH AVE STE 4000 SEATTLE WA	98107	SOUTHVAVE WIRELESS COMM LLC 5910 134TH PL SE BELLEVUE WA	98006
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REF SECT TOWN RANGE	CITY	ASSESSOR PARCEL NUMBER	LAND USE CODE	LAND VALUE	BUILDING VALUE	AREA IN ACRES	PARCEL ADDRESS
27 11 20 03	16020490	4715024010 1101		\$ 19,200	\$ 42,000	0.0002	3511 E GRANDVIEW AV

TAXPAYER CURRENT CONTRACT PURCHASER

XIGGORES LORETTA M 2250 E FAIRBANKS ST		XIGGORES LORETTA M 2250 E FAIRBANKS	
---	--	--	--

TACOMA CITY PLANNING DEPARTMENT
 LAND USE ADMINISTRATION PERMIT REQUESTS

WET99-00005 Swan Creek

TACOMA WA	98404	TACOMA WA	98404
PLOT	CITY	ASSESSOR	LAND
REF SECT TOWN RANGE	PARCEL	NUMBER	USE CODE
VALUE	IN ACRES	AREA	PARCEL
ADDRESS			
28	11 20 03	16030005	4715024031
		\$ 10,300	\$ 0
		0.0002	2415 E PIONEER
			WY

CURRENT CONTRACT PURCHASER

TACOMA CITY OF
 SWAN CREEK OPEN SPACE
 740 ST HELENS MUNICIPAL BLDG
 TACOMA WA 98402

TACOMA WA	98402	TACOMA WA	98402
PLOT	CITY	ASSESSOR	LAND
REF SECT TOWN RANGE	PARCEL	NUMBER	USE CODE
VALUE	IN ACRES	AREA	PARCEL
ADDRESS			
29	11 20 03	16030010	4715024032
		\$ 3,000	\$ 0
		0.0002	3519 E GRANDVIEW
			AV

CURRENT CONTRACT PURCHASER

UDALL WILLIAM N
 UDALL WILLIAM N & LILLIAN C
 % COM DEV DEPT
 2209 N 30TH
 TACOMA WA 98403

TACOMA WA	98403	TACOMA WA	98403
PLOT	CITY	ASSESSOR	LAND
REF SECT TOWN RANGE	PARCEL	NUMBER	USE CODE
VALUE	IN ACRES	AREA	PARCEL
ADDRESS			
30	11 20 03	16030130	4715024032
		\$ 16,600	\$ 69,300
		0.0001	3512 E GRANDVIEW
			AV

CURRENT CONTRACT PURCHASER

SAYLOR JAMES T
 21431 4TH PL S
 SEATTLE WA 98198

SHAMP BRUCE J & VICTORIA L
 1325 S WOODLAWN
 TACOMA WA 98465

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LAND USE ADMINISTRATION PERMIT REQUESTS

WET99-00005 Swan Creek

PLOT REF SECT TOWN RANGE	CITY PARCEL	ASSESSOR NUMBER	LAND EXEMPT USE CODE	LAND VALUE	BUILDING VALUE	AREA IN ACRES	PARCEL ADDRESS
31 11 20 03	16030125	4715020901	1103	\$ 20,000	\$ 94,800	0.0001	2248 E HARRISON ST

TAXPAYER

CURRENT CONTRACT PURCHASER

JACOBS LARRY A & LINDA D
 13028 229TH AVE SE
 ISSAQUAH WA 98027
 CAREY MARK D & SHARMAN C
 2212 8TH AVE SW
 PUYALLUP WA 98371

PLOT REF SECT TOWN RANGE	CITY PARCEL	ASSESSOR NUMBER	LAND EXEMPT USE CODE	LAND VALUE	BUILDING VALUE	AREA IN ACRES	PARCEL ADDRESS
32 11 20 03	16040050	320113002	7777 2	\$ 16,600	\$ 0	0.0002	2601 PIONEER HWY E

TAXPAYER

CURRENT CONTRACT PURCHASER

CITY OF TACOMA
 747 MARKET ST RM 1120
 TACOMA WA 98402
 HAIRE WILLIAM W
 5410 WALLER RD E
 TACOMA, WA 98443

PLOT REF SECT TOWN RANGE	CITY PARCEL	ASSESSOR NUMBER	LAND EXEMPT USE CODE	LAND VALUE	BUILDING VALUE	AREA IN ACRES	PARCEL ADDRESS
33 11 20 03	16030350	4715024040	1103	\$ 21,300	\$ 84,600	0.0001	3515 E GRANDVIEW AV

TAXPAYER

CURRENT CONTRACT PURCHASER

ALTAIR-SOLO INC
 857 MAPLE ST
 EDMONDS WA 98020
 ALTAIR-SOLO INC
 19836 8TH AVE NW
 SHORELINE WA 98177

PLOT REF SECT TOWN RANGE	CITY PARCEL	ASSESSOR NUMBER	LAND EXEMPT USE CODE	LAND VALUE	BUILDING VALUE	AREA IN ACRES	PARCEL ADDRESS
34 11 20 03	1603009	4715021765	1101	\$ 15,200	\$ 54,400	0.0101	3520 E GRANDVIEW AV

TACOMA CITY PLANNING DEPARTMENT
 LAND USE ADMINISTRATION PERMIT REQUESTS

WET99-00005 Swan Creek

3525 E GRANDVIEW AVE 98404 3525 E GRANDVIEW 98404
 TACOMA WA TACOMA, WA

PLOT REF SECT TOWN RANGE	CITY	ASSESSOR NUMBER	LAND USE CODE	LAND VALUE	BUILDING VALUE	AREA IN ACRES	PARCEL ADDRESS
38 11 20 03	16040010	320113031	1152	\$ 38,000	\$ 0	0.0002	3120 30TH AV E

TAXPAYER CURRENT CONTRACT PURCHASER

DAVIS THEODORE O ONEIL PEGGY J
 PO BOX 983 2920 30TH AVE E
 SUMNER WA 98390 TACOMA WA 98443

PLOT REF SECT TOWN RANGE	CITY	ASSESSOR NUMBER	LAND USE CODE	LAND VALUE	BUILDING VALUE	AREA IN ACRES	PARCEL ADDRESS
39 11 20 03	16030340	4715024060	1101	\$ 22,100	\$ 69,100	0.0002	3529 E GRANDVIEW AV

TAXPAYER CURRENT CONTRACT PURCHASER

LEWIS E E LEWIS E E
 3529 E GRANDVIEW 3529 E GRANDVIEW
 TACOMA WA 98404 TACOMA, WA 98404

PLOT REF SECT TOWN RANGE	CITY	ASSESSOR NUMBER	LAND USE CODE	LAND VALUE	BUILDING VALUE	AREA IN ACRES	PARCEL ADDRESS
40	16030335	4715024070	9600	\$	\$	0.0002	2301 E FAIRBANKS ST

TAXPAYER CURRENT CONTRACT PURCHASER

PLOT REF SECT TOWN RANGE CITY ASSESSOR NUMBER LAND USE CODE LAND VALUE BUILDING VALUE AREA IN ACRES PARCEL ADDRESS

TACOMA CITY PLANNING DEPARTMENT

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LAND USE ADMINISTRATION PERMIT REQUESTS

WET99-00005 Swan Creek

41 16040020 320117003 9600 \$ \$ 0.0002 30315 PIONEER WY E

TAXPAYER

CURRENT CONTRACT PURCHASER

PLOT CITY ASSESSOR LAND EXEMPT LAND BUILDING AREA PARCEL
 REF SECT TOWN RANGE PARCEL NUMBER USE CODE VALUE IN ACRES ADDRESS

42 11 20 03 16030355 4715024080 1101 \$ 19,100 \$ 63,000 0.0001 2606 E PIONEER WY

TAXPAYER

CURRENT CONTRACT PURCHASER

HOFFMAN DANIEL J
 2606 PIONEER WAY E
 TACOMA WA 98404

PLOT CITY ASSESSOR LAND EXEMPT LAND BUILDING AREA PARCEL
 REF SECT TOWN RANGE PARCEL NUMBER USE CODE VALUE IN ACRES ADDRESS

43 11 20 03 16040135 320113027 9666 \$ 400 \$ 0 0.0001 3612 PIONEER WY E

TAXPAYER

CURRENT CONTRACT PURCHASER

SHIPP DAVE T & PHYLLIS I
 2612 PIONEER WAY E
 TACOMA WA 98404

PLOT CITY ASSESSOR LAND EXEMPT LAND BUILDING AREA PARCEL
 REF SECT TOWN RANGE PARCEL NUMBER USE CODE VALUE IN ACRES ADDRESS

44 11 20 03 16030360 4715024140 1101 \$ 14,500 \$ 45,000 0.0001 2612 E PIONEER WY

TAXPAYER

CURRENT CONTRACT PURCHASER

TACOMA CITY PLANNING DEPARTMENT
 LAND USE ADMINISTRATION PERMIT REQUESTS

WET99-00005 Swan Creek

SHIPP DAVE T & PHYLLIS I
 2612 PIONEER WAY E
 TACOMA WA 98404

BRESLER BRETT E & M L HILLIARD
 2612 PIONEER WAY E
 TACOMA WA 98404

REF SECT TOWN RANGE	CITY	ASSESSOR NUMBER	LAND USE CODE	LAND VALUE	BUILDING VALUE	AREA IN ACRES	PARCEL ADDRESS
45 11 20 03	98404	16030385	4715024100	9600 \$ 16,300	\$ 0	0.0002	3539 E GRANDVIEW AV

CURRENT CONTRACT PURCHASER

TAXPAYER
 ROBERTSON PAULINE
 502 96TH ST E
 TACOMA WA 98445

ROBERTSON PAULINE
 502 E 96TH
 TACOMA, WA 98445

REF SECT TOWN RANGE	CITY	ASSESSOR NUMBER	LAND USE CODE	LAND VALUE	BUILDING VALUE	AREA IN ACRES	PARCEL ADDRESS
46 11 20 03	98421	16040055	320113077	1100 2 \$ 45,100	\$ 7,900	0.0002	2717 PIONEER WY E

CURRENT CONTRACT PURCHASER

TAXPAYER
 CITY OF TACOMA
 UTILITY SRVC ENGINEERING DI
 2201 PORTLAND AVE
 TACOMA WA 98402

CITY OF TACOMA
 PUBLIC WORKS
 747 MARKET ST STE 444
 TACOMA WA 98402

REF SECT TOWN RANGE	CITY	ASSESSOR NUMBER	LAND USE CODE	LAND VALUE	BUILDING VALUE	AREA IN ACRES	PARCEL ADDRESS
47 11 20 03	98443	16040045	320113075	9600 \$ 17,400	\$ 0	0.0002	2727 PIONEER WY E

CURRENT CONTRACT PURCHASER

TAXPAYER
 LINDSAY HAROLD & SHAELA
 5117 44TH AVE E
 TACOMA WA 98443

LINDSAY HAROLD & SHAELA
 5117 44TH AVE E
 TACOMA WA 98443

TACOMA CITY PLANNING DEPARTMENT

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LAND USE ADMINISTRATION PERMIT REQUESTS

WET99-00005 Swan Creek

FLOT	REF SECT	TOWN RANGE	CITY	ASSESSOR	LAND EXEMPT	LAND	BUILDING	AREA	PARCEL
			PARCEL	NUMBER	USE CODE	VALUE	VALUE	IN ACRES	ADDRESS

48	11	20	03	16040130	32013014	9666	\$ 500	\$ 0	0.0001	2618 PIONEER	HY E
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TAXPAYER CURRENT CONTRACT PURCHASER

BRESLER BRETT & MELISSA
 2618 PIONEER WAY E
 TACOMA WA 98404
 BRESLER JAMES E & LOIS
 2618 PIONEER WAY
 TACOMA, WA 98404

PLOT	REF SECT	TOWN RANGE	CITY	ASSESSOR	LAND EXEMPT	LAND	BUILDING	AREA	PARCEL
			PARCEL	NUMBER	USE CODE	VALUE	VALUE	IN ACRES	ADDRESS

49	11	20	03	16040125	32013038	9600	\$ 500	\$ 0	0.0001	3618 PIONEER	HY E
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TAXPAYER CURRENT CONTRACT PURCHASER

BRESLER BRETT & MELISSA
 2618 PIONEER WAY E
 TACOMA WA 98404
 BRESLER JAMES E & LOIS
 2618 PIONEER WAY
 TACOMA, WA 98404

PLOT	REF SECT	TOWN RANGE	CITY	ASSESSOR	LAND EXEMPT	LAND	BUILDING	AREA	PARCEL
			PARCEL	NUMBER	USE CODE	VALUE	VALUE	IN ACRES	ADDRESS

50	11	20	03	16030370	4715024	121 1101	\$ 25,800	\$ 63,200	0.0002	02618 E PIONEER	HY
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TAXPAYER CURRENT CONTRACT PURCHASER

BRESLER BRETT & MELISSA
 2618 PIONEER WAY E
 TACOMA WA 98404
 BRESLER JAMES E & LOIS
 2618 PIONEER WAY E
 TACOMA WA 98404

PLOT	REF SECT	TOWN RANGE	CITY	ASSESSOR	LAND EXEMPT	LAND	BUILDING	AREA	PARCEL
			PARCEL	NUMBER	USE CODE	VALUE	VALUE	IN ACRES	ADDRESS

TACOMA CITY PLANNING DEPARTMENT

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LAND USE ADMINISTRATION PERMIT REQUESTS

VET99-00005 Swan Creek

51 11 20 03 16030380 4715024090 9600 \$ 21,600 \$ 0 0.0002 3543 E GRANDVIEW AV

TAXPAYER

ROBERTSON PAULINE
 502 96TH ST E
 TACOMA WA 98445

CURRENT CONTRACT PURCHASER

ROBERTSON PAULINE
 502 E 96TH
 TACOMA, WA 98445

PLOT CITY ASSESSOR LAND EXEMPT LAND BUILDING AREA PARCEL
 REF SECT TOWN RANGE PARCEL USE CODE VALUE IN ACRES ADDRESS

52 11 20 03 16040120 320113003 9600 \$ 17,300 \$ 0 0.0002 2626 PIONEER WY E

TAXPAYER

SAXON EARL
 8603 WOODLAND AVE E
 PUYALLUP WA 98371

CURRENT CONTRACT PURCHASER

SAXON EARL
 8603 WOODLAND AVE
 PUYALLUP WA 98371

PLOT CITY ASSESSOR LAND EXEMPT LAND BUILDING AREA PARCEL
 REF SECT TOWN RANGE PARCEL USE CODE VALUE IN ACRES ADDRESS

53 11 20 03 16040115 320113028 9600 \$ 22,600 \$ 0 0.0002 2630 PIONEER WY E

TAXPAYER

SAXON EARL
 8603 WOODLAND AVE E
 PUYALLUP WA 98371

CURRENT CONTRACT PURCHASER

SAXON EARL
 8603 WOODLAND AVE
 PUYALLUP WA 98371

PLOT CITY ASSESSOR LAND EXEMPT LAND BUILDING AREA PARCEL
 REF SECT TOWN RANGE PARCEL USE CODE VALUE IN ACRES ADDRESS

54 11 20 03 16040040 320113067 5520 \$ 67,600 \$ 19,100 0.0002 2807 PIONEER WY E

TAXPAYER

SAXON EARL
 8603 WOODLAND AVE E
 PUYALLUP WA 98371

CURRENT CONTRACT PURCHASER

SAXON EARL
 8603 WOODLAND AVE
 PUYALLUP WA 98371

TACOMA CITY PLANNING DEPARTMENT

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LAND USE ADMINISTRATION PERMIT REQUESTS

WE199-00005 Swan Creek

LINDSAY HAROLD & SHAELA
 5117 44TH AVE E
 TACOMA WA

LINDSAY HAROLD & SHAELA
 5117 44TH AVE E
 TACOMA WA

98443

PLOT REF SECT TOWN RANGE CITY ASSESSOR LAND EXEMPT LAND BUILDING AREA PARCEL
 USE CODE VALUE IN ACRES VALUE IN ACRES ADDRESS

55 16040025 320117004 9600 \$ \$ 0.0002 3031 PIONEER WY E

TAXPAYER

CURRENT CONTRACT PURCHASER

PLOT REF SECT TOWN RANGE CITY ASSESSOR LAND EXEMPT LAND BUILDING AREA PARCEL
 USE CODE VALUE IN ACRES VALUE IN ACRES ADDRESS

56 11 20 03 16040110 320113016 6600 \$102,500 \$ 331,800 0.0002 2636 PIONEER WY E

TAXPAYER

CURRENT CONTRACT PURCHASER

LYLE KIM B & P R
 CLAY ART CENTER SDW2017
 2636 PIONEER WAY
 TACOMA WA 98404

PLOT REF SECT TOWN RANGE CITY ASSESSOR LAND EXEMPT LAND BUILDING AREA PARCEL
 USE CODE VALUE IN ACRES VALUE IN ACRES ADDRESS

57 11 20 03 16030640 4715024170 9610 \$ 9,400 \$ 0 0.0002 3565 E GRANDVIEW AV

TAXPAYER

CURRENT CONTRACT PURCHASER

SAXON L E D SAXON J SAXON
 8603 HOODLAND AVE E
 PUYALLUP WA 98371

98371

TACOMA CITY PLANNING DEPARTMENT

LAND USE ADMINISTRATION PERMIT REQUESTS

WET99-00005 Swan Creek

PLOT REF SECT TOWN RANGE	CITY PARCEL	ASSESSOR NUMBER	LAND USE CODE	EXEMPT VALUE	LAND VALUE	BUILDING VALUE	AREA IN ACRES	PARCEL ADDRESS	WY E
58 11 20 03	16040060	320113023	1101	\$ 15,500	\$ 2,800	0.0001	2717	PIONEER	WY E

TAXPAYER

CURRENT CONTRACT PURCHASER

HARRISON R RANDALL
 6426 18TH ST E
 FIFE WA 98424
 HARRISON R RANDALL & SUSAN
 1008 S YAKIMA
 TACOMA WA 98405

PLOT REF SECT TOWN RANGE	CITY PARCEL	ASSESSOR NUMBER	LAND USE CODE	EXEMPT VALUE	LAND VALUE	BUILDING VALUE	AREA IN ACRES	PARCEL ADDRESS	WY E
59 11 20 03	16040080	320113009	1101	\$ 25,000	\$ 26,800	0.0001	2702	PIONEER	WY E

TAXPAYER

CURRENT CONTRACT PURCHASER

HOLMAN MARGIE
 4519 HOLLY LN NW
 GIG HARBOR WA 98335
 HOLMAN MARGIE
 4519 HOLLY LN
 GIG HARBOR WA 98335

PLOT REF SECT TOWN RANGE	CITY PARCEL	ASSESSOR NUMBER	LAND USE CODE	EXEMPT VALUE	LAND VALUE	BUILDING VALUE	AREA IN ACRES	PARCEL ADDRESS	WY E
60 11 20 03	16040075	320113029	9700	\$ 18,500	\$ 0	0.0001	2714	PIONEER	WY E

TAXPAYER

CURRENT CONTRACT PURCHASER

HOLMAN MARGIE
 4519 HOLLY LN NW
 GIG HARBOR WA 98335
 HOLMAN MARGIE
 4519 HOLLY LN
 GIG HARBOR WA 98335

PLOT REF SECT TOWN RANGE	CITY PARCEL	ASSESSOR NUMBER	LAND USE CODE	EXEMPT VALUE	LAND VALUE	BUILDING VALUE	AREA IN ACRES	PARCEL ADDRESS	WY E
61 11 20 03	16040070	320113012	1197	\$ 1,400	\$ 0	0.0001	2710	PIONEER	WY E

TACOMA CITY PLANNING DEPARTMENT

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LAND USE ADMINISTRATION PERMIT REQUESTS

WET99-00005 Swan Creek

CURRENT CONTRACT PURCHASER

TAXPAYER
 HOLMAN MARGIE
 4519 HOLLY LN NW
 GIG HARBOR WA 98335
 98401

REF	SECT	TOWN	RANGE	CITY	PARCEL	ASSESSOR	LAND	EXEMPT	LAND	BUILDING	AREA	PARCEL	ADDRESS
NUMBER	USE	CODE	VALUE	VALUE	VALUE	IN	ACRES	2722	PIONEER	WY	E		
62	11	20	03	16040068	320113036	1101	\$ 35,800	\$ 147,700	0.0002	2722	PIONEER	WY	E

CURRENT CONTRACT PURCHASER

TAXPAYER
 SCHAUSS ALEXANDER G & LAURA A
 2722 PIONEER WAY E
 TACOMA WA 98404
 98401

REF	SECT	TOWN	RANGE	CITY	PARCEL	ASSESSOR	LAND	EXEMPT	LAND	BUILDING	AREA	PARCEL	ADDRESS
NUMBER	USE	CODE	VALUE	VALUE	VALUE	IN	ACRES	2730 <td>PIONEER</td> <td>WY</td> <td>E</td>	PIONEER	WY	E		
63	11	20	03	16040065	320113010	1101	\$ 24,900	\$ 23,100	0.0001	2730	PIONEER	WY	E

CURRENT CONTRACT PURCHASER

TAXPAYER
 METROPOLITAN PARK DISTRICT OF TAC
 4702 SO 19TH ST
 TACOMA WA 98405
 98405

REF	SECT	TOWN	RANGE	CITY	PARCEL	ASSESSOR	LAND	EXEMPT	LAND	BUILDING	AREA	PARCEL	ADDRESS
NUMBER	USE	CODE	VALUE	VALUE	VALUE	IN	ACRES	2806 <td>PIONEER</td> <td>WY</td> <td>E</td>	PIONEER	WY	E		
64	11	20	03	16040035	320113037	1101	\$ 27,700	\$ 65,000	0.0001	2806	PIONEER	WY	E

CURRENT CONTRACT PURCHASER

TAXPAYER
 BARKER STEVEN M
 BARKER STEVEN M

TACOMA CITY PLANNING DEPARTMENT
 LAND USE ADMINISTRATION PERMIT REQUESTS

WET99-00005 Swan Creek

4715 PIONEER WAY E 98443 4715 PIONEER WAY 98443
 TACOMA WA TACOMA WA

PLOT	REF SECT	TOWN	RANGE	CITY	PARCEL	ASSESSOR	LAND	EXEMPT	LAND	BUILDING	AREA	PARCEL
						NUMBER	USE	CODE	VALUE	VALUE	IN ACRES	ADDRESS
65	11	20	03	16040085	320113035	1101	\$	13,700	\$	40,100	0.0001	2708 PIONEER WY E

TAXPAYER CURRENT CONTRACT PURCHASER

PETERSON ORLYN G ETAL
 15217 42ND VE E
 TACOMA WA 98446
 PETERSON ORLYN G ETAL
 15217 42ND VE E
 TACOMA WA 98446

PLOT	REF SECT	TOWN	RANGE	CITY	PARCEL	ASSESSOR	LAND	EXEMPT	LAND	BUILDING	AREA	PARCEL
						NUMBER	USE	CODE	VALUE	VALUE	IN ACRES	ADDRESS
66	11	20	03	1604005	32013052	1101	\$	22,100	\$	51,200	0.0001	2634 PIONEER WY E

TAXPAYER CURRENT CONTRACT PURCHASER

YOUNG TRENT R
 PO BOX 832
 PUYALLUP WA 98371
 YOUNG TRENT R
 2634 E PIONEER WAY
 TACOMA WA 98404

PLOT	REF SECT	TOWN	RANGE	CITY	PARCEL	ASSESSOR	LAND	EXEMPT	LAND	BUILDING	AREA	PARCEL
						NUMBER	USE	CODE	VALUE	VALUE	IN ACRES	ADDRESS
67	11	20	03	16040100	320113051	1101	\$	18,100	\$	110,300	0.0001	2642 PIONEER WY E

TAXPAYER CURRENT CONTRACT PURCHASER

PATTERSON PATRICIA M
 2642 PIONEER WAY E
 TACOMA WA 98404
 PATTERSON PATRICIA M
 2642 PIONEER WAY E
 TACOMA WA 98404

PLOT ASSESSOR LAND EXEMPT LAND BUILDING AREA PARCEL

TACOMA CITY PLANNING DEPARTMENT
 LAND USE ADMINISTRATION PERMIT REQUESTS
 WET99-06005 Swan Creek

REF	SECT	TOWN	RANGE	PARCEL	NUMBER	USE	CODE	VALUE	VALUE	IN	ACRES	ADDRESS
68	11	20	03	1604090	320113034	1101	\$ 16,200	\$ 19,600	2710	0.0001	PIONEER	WY E

TAXPAYER CURRENT CONTRACT PURCHASER

LARSEN WALTER W SR
 30220 28TH AVE S
 ROY WA 98580

LARSEN WALTER W SR
 24518 34TH AVE CT E
 SPANAWAY WA 98387

PLOT	ASSESSOR	LAND	EXEMPT	LAND	BUILDING	AREA	PARCEL
REF	NUMBER	USE	CODE	VALUE	VALUE	IN	ADDRESS
69	11 20 03	1604030	320113013	1101	\$ 20,300	\$ 53,600	2814 PIONEER WY E

TAXPAYER CURRENT CONTRACT PURCHASER

PETERSON RICHARD A & LISA K
 2814 PIONEER WAY E
 TACOMA WA 98404

PETERSON RICHARD A & LISA K
 2814 PIONEER WAY E
 TACOMA WA 98404

PLOT	ASSESSOR	LAND	EXEMPT	LAND	BUILDING	AREA	PARCEL
REF	NUMBER	USE	CODE	VALUE	VALUE	IN	ADDRESS
70	11 20 03	1604095	320113033	1101	\$ 16,200	\$ 65,900	2712 PIONEER WY E

TAXPAYER CURRENT CONTRACT PURCHASER

LARSEN WALTER W SR
 30220 28TH AVE S
 ROY WA 98580

LARSEN WALTER W SR
 30220 28TH AVE S
 ROY WA 98580

PLOT	ASSESSOR	LAND	EXEMPT	LAND	BUILDING	AREA	PARCEL
REF	NUMBER	USE	CODE	VALUE	VALUE	IN	ADDRESS
71	14 20 03	15910030	320142023	9600 1	\$ 73,300	\$ 0.0002	SWAN CREEK DR



City of Tacoma

Office of the Land Use Administrator
Report And Decision

WETLAND DEVELOPMENT PERMIT APPLICATION OF: FILE NO.: WET 99-00005

Applicant:

William L. Pugh, P.E, Director
City of Tacoma Public Works Dept.
747 Market Street
Room 420
Tacoma, WA 98402

Authorized Agent:

John O'Loughlin
Public Works Dept., Sewer Utility
2201 Portland Avenue
Tacoma, WA 98421-2711

SUMMARY OF REQUEST:

The applicant is requesting a Wetland Development Permit for the restoration of a Type I stream (Swan Creek) and its riparian, and off-channel habitat, and the Type I Haire Wetland to enhance and restore habitat for juvenile salmonids originating in the Puyallup River System. Fish passage impediments will be eliminated and a direct linkage between the downstream Port mitigation area and the upstream watershed will be established. The project will be conducted in two phases. The first phase will involve excavation to increase wetland area and provide additional fish habitat as well as restoration through planting of native species and removal of invasive species. The second phase may include improving an existing connection between the Haire Wetland and Swan Creek for increased water circulation.

LOCATION:

The project site is located at 2700 Pioneer Way East, Tacoma, and partially located within Pierce County.

DECISION:

The Wetland Development Permit is approved subject to special conditions.

NOTE:

Appeal period closes September 7, 1999.

The effective date of approval for this request is September 8, 1999, provided no requests for reconsideration or appeals are timely filed as identified in APPEAL PROCEDURES of this report and decision.

For additional information concerning this land use permit please contact:

Karla Kluge
(253) 591-5773
Public Works Department, Building and Land Use Services
747 Market Street, Room 345
Tacoma, WA 98402
Email: kkluge@ci.tacoma.wa.us

REGULATIONS AND POLICIES THAT APPLY

A. Existing Conditions and Applicable Environmental Regulations and Evaluation:

Pursuant to the State's SEPA Rules (WAC 197-11) and the City's Environmental Code, the Director of Public Works issued a Determination of Environmental Nonsignificance (DNS) for this project on August 17, 1999 (See SEPA File Number SEP99-00038). The determination was based on review of the applicant's Environmental Checklist, a site survey, circulation of the DNS to agencies and departments with jurisdiction and other information on file with the Public Works Department. A copy of the determination and checklist are located in the City of Tacoma Department of Public Works' file.

The Swan Creek restoration project site is located on property bordering both sides of Swan Creek on Pioneer Way near the Puyallup River and the city of Tacoma jurisdictional limits. The property is approximately 12 acres in size and is comprised of four separate parcels owned by the City of Tacoma. The two primary physiographic features of the site area are Swan Creek and the wetland complex which dominates the Haire family parcel.

13.12.055 Timing of the SEPA process

(2)(a). A proposal exists when the responsible official is presented with an application or has a goal and is actively preparing to make a decision on one or more alternatives means of accomplishing that goal and the environmental effects can be meaningfully evaluated. The fact that proposals may require future City approvals or environmental review shall not preclude current consideration, as long as proposed future activities are specific enough to allow some evaluation of their probable environmental impacts.

B. Applicable policies of the of the City of Tacoma Environmental Policy Plan:

The wetlands and stream corridor section of the Environmental Policy Plan are contained in pages 61 through 67.

Wetlands/Stream Corridors

1. Background

Wetlands generally include small lakes, ponds, streams, wet meadows, shallow or deep marshes, bogs and swamps that are inundated or saturated by surface or ground water at a frequency and duration to support a prevalence of vegetation typically adapted for life in saturated soil conditions.

Wetlands are productive biological systems and are extremely important to the food chain. They also slow and store floodwaters, reduce shoreline erosion from wind and tidal action and help recharge groundwater supplies. Wetlands function naturally to improve water quality by filtering out sediments, using excess nutrients and breaking down some toxic chemicals. Wetlands are a scenic destination and contribute to a productive commercial and recreational fishery. They also provide important educational and research opportunities.

2. Intent

The City's intent with regard to wetlands, streams, and aquatic habitats is, in the short term, to prevent further net loss of wetlands, stream or aquatic habitat function and acreage and, in the long term, to achieve a measurable gain in wetlands, stream and aquatic habitat function and acreage. It is intended that regulations be developed which will preserve and protect the city's wetlands associated uplands and associated waters and the functions they provide. In addition, to meet the City's long-term goal, the City will review all development actions and ensure that unavoidable losses to habitat are appropriately mitigated, and promote voluntary habitat improvements through a variety of incentives.

Wetland value is determined by vegetation, physical geography and composition of substrate. While it is recognized that constructed wetlands provide wetlands' function, benefit and value, naturally occurring wetlands are generally judged as superior in functional value because of their greater biodiversity and are preferred. Therefore, naturally occurring wetlands that have greater functions and values are given a high priority for preservation.

5. Policy

The following policies support and strengthen the City's intent relative to wetlands.

Preservation of Wetlands

a. Strive to preserve and maintain desirable small bodies of water or wetlands such as holding ponds basins, creeks, stream corridors and marshes for open space, flood control, drainage, water quality, aquifer recharge and habitat purposes.

No Net Wetland Loss

b. Ensure that in the short term there is no net loss of wetlands function and acreage and, in the long term, there is a measurable gain of wetlands function and acreage.

C. Applicable Requirements of the Tacoma Municipal Code (TMC):

Tacoma Municipal Code Section 13.11, Critical Areas Preservation

13.11.030 SCOPE AND APPLICABILITY.

A. General: This chapter applies to any activity which would destroy the natural vegetation; result in a significant change in critical habitat, water temperature, physical, or chemical characteristics; or alter natural contours and/or substantially alter existing patterns of tidal, sediment, or storm water flow on any land which meets the classification standards for any critical area defined herein. Such activities include excavation, grading, filling, the removal of vegetation, and the construction, exterior alteration, or enlargement of any building or structure.

13.11.050 DEFINITIONS

11. "Endangered species" means a regional plant or animal species which is in danger of extinction throughout all or a significant portion of its range. Such animal species are designated by the Washington Department of wildlife pursuant to WAC 232-12 or United States Fish and Wildlife Service. Such plant species are designated by the Washington Department of Natural Resources, Washington Natural Heritage Program or United States Fish and Wildlife Service.

40. "Restoration" means improving, enhancing, and reestablishing a once viable and now degraded wetland or stream to a state in which its stability, functions, and values approach its unaltered state.

44. "Streams" means lands and waters contained within a channel which support hydrophytes and where the substrate is predominantly undrained hydric soils, nonsoil and/or is saturated with water or covered by water each growing season.

52. Wetlands: Areas that are inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include small lakes, ponds, streams, swamps, marshes, bogs, and similar areas. Wetlands do not include those artificial wetlands intentionally created from non-wetland sites, including but not limited to irrigation and drainage ditches, grass-lined swales, canals, detention facilities, farm ponds, and landscape amenities if routinely maintained for those purposes. However, wetlands do include those artificial wetlands intentionally created to mitigate conversion of wetlands.

13.11.140 CLASSIFICATION.

B. Streams shall be classified type I, II, III, IV and V in accordance with the Washington State water typing system set forth in WAC 222-16-030.

C. Wetlands shall be classified type I, II, III and IV, in accordance with the following criteria from the Washington State Wetlands Rating System for Western Washington developed by the Washington Department of Ecology. The Washington Department of Ecology has developed a methodology for rating wetlands under this rating system. That methodology shall be used in rating wetlands under this chapter. It is contained in Washington Department of Ecology Publication Number 93-74 (August 1993).

1. Type I wetlands are wetlands categorized as meeting one of the following;
 - a. Documented habitat recognized by Federal or State agencies for threatened or endangered species of plant or possibly extinct or extirpated plant, animal or fish;
 - b. Documented high-quality Natural Heritage wetland sites or high-quality native wetland communities which qualify as a Natural Heritage wetland site;
 - c. Documented habitat of regional (Pacific Coast) or national significance for migratory birds;
 - d. Regionally rare native wetland communities; or
 - e. Wetlands with irreplaceable ecological functions.

1. Type II wetlands are categorized as meeting one of the following:
 - a. Documented habitat for sensitive species of plant, animal or fish recognized by Federal or State agencies;
 - b. Wetlands with documented priority habitats or species recognized by State agencies;
 - c. Wetlands with significant functions which may not be adequately replicated through creation or restoration; or
 - d. Wetlands with significant habitat value greater than or equal to 22 points (freshwater wetlands).

1. Type III wetlands are defined as those wetlands that do not contain features outlined in type I, II, IV.
2. Type IV wetlands are defined as those hydrologically isolated wetlands that do not meet the criteria of a type I or II wetland and are:
 - a. Equal to or less than one acre in size, have only one wetland class and have only one dominant plant species (monotypic vegetation); or
 - b. Equal to or less than two acres in size, have only one wetland class and a predominance of exotic species.

13.11.150 REVIEW PROCESS

B. Wetland/Stream Applications. This chapter allows four types of wetland/stream applications. The Land Use Administrator issues decisions for each type of application consistent with Chapter 13.05. After the appeal period expires, the decision becomes the official permit for each project so a separate permit is not issued. All applications shall be consistent with all remaining sections of this chapter, such as Standards Section 13.11.230. Criteria for each type of wetland/stream application is specified below:

4. Wetland/Stream Development Permit. A Wetland/Stream Development decision will be issued where, in the opinion of the Land Use Administrator, the proposal may result in possible adverse impacts to the wetland or stream, or the applicant cannot meet the minimum buffer requirements as provided in Section 13.11.220. The applicant must:

a. Meet the criteria of one of three tests:

(1) No practicable alternatives, Section 13.11.240, or

(2) An extraordinary hardship, Section 13.11.250, or

(3) Public interest, Section 13.11.260; and

b. Provide mitigation as required in accordance with Section 13.11.260.

13.11.170 Permitted uses/activities.

The uses and activities listed below may be allowed on a site-specific basis, after consideration by the Land Use Administrator, to the extent they are not prohibited by any other ordinance or law. The work shall be conducted using best management practices to ensure that flow, circulation patterns, and chemical and biological

characteristics of the stream or wetland are not impaired. Any unavoidable adverse impact affecting the aquatic environment must be mitigated.

- A. Conservation or preservation of soil, water, vegetation, fish, shellfish and other wildlife;
- B. Outdoor passive recreational activities, including fishing, bird watching, walking or hiking trails and nonmotorized boating; or
- C. Education and scientific research. (Ord. 25060 § 1; passed Feb. 25, 1992.)

13.11.190 REGULATED USES/ACTIVITIES

Pursuant to the requirements of this chapter, a permit shall be obtained prior to undertaking any of the following activities within a wetland or stream and/or its adjacent associated buffer:

- B. Excavating, dredging or clearing soil, loam, peat, sand, gravel, rock, vegetation, trees or mineral substance;

- D. Any act which results in draining, flooding or disturbing the water level or table;

- F. Destroying or altering vegetation through clearing, harvesting, shading, pruning or planting vegetation that would alter the character of the site; and

- G. Any act or use which would destroy natural vegetation; result in significant change in water level, water temperature, physical or chemical characteristics of the wetland or stream; substantially alter existing pattern of tidal flow, obstruct the flow of sediment or alter the natural contours of a site. (Ord. 25060 § 1; passed Feb. 25, 1992.)

13.11.200 CONDITIONS

- A. The Land Use Administrator shall have the authority, in accordance with Chapter 13.05, to attach such conditions to the granting of any permit under this chapter deemed necessary to mitigate adverse impacts and carry out the provisions of this chapter. In addition, such conditions may include, but are not limited to, the following:

- 1. Limitations on minimum lot size;

2. Provisions for additional vegetative buffer zones depending on the intensity of use or activity;
3. Requirements that structures be elevated on piles, limited in size or located with additional setback requirements;
4. Dedication of utility easements;
5. Modification of waste disposal or water supply facilities;
6. Imposition of easement agreements or deed restrictions concerning future use and subdivision of lands;
7. Limitations of vegetation removal;
8. Setting minimum open space requirements;
9. Erosion control and storm water management measures, including restrictions on fill and other activities in the wetland or stream; and
10. Development of a plan involving the creation or enhancement of a stream corridor or wetland or restoration of a damaged or degraded stream corridor or wetland, to compensate for adverse impacts.

13.11.220 Buffers

A. General. A buffer zone shall be provided for all uses and activities adjacent to a wetland area or stream corridor to protect the integrity, function, and value of the wetland and stream. Buffers between regulated activities and wetlands or stream corridors are important because they help to stabilize soils, prevent erosion, act as filters for pollutants, enhance wildlife diversity, and support and protect wetland plants and wildlife. A permit may be granted if it has been demonstrated that no adverse impact to a wetland will occur and a minimum buffer width will be provided in accordance with this section. The buffer shall be measured from the upland edge of the wetland or stream and shall consist of an area of natural, enhanced or new native vegetation.

1. Wetlands. Wetland buffer widths shall be established as follows, based on wetland classification:

Type I	200 feet
Type II	100 feet
Type III	50 feet

Type IV 25 feet

2. Streams. Streams with riparian wetland habitats shall have the buffer widths which apply to their wetland classification or the following buffer widths, whichever is more restrictive.

a. Minimum buffer widths based on stream classification and the intensity of use and/or activity are:

(1) Type I streams: As set forth in Chapter 13.10, Shoreline Management, of the Official Code of the City of Tacoma, or the same as type II and III streams below, whichever is greater.

(2) Type II and III streams: A minimum 100-foot buffer.

(3) Type IV streams:

(a) Low impact uses with minimal human or structural activity such as passive recreation shall have a minimum 50-foot buffer.

(b) Higher impact uses with human or structural activity such as active recreation or residential, commercial and industrial uses or buildings shall have a minimum 100-foot buffer.

(4) Type V streams: A minimum 25-foot buffer.

13.11.230 STANDARDS

A. Wetlands.

1. Type I Wetlands. No regulated activities shall be permitted within the wetland boundary or buffer except where the applicant can demonstrate an extraordinary hardship in accordance with Section 13.11.250 hereof. However, those low-intensity uses or activities necessary for public access, educational or research purposes may be allowed within the wetland buffer if it can be demonstrated that there will be no adverse impact on the wetland ecosystem.

B. Stream Corridors.

1. Type I Streams. All proposed alterations of these areas shall be in accordance with Chapter 13.10, Shoreline Management, of the Official Code of the City of Tacoma, and all applicable State and Federal regulations. All proposed alterations in the riparian corridor of a type I stream shall be in accordance with the standards for the specific wetland type.

5. As part of stream enhancement, restoration or maintenance, the City may allow the removal of debris, sediment, vegetation or other things determined by the Land Use Administrator to be detrimental. In addition, permitted uses or activities as defined in Section 13.11.170 hereof may be permitted within the stream corridor buffer.

6. The Washington Departments of Wildlife and Fisheries have authority over all projects in State waters which impact fish. Construction in State waters is governed by Chapter 75.20 RCW, Construction Projects in State Waters. (Ord. 25060 § 1; passed Feb. 25, 1992.)

13.11.250 Extraordinary Hardship.

An extraordinary hardship exists when the standards of this chapter deny all reasonable economic use of the property. To demonstrate extraordinary hardship, the applicant must demonstrate all of the following:

A. There is no reasonable economic use or value with less impact on the wetland or stream;

B. There are no feasible on-site alternatives to the proposed activity or use (e.g., reduction in density or use intensity, scope or size, change in timing, phasing or implementation, layout revision or other site planning considerations) that would allow reasonable economic use with less adverse impact;

C. The proposed activity or use will be mitigated to the maximum practical extent and result in minimum feasible alteration or impairment of functional characteristics of the site, including contours, vegetation, fish and wildlife habitat, groundwater, surface water and hydrological conditions;

D. The proposed activity or use complies with all local, State, and Federal laws and will not jeopardize the continued existence of endangered, threatened, sensitive or priority habitat or species; and

E. The inability to derive reasonable economic use is not the result of actions by the applicant in segregating or dividing the property in a way that makes the property unable to be developed after the effective date of the ordinance codified in this chapter. (Ord. 25060 § 1; passed Feb. 25, 1992.)

Washington state Wetlands Rating System for Western Washington

In the Washington State Department of Ecology "Washington State DOE "Washington State Wetlands Rating system for Western Washington", second edition, the criteria for Category 1 Wetlands are found on pages 33-39. Criteria 1c: Fish Species states, in part, "The wetland contains documented occurrences of State or Federally listed

Threatened or Endangered fish species, or races of fish, managed by the Washington Department of Wildlife or the Washington Department of Fisheries.”

FINDINGS MADE BY ADMINISTRATOR

1. Project Description:

The applicant proposes to restore stream, riparian, and off-channel wetland habitat at the project site that includes areas in the City and Pierce County (See Attachment “B”). The improvements proposed are being provided pursuant to the City’s obligations under its agreement with National Resource Damage Assessment (WRDA) Trustees. The project action to be conducted within the City of Tacoma includes the removal of invasive vegetation and replanting of native trees, shrubs and herbaceous plants. The scope of work to be conducted within Pierce County encompasses a broad range of restoration work including excavation, revegetation, invasive plant removal, side channel construction from Swan Creek and water diversion. Project elements include the following and each element described below indicates whether the action will take place within the City, county or both. The portion of the project within Pierce County will be addressed through a separate Pierce County land use action.

i. **Restoration of freshwater and open water habitat (2.0 acres) on the former Walter parcel.**

Freshwater marsh and open water habitat would be created by excavating approximately eight feet of fill material from the former Walter property that lies within Pierce County (see Attachment “B”). The marsh would be connected via an open water channel to Swan Creek to allow access into the re-established open water/wetland habitat for juvenile salmonids and other aquatic species using Swan Creek. Large trees presently on site would be retained and island habitat would be designed to preserve these trees if biologically appropriate.

In Phase 2, a second channel may also be established connecting the restored wetland area to the Haire Wetland that lies in the City and in Pierce County to provide a flow through system during average or above average water conditions. The excavation work and hydrologic alterations will occur within the County.

ii. **Planting newly re-established riparian areas (0.7 acres) with native vegetation.**

Riparian planting will be conducted along the outer perimeter of the newly created wetland and along the stream banks to create better diversity and replace noxious invasive vegetation removed by hand during the restoration activities. Drip irrigation may be employed to provide water for the new plantings and soil amendments will be applied. The proposed species to be planted include a variety of native trees, shrubs

and emergent vegetation as listed in Swan Creek Stream Restoration Plan and Wetland Report (Restoration Plan), Table SC-1, page 12. The report is set forth in the Public Works Department File for this matter as Exhibit "A." The planting will take place on parcels located within the City and Pierce County.

iii. Planting hillslopes (3.1 acres) with native coniferous species.

The restoration of the hillside slopes are based upon establishing successional and shade-tolerant species that will in time grow and replace the deciduous species which now dominate the area. The planting plan will address the entire hillside area within the City and portions within Pierce County (See Attachment "B"). The proposed species to be planted include trees, shrubs and herbaceous plants listed in the Restoration Plan, Table SC-2, page 14 (see Exhibit "A").

iv. Evaluation of methodologies to improve 1100 feet of stream habitat throughout the project site, and implementation of recommended stream habitat improvement projects.

The City will evaluate restoration methodologies to restore the stream along two sections of the system. The first area is located within the City of Tacoma, adjacent to the railroad right of way, downstream of the Haire Wetland (see Attachment "B"). The creek flows directly against the railroad embankment and the feasibility of moving this reach of the stream away from tracks was evaluated. Due to constrictions and flow, moving the actual stream channel is not feasible and restoration is now focused on removal of invasive vegetation and replanting.

The second area is the stream channel along the length of the Haire Wetland where beaver dams have been recorded. Numerous beaver dams have been noted that would limit the access of juvenile salmon to areas upstream of the railroad reach, however, site evaluation may determine that the "beaver dams" are actually debris catches. The City of Tacoma will not remove beaver dams, or compromise beaver-placed structures, or limit the activity of beavers within the site. Further evaluation will be conducted concerning the beaver dams.

v. Construction of public access improvements at the project site.

The public access area will be a small bark chipped pathway extending from Pioneer Way to a turn-around point over-looking the re-established wetland on the former Walter parcel (see Attachment "B"). A kiosk with informational signage will be located along this pathway. The entire pathway and kiosk placement will occur within Pierce County.

iv. Provisions for monitoring and maintenance of the restoration project site.

A monitoring and maintenance program will be developed that addresses the restoration activities and may include coordination with the Port to conduct juvenile

salmon habitat utilization studies at the Port restoration area downstream and at the City restoration project site. Additionally, the City will solicit involvement by the Puyallup Tribe of Indians. Monitoring will include the collection of baseline data on site use by avian and mammalian species. Nesting improvements (islands, nest boxes) may be included in the project design within the Haire Wetland.

2. Location and Zoning:

The site is located at 2700 Pioneer Way East, Tacoma. The site is zoned "R-2" One-Family Dwelling District. The site is located in an area designated by the *Generalized Land Use Plan* as suitable for low intensity development.

3. Site and Existing Conditions:

The Swan Creek restoration project site is located on property bordering one or both sides of Swan Creek on Pioneer Way near the Puyallup River and the city of Tacoma jurisdictional limits. The property is approximately 12 acres in size and is comprised of four separate parcels owned by the City of Tacoma. The two primary physiographic features of the site area Swan Creek and the wetland complex that dominates the Haire family parcel.

The specific wetland type for the riparian area and the Haire Wetland has been identified as Type 1 due to the presence of Chinook salmon, a threatened species pursuant to the Endangered Species Act, being found within Swan Creek that runs into the wetland and provides access during high flow.

A Type 1 wetland riparian classification has been indicated due to verbal reports relayed by G. Grette, Pacific International Engineering to Utility Services that juvenile Chinook are found in Clear Creek above the mouth of Swan Creek. Furthermore, although specific assessments have not been completed, the fish passage up to the "beaver dams" appear to be suitable for juvenile fish and no fish limiting factors were identified that would limit juvenile salmonids, including Chinook, from entering these areas. The SEPA environmental checklist also indicates that juvenile salmonids utilize these areas to an unknown extent.

4. Surrounding Area and Uses:

Swan Creek, a Type I Stream, with the Haire Wetland, an adjacent Type I wetland, are bound on the north-northeast side by the Burlington Northern Santa Fe Railroad right-of-way. The project site is bound along its northwest and southern side by Pioneer Way East. The Port of Tacoma Habitat Restoration property is located to the north, between the subject site and River Road. A small commercial tobacco stand is located to the south of the project site, adjacent to Pioneer Way.

5. Site Visit:

The Land Use Administrator viewed the site on August 13, 1999.

6. Notification:

Written notice of the application has been mailed to all owners of property within 400 feet of the site, the neighborhood council and qualified neighborhood groups, and the Puyallup Tribe, allowing for at least 30 days of comment period. Public Notice was posted on the site within seven days of the start of the comment period. Public Comments received for this project indicated no objections to the proposal.

7. Concurrency:

The proposed project meets concurrency requirements.

8. Project Comments and Attachments:

The Pierce County Parks and Recreation Department requested clarification on the intent of the property purchase. The property was purchased for wildlife habitat and open space preservation. However, there was a concern that the property would later be developed into a regional storm drainage pond. Utility Services have stated that the property will not be developed into a storm drainage pond and deed restrictions have been placed on the parcels that are now owned by the City of Tacoma.

Through telephone conversations with Public Works Department staff, Don Nauer of the Washington Department of Fish and Wildlife noted that his agency will need additional information on flow rates and volume to process their Hydraulic Project Approval (HPA) permit and provide final determination on the feasibility of phase 2 which involves an additional connection between the wetland and the stream.

Attachments include:

- Attachment "A" Vicinity Map
 - Attachment "B" Site Plan
 - Attachment "C" Cross Sectional View
 - Attachment "D" Phase 2 Recommended Improvements to the Conceptual Design
 - Attachment "E" Comments from Grant Griffin, Pierce County Parks and Recreation
-
- Exhibit "A" Phase 1 Swan Creek Stream Restoration Project Plan-(see Public Works Department File #WET99-00005)

Responses from other departments and agencies regarding this proposal:

- | | |
|--|---------------|
| Public Works Department | No Objections |
| Tacoma Public Utility/Light Division | No Comments |
| Tacoma Public Utility/Water Division | No Objections |
| Tacoma Fire Department (Carl Anderson) | No Objections |

Tacoma Police Department, Operations Commander	No Response
Human Rights Department	No Response
Planning & Development Services Dept.	No Response
Metropolitan Park District	No Response
Pierce Transit, Attn: John Hubbard	No Response
US West Communications,-Attn: Land Eng. Clerk	No Response
Puget Sound Energy, Attn:-Andy Markos	No Objections
Neighborhood Planning member – Mike Smith	No Response
Washington Dept. Of Ecology Envir. Review Section	No Response
Department of Fish and Wildlife,-Attn: Dave Knutson	No Response
Environmental Protection Agency - Attn: Christina Ngo	No Response
Puget Sound Air Pollution Control Agency	No Response
Tacoma/Pierce County Health Department	No Objections
U.S, Fish and Wildlife Service-Attn: Jeff Krausman	No Response
U.S. Army Corps of Engineers	No Response
The Tahoma Audubon Society-Attn: Thelma Gilmur	No Response
Puyallup Indian Tribe, Land Use Dept. John Lamb	No Response
Eastside Community Citizens Org.-Attn: Paul O. Mack	No Response

9. Applicants' Justification:

The project is regulated by the City of Tacoma Municipal Code Chapter 13.11 (Critical Areas Preservation Ordinance). This chapter allows disturbance of a Type I wetland or buffer if the extraordinary hardship test is met. An extraordinary hardship exists when the standards of this chapter deny all reasonable economic use of the property. To demonstrate extraordinary hardship, the applicant has supplied justification for the action and the following is a summary of the argument provided.

The property has a reasonable value to the City of Tacoma in that it helps satisfy Utility Services obligations under the NRDA requirements. The project will not fill or degrade the wetland, stream, or their buffers and has a decidedly positive impact on the stream and wetland. No other use would have less impact on the wetland and stream and conducting the project elsewhere is not an option because there is no similar site in the City of Tacoma. Planting of vegetation and invasive removal will be done by hand without the use of heavy equipment where practicable. The project will result in greater salmonid and wildlife habitat. The project is overseen and directed by the NRDA trustees that include tribal, state and federal resource agencies. Therefore, all local, State and Federal laws will be observed. No subdivision of property was conducted to evade the extraordinary hardship section of the Critical Areas Preservation Ordinance.

10. Applicable provisions of the *Tacoma Municipal Code (TMC)*:

Under *TMC* Section 13.11.150, a Wetland/Stream Development Permit is issued where, in the opinion of the Land Use Administrator, the proposal may result in possible adverse impacts to the wetland or stream, or the applicant cannot meet the minimum buffer requirements. The project proposal includes various actions conducted within

the wetland, stream and their buffers, acknowledging that the actions proposed are all beneficial to the long-term sustainability and health of the system. Under *TMC* Section 13.11.170, permitted uses/activities, the act of preservation of natural wildlife habitats is permitted with appropriate review. Physical modifications within these natural areas, including short-term construction impacts, require a Wetland Development Permit.

The request must also be found consistent with the criteria set forth in *TMC* Section 13.11.250.

11. Conclusions Adopted As Findings:

Any Conclusion of Law hereinafter stated which may be deemed a Finding of Fact herein is hereby adopted as such.

CONCLUSIONS

1. Jurisdiction:

The Land Use Administrator has jurisdiction over this application pursuant to *TMC* Sections 13.05.030 and 13.11.150. Additionally, the Administrator has the authority to attach conditions as deemed necessary to mitigate adverse impacts pursuant to *TMC* Sections 13.05.040 and 13.11.200.

2. Burden of Proof:

The applicant bears the burden of proof to demonstrate the proposal is consistent with the provisions of the *TMC*, the applicable provisions of the City's comprehensive land use plans, and other applicable ordinances of the City.

3. Consistency with Policies and Regulations:

This Wetland Development Permit application has been reviewed for consistency with the applicable sections of the *TMC* and the *Environmental Policy Plan (EPP)*-Critical Areas and Natural Resources Lands Element. The *EPP* is an adopted element of the City's *Land Use Management Plan*. The following is an analysis of the criteria necessary to be met for the approval of a wetland development set forth in *TMC* Section 13.11.150.

The Administrator concludes that the request is consistent with the criteria set forth in *TMC* Section 13.11.250 for demonstrating that an extraordinary hardship would exist with regard to the subject site if strict compliance with the standards of the code were required. In this regard, there is no reasonable economic use or value with less impact on the subject wetland and stream than the proposal addressed herein. The applicant's project would result in a net benefit to the wetland and stream systems and would provide for improved habitat opportunities to the terrestrial and aquatic species that utilize the systems.

Further, there are no feasible on-site alternatives to the proposed activity or use. The project involves habitat restoration activities that can only succeed if they are conducted on the site as proposed. No adverse impacts are anticipated with this proposal and no additional storm water will be generated. If properly conditioned, all impacts related to the proposal will be properly mitigated, and it will comply with all other state and federal laws applicable to the project.

Lastly, the extraordinary hardship demonstrated with regard to the request is not a result of actions by the applicant related to the segregation of the property. On the contrary, the applicant has demonstrated through the proposal that it is attempting to improve the natural systems located on the subject site in a manner that will benefit the overall ecosystem and blend seamlessly with other habitat improvement projects previously conducted in the area.

The Land Use Administrator concludes that, if properly conditioned, the proposal is consistent with the criteria for the protection of wetlands in the Critical Areas Preservation Ordinance Chapter 13.11 of the *TMC*. The result of the proposed activity would be no net loss of stream and wetland functions or values.

4. Special Conditions:

1. The applicant must submit a planting plan for the property located within the City of Tacoma's jurisdictional limits for the approval of the Environmental Program Coordinator prior to any work conducted on-site. The planting plan must specify plant species, types, quantities, locations, sizes, and spacing, the planting season or timing; watering schedule; nutrient requirements for planting and, where appropriate, measures to protect plants from destruction. A complete planting plan of the entire area will be required to review consistency in the character of the area as permits are also required for the adjacent jurisdiction in Pierce County.

2. The applicant must submit a scaled project plan indicating the proposed construction location of each planned restoration element and sequence of construction phases as they relate to both Pierce County and the City of Tacoma properties. The scaled plan must be consistent with the Phase 1: Swan Creek Restoration Project Plan, and the Phase 2: Recommended Improvements to the Conceptual Design. The final plan must be approved by the Environmental Program Coordinator prior to commencement of planting.

3. The applicant must provide Notice on Title of property as required by 13.11.060;

In addition to provisions of Chapter 13.05, the owner of any property upon which approval under Title 13, Land Use Regulatory Code, or Chapter 2.02, Building Code, of the Official Code of the City of Tacoma is sought, with a critical area or critical area buffer verified on site through an assessment, delineation, or permit application, shall record with the Pierce County Auditor a notice of presence of the critical area and/or buffer. Such recording shall contain notice of the critical area and/or buffer and the applicability of this chapter to said property. Such notification shall be in a form as

specified by the Public Works Department, Building and Land Use Services Division. The notice shall be notarized and the applicant must submit proof that the notice has been legally recorded before the final approval for development is issued. The notice shall run with the land and failure to record such notice shall be in violation of this chapter.

Usual Conditions:

A. The decision set forth herein is based upon representations made and information submitted, including development plans and proposals, submitted to the Land Use Administrator. Any substantial change(s) or deviation(s) in such development plans, proposals, or conditions of approval imposed shall be subject to the approval of the Land Use Administrator, and may require additional permitting and public notification and comment.

B. The authorization(s) granted herein is/are subject to all applicable federal, state and local laws, regulations, and ordinances. Compliance with such laws, regulations, and ordinances are conditions precedent to the approvals granted and are continuing requirements of such approvals. By accepting this/these approvals, the applicant represents that the developments and activities allowed will comply with such laws, regulations and ordinances. If, during the term of the approvals granted, the developments and activities permitted do not comply with such laws, regulations or ordinances, the applicant agrees to promptly bring such developments or activities into compliance.

C. The permit shall become void after a period of five (5) years after the effective date of approval in the event no substantial construction has taken place in accordance with the plans for which the permit has been authorized. The referred to expiration provision may be waived or the time period for the expiration extended upon timely application in accordance with the requirements set forth in Section 13.05.070 of the *Tacoma Municipal Code*.

5. Findings Adopted as Conclusions:

Any finding hereinafter stated which may be deemed a conclusion is hereby adopted as such.

DECISION:

FILE NO: WET99-00005

The Wetland Development Permit, as described herein, is approved subject to the special conditions set forth in Conclusion 4 above.

ORDERED this 24th day of August, 1999



Peter Katich
LAND USE ADMINISTRATOR

The effective date of approval for this request is September 8, 1999, provided no requests for reconsideration or appeals are timely filed.

FULL DECISION TRANSMITTED this 24th day of August, 1999 to the following:

William L. Pugh, P.E., 747 Market Street, Room 420, Tacoma, WA 98402.
John F. O'Loughlin, 2201 Portland Ave. Tacoma, WA 98421-2711
David Molenaar, WA Dept. of Fish and Wildlife, MS 43200, 600 Capitol Way North, Olympia, WA 98501-1091
Don Nauer, WA Dept. of Fish and Wildlife, 3808 122nd Ave. East, Edgewood, WA 98372

SUMMARY OF DECISION TRANSMITTED this 24th day of August, 1999 to the following:

All property owners with 400 feet of the subject site
Public Works Department
Tacoma Public Utility/Light Division
Tacoma Public Utility/Engineering Division
Tacoma Fire Department (Carl Anderson)
Tacoma Police Department, Operations Commander
Human Rights Department
Planning & Development Services Dept.
Metropolitan Park District
Pierce Transit, Attn: John Hubbard
US West Communications, -Attn: Land Eng. Clerk
Puget Sound Energy, Attn:-Andy Markos
New Tacoma (CBD/PORT) Neighborhood Council, Donna Stenger
Washington Dept. Of Ecology Envir. Review Section
Environmental Protection Agency - Attn: Christina Ngo
Puget Sound Air Pollution Control Agency
Tacoma/Pierce County Health Department

U.S, Fish and Wildlife Service-Attn: Jeff Krausman
Puyallup Indian Tribe, Land Use Department-Attn: Sally McMaster
The Tahoma Audubon Society, Thelma T. Gilmur, 2601 - 70th Avenue West, Tacoma,
WA 98466-5430
Jack Gossett, Seattle District Corps of Engineers, PO Box 3755, Seattle, WA 98124-
2255
Leslie Ann Rose, Citizens for a Healthy Bay, 917 Pacific Avenue, Suite 406, Tacoma
WA, 98402

APPEAL PROCEDURES

RECONSIDERATION:

Any person having standing under the ordinance governing this application and feeling that the decision of the Administrator is based on errors of procedure or fact may make a written request for review by the Administrator within fourteen (14) days of the issuance of the written order. This request shall set forth the alleged errors, and the Administrator may, after further review, take such further actions as deemed proper, and may render a revised decision. A request for RECONSIDERATION of the Land Use Administrator's decision in this matter must be filed in writing with the Building and Land Use Services Division, Room 345, Third Floor, Tacoma Municipal Building, 747 Market Street, Tacoma, WA 98402, on or before September 7, 1999.

APPEAL TO HEARING EXAMINER:

Any decision of the Land Use Administrator may be appealed by any aggrieved person or entity as defined in Section 13.05.050 of the *Tacoma Municipal Code*, within fourteen (14) days of the issuance of this decision, or within seven (7) days of the date of issuance of the Administrator's decision on a reconsideration, to appeal the decision to the Hearing Examiner.

An appeal to the Hearing Examiner is initiated by filing a Notice of Appeal accompanied by the required filing fee. Filing of the appeal shall not be complete until both the Notice of Appeal and required filing fee have been received. The Notice of Appeal must be in writing and shall contain the following:

- (1) A brief statement showing how the appellant is aggrieved or adversely affected.
- (2) A statement of the grounds for the appeal, explaining why the appellant believes the administrative decision is wrong.
- (3) The requested relief, such as reversal or modification of the decision.
- (4) The signature, mailing address and telephone number of the appellant and any representative of the appellant.

An APPEAL of the Land Use Administrator's decision in this matter must be filed with the Hearing Examiner's Office, Seventh Floor, Tacoma Municipal Building, on or before September 7, 1999 together with a fee of **\$200.00**. THE FEE SHALL BE REFUNDED TO THE APPELLANT SHOULD THE APPELLANT PREVAIL. (Pursuant to Section 2.09.020 of the *Tacoma Municipal Code*, fees for appeals shall be waived for qualifying senior citizens and persons who are permanently handicapped who are eligible for tax exemption because of financial status.)

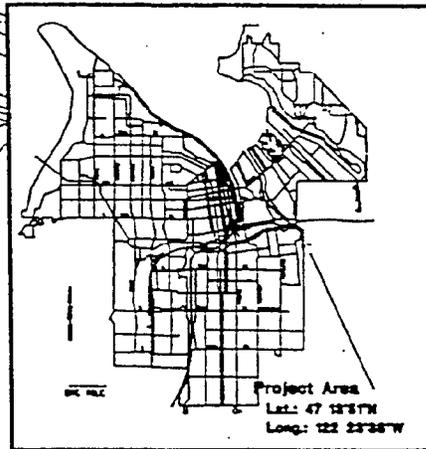
APPEAL OF ENVIRONMENTAL DETERMINATION:

The environmental determination for this proposal was made in accordance with the requirements of the State Environmental Policy Act and the Tacoma Municipal Code Section 13.12, and is on file with the City of Tacoma Building and Land Use Services Division. You may appeal this determination on or before September 7, 1999. Appeals may be filed at the SEPA public information center, Tacoma Municipal Building, 3rd Floor, 747 Market Street, Tacoma, WA 98402 by filing a notice of appeal, the contents of the appeal as outlined in Section 13.12.680 of the *Tacoma Municipal Code* and a \$200 filing fee.

Figure 1 Vicinity Map Swan Creek Restoration Project

Directions to Site:

Traveling SE on River Road from the intersection with Portland Avenue, turn south on Pioneer Way East. Travel approximately 1,800 feet to northern edge of restoration



scale: 1"=500'

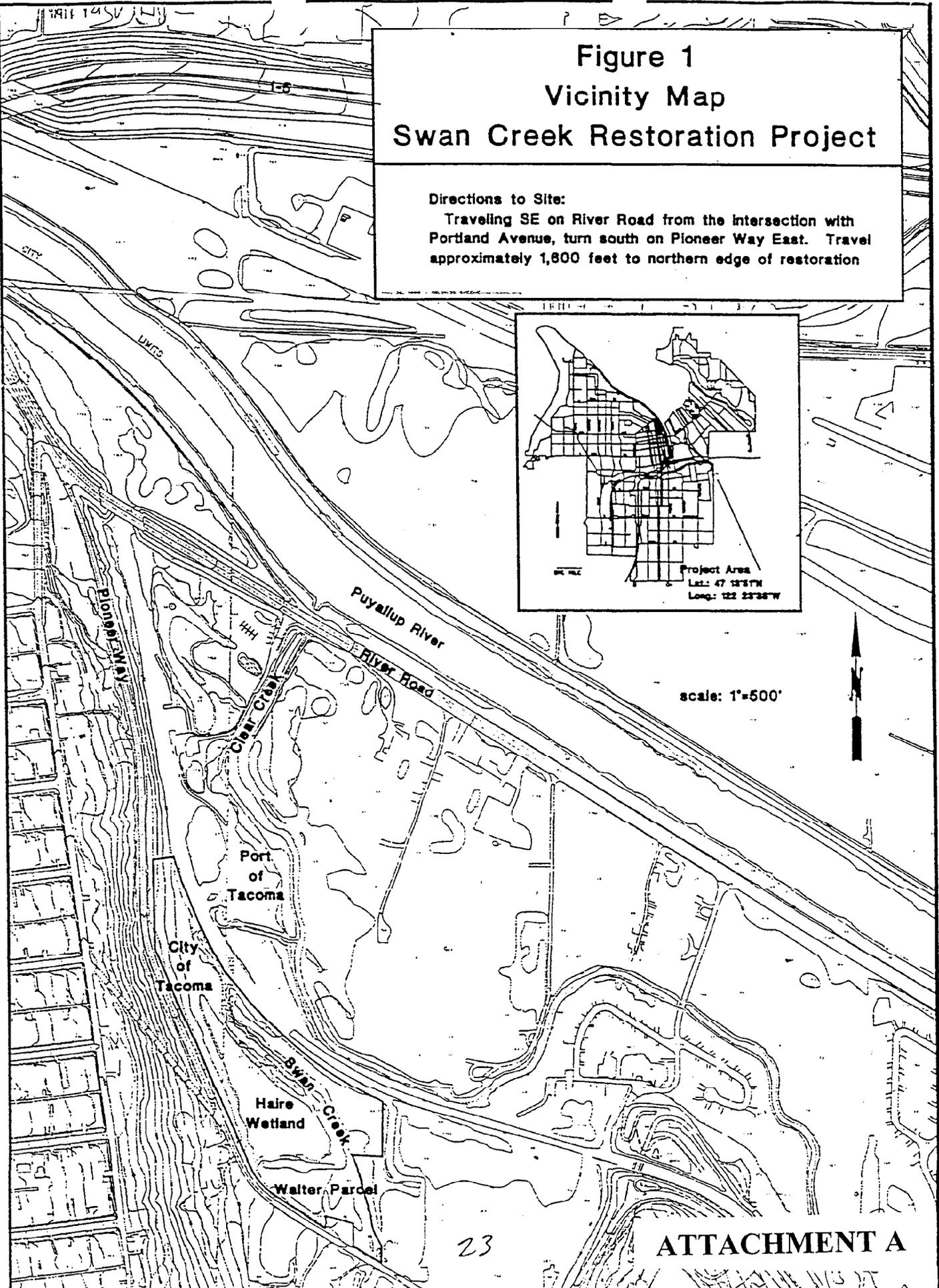
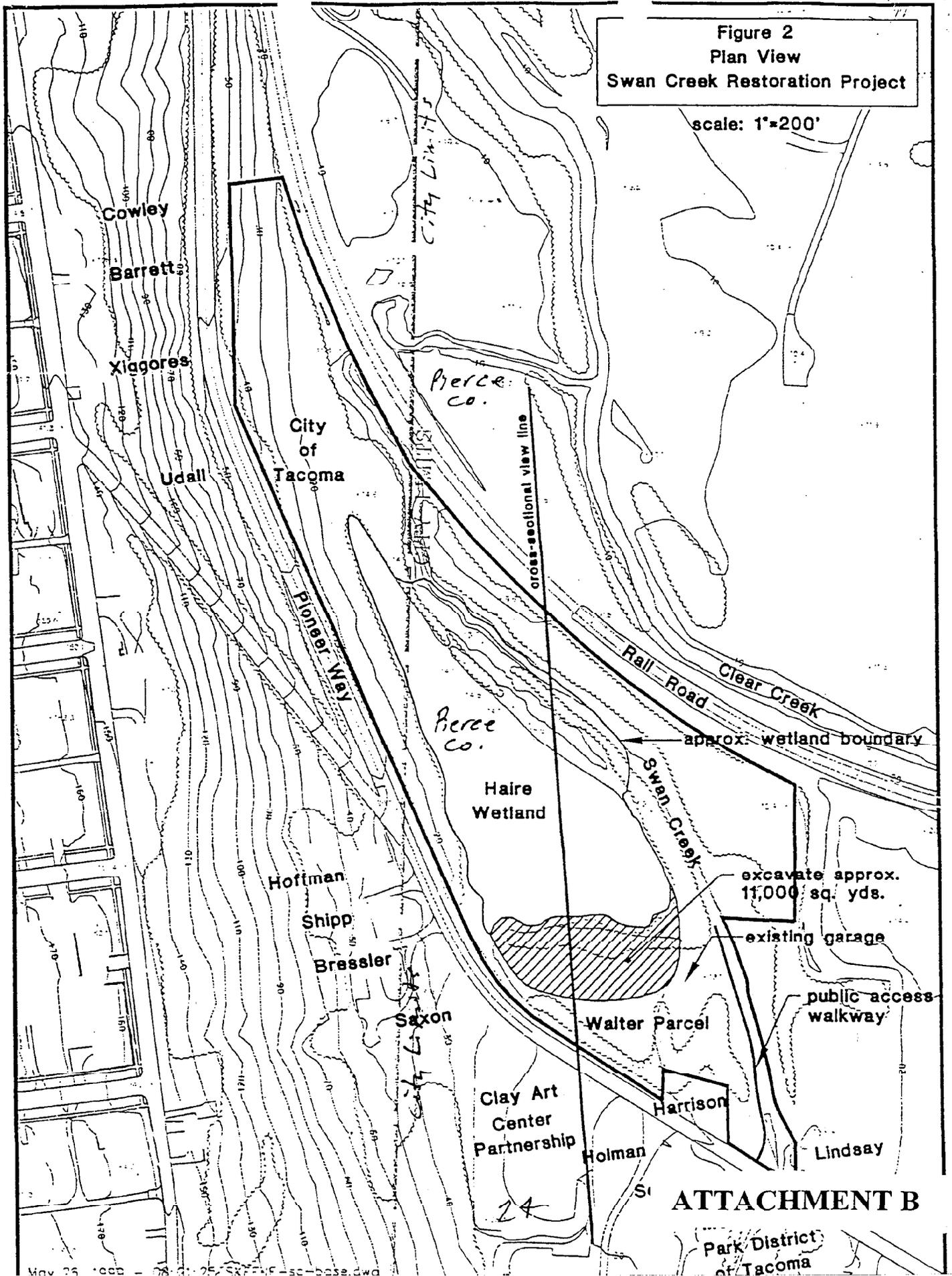


Figure 2
Plan View
Swan Creek Restoration Project

scale: 1"=200'



ATTACHMENT B

Park District
of Tacoma

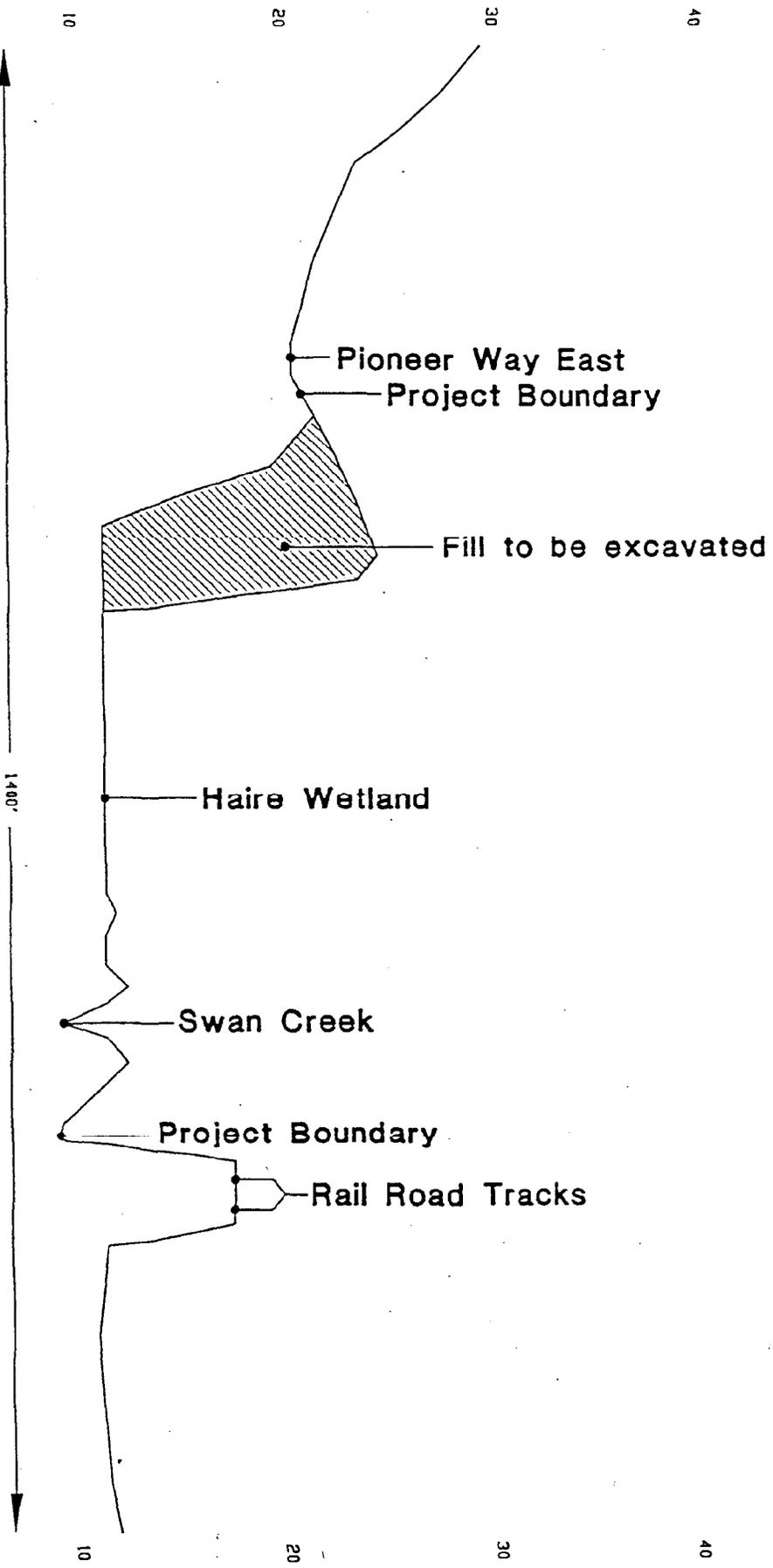


Figure 3
Cross Sectional View
Swan Creek Restoration Project

scale: 1"=150' H
 1"=7.5' V

note: vertical datum is NGVD29

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June 1, 1999

Mr. John O'Loughlin,
Environmental Field Supervisor
City of Tacoma, Public Works Department
2201 Portland Avenue
Tacoma, WA 98421-2711

**Swan Creek Stream Restoration Project
Recommended Improvements to the Conceptual Design**

Dear John:

As we discussed during preliminary project planning meetings for Swan Creek, we are recommending minor modifications to the conceptual design. We are initiating these changes *entirely because we believe these changes will improve the performance and ecological benefits* provided by the design without substantially changing the cost of design and construction. We understand that the Board of Trustees must approve any changes to the conceptual design, and we have prepared the following explanation and the attached sketch to illustrate the proposed changes and the ecological benefits they will provide.

The proposed changes to the original conceptual design involve connecting and integrating the Haire wetland with the other elements of the project in a way that causes water to flow through both the existing and proposed wetlands. By establishing better connectivity between components of the system, we will allow fish access to existing habitat that is currently isolated from Swan Creek. Improvements that encourage better water circulation through the wetland will also improve and maintain good water quality conditions within suitable off-channel habitat.

The specific changes to the conceptual design are shown on the attached sketch. Where the original conceptual design included a single two-way channel between the proposed wetland and Swan Creek, we propose adding a channel flowing out of the proposed wetland into the Haire wetland. During preliminary field reconnaissance, we observed that the hydraulic connection between the Haire wetland and Swan Creek allows fish passage only during high flow events. We propose to modify the outlet from the Haire wetland to allow fish to move freely between Swan Creek and the Haire wetland. The two proposed changes together will create a flow-through

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ATTACHMENT D

Mr. John O'Loughlin
June 1, 1999
page 2

system parallel to Swan Creek that incorporates the off-channel habitat of Haire wetland and the proposed wetland.

To ensure that fish stranding does not occur within the Haire wetland, we will design the inlet and outlet to maintain flow through the wetland sufficient to maintain fish passage at both the inlet and outlet. The design will include an adjustable flow-splitting device at the upstream end of project. The adaptive management plan will include guidelines for adjusting the flow splitter in anticipation of seasonal changes in hydrologic conditions to balance flow within Swan Creek and within the parallel wetland system.

We believe these simple changes will improve the performance and ecological benefit provided by the project without affecting the design and construction costs. If you have any questions regarding the recommendations included within this letter, please call me at (425) 775-4682. Similarly, if the Board of Trustees has concerns about allowing these changes, I am happy to field their questions, or meet to discuss the proposed modifications in more detail. If the Board of Trustees objects to the proposed changes, we are prepared to provide design drawings consistent with the original conceptual design. Please contact me after you have reviewed these recommendations, and we will discuss our next steps towards completing the design process.

Sincerely,
Pentec Environmental, Inc.



D. Shane Cherry
Geomorphologist

DSC/ds
Attachment

cc: Todd Thornberg, Hart Crowser, Inc.
Jeff Fisher, Pentec Environmental, Inc.
Jon Houghton, Pentec Environmental, Inc.

PIERCE COUNTY PARKS AND RECREATION
9112 Lakewood Dr SW, Suite 121 * Lakewood, WA 98499-3998 * 253-798-4049, FAX 253-582-7461

June 16, 1999

MEMORANDUM

TO: Roger Miener

FROM: Grant Griffin

SUBJECT: Memorandum of Conversation – Conservation Futures and Storm Water Improvements

As we discussed today, the Technical Advisory Committee (TAC) is currently reviewing the 1999 nominations for Conservation Futures purchase. They raised a question; Can Conservation Futures funds be used to acquire property that will later be developed into a regional storm water drainage pond?

We reviewed your October 1992 discussion with the Citizens Advisory Board (CAB). In this discussion, the CAB was reminded that the intent of the Conservation Futures program is the preservation of open space and wildlife habitat. The Conservation Futures program and funds can not be viewed as a source of funds for active parks. Again, the funds are restricted to the purchase of interests in real property that preserve open space and wildlife habitat. With this in mind we discussed the question raised by the TAC. We concluded that naturally occurring wetland areas provide values that are consistent with the intent of the program. The values include wildlife habitat and open space. In addition, wetland areas serve an ecological function of receiving storm water flows. The wetlands provide storage and filtration of the storm flows and a slow release of the water into the surrounding area.

This fund can not be viewed as a source of funds for such public works projects as active parks or storm drainage projects. Rather, the fund must be used to further the intent, which is to preserve open space and wildlife habitat. If the dominate and overwhelming purpose of the acquisition is the preservation of wetland and wildlife habitat; or the enhancement of existing wetland and wildlife habitat and receiving storm water flows is a necessary part of and needed by the habitat and wildlife, than the intent is being fulfilled. The accent has to be on the open space and wildlife habitat aspects of the acquisition for it to fit with the intent of the program.

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ATTACHMENT E

CONSERVATION FUTURES COVENANTS

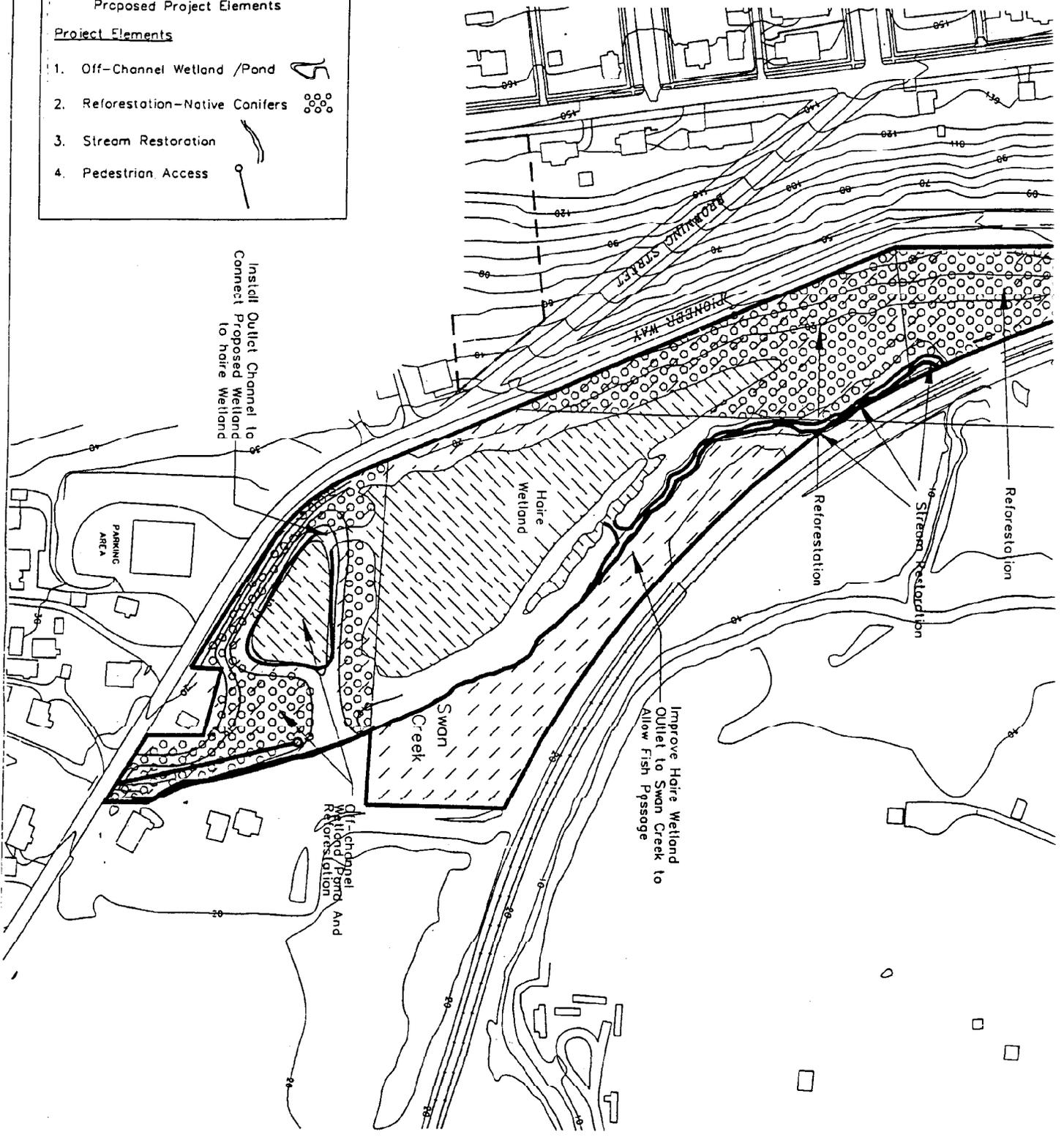
In consideration of the Public Monies used in whole or part to acquire title to these lands, these Covenants shall run upon these lands in perpetuity and in fulfillment of the requirements necessary to protect, preserve, maintain, improve, restore, limit the future use of, or otherwise conserve wildlife habitat areas, farm, agricultural, and timber lands for the public use and enjoyment. Whomever shall be the steward and title holder of these lands shall not make or permit any use of these lands which is inconsistent with the requirements necessary to protect, preserve, maintain, improve, restore, limit the future use of, or otherwise conserve wildlife habitat areas, farm, agricultural, and timber lands for the public use and enjoyment. Further, whomever shall be the steward and title holder of these lands shall operate and maintain this property as follows:

1. The property and any improvements to the property shall be kept safe and clean.
2. Any sanitation and sanitary facilities present on the property shall be maintained in accordance with applicable state and local public health standards.
3. Any plans for improvements to these lands shall be reviewed and approval given by Pierce County or its successors to assure compliance these Covenants. This does not apply to routine maintenance. Improvements include but are not limited to picnic tables, viewpoints, rest areas, docks, benches, boat launches, restrooms, and parking lots. Work shall not commence without written approval from Pierce County or its successors.
4. Proposals for leases, easements, rights-of-way, and/or other conditions or restrictions, which could potentially limit the use of or alter the character of these lands, shall be reviewed and approved by Pierce County or its successor for compliance and consistency with these Covenants.
5. These lands shall be kept open for public use at reasonable hours and times of year.
6. These lands shall be open for the use of all segments of the public without restriction because of the race, creed, color, gender, religion, national origin or residence of the user.
7. Roads, trails, tables, benches, and other improvements shall be kept in reasonable repair throughout their estimated lifetime, so as to prevent undue deterioration that would discourage public use.
8. These lands shall be operated and maintained in accordance with all applicable federal, state, and local laws and regulations.
9. User or other types of fees may be charged in connection with areas that are the subject of these Covenants, provided that the fees and charges are commensurate with the value of recreation services or opportunities furnished and are within the prevailing range of public fees and charges within the state for the particular activity involved.
10. These lands shall not be assignable in whole or in part without the express written consent of Pierce County or its successor.

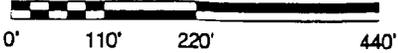
Figure SC-4
 SITE PLAN
 Swan Creek Restoration Project
 Proposed Project Elements

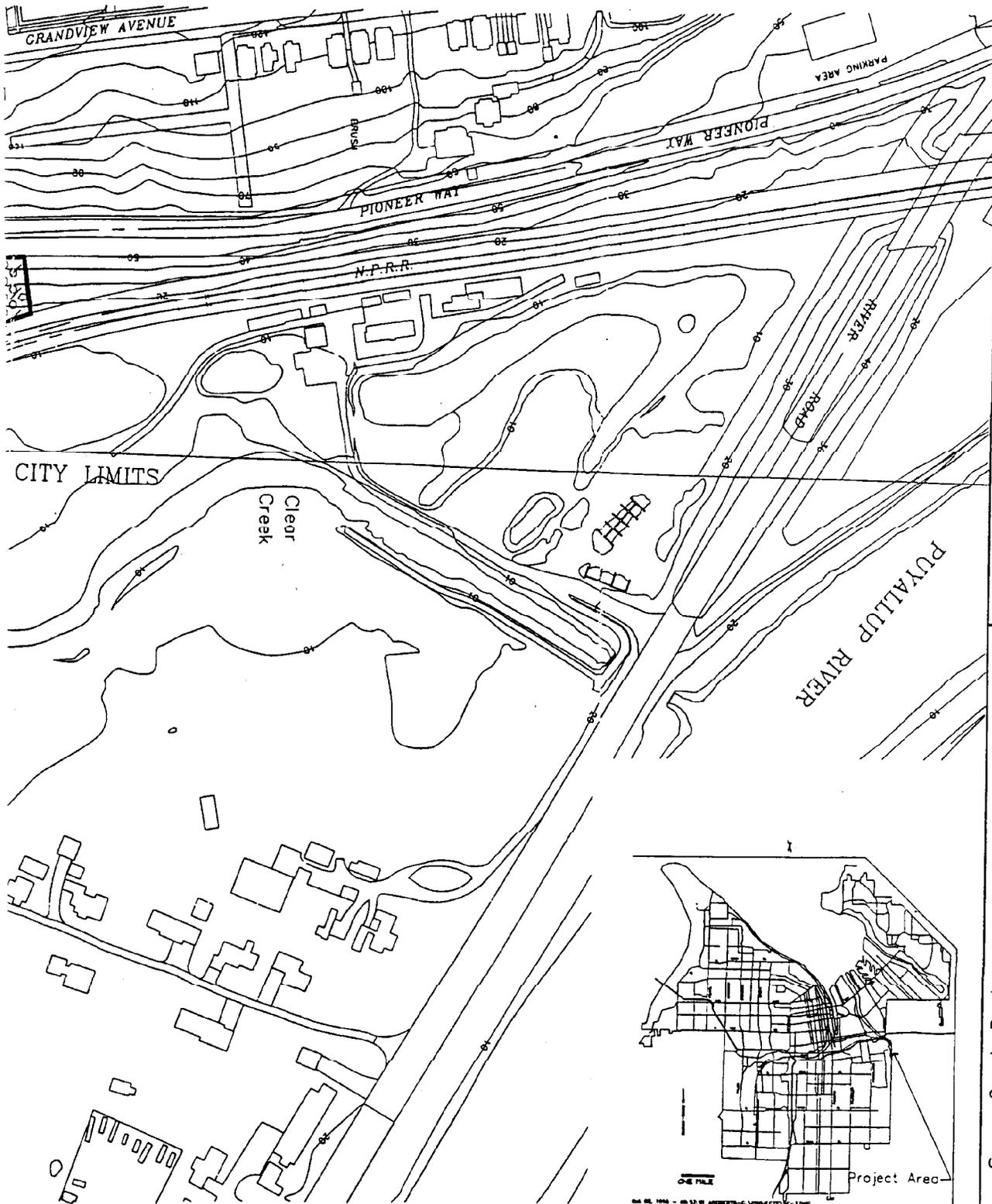
Project Elements

- 1. Off-Channel Wetland / Pond 
- 2. Reforestation-Native Conifers 
- 3. Stream Restoration 
- 4. Pedestrian Access 



APPROXIMATE SCALE IN FEET





Concept Plan Provided by City of Tacoma

Swan Creek Restoration Concept Plan
 Tacoma, Washington
 City of Tacoma

03/23/99 SC-3.DWG



WBS

Determination Of Environmental Nonsignificance

Craig Sivley

SEPA File Number: SEP99-00038

Related File Numbers: WET99-00005

TO: All Departments and Agencies with Jurisdiction

SUBJECT: Determination of Environmental Nonsignificance

In accordance with WAC 197-11-340, a copy of the Determination of Environmental Nonsignificance for the project described below is transmitted:

Applicant: Craig Sivley
City of Tacoma
Public Works Department
747 Market Street
Tacoma, WA 984

Proposal: The applicant is proposing to restore the stream, riparian, and off-channel habitat at the Swan Creek Haire Wetland to provide habitat for juvenile salmonids originating in the Puyallup River System. Fish passage impediments will be eliminated and a linkage between the downstream Port mitigation area and the upstream watershed will be established.

Location: The project site is located at 2700 Pioneer Way East, Tacoma, and partially located within Pierce county also.

Lead Agency: City of Tacoma

City Contact: Karla Kluge
Environmental Program Coordinator
Tacoma Public Works Department
747 Market Street, Room 345
Tacoma, Washington 98402
(253) 591-5773

The lead agency for this proposal has determined that this project does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(9c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

Craig Sivley

SEPA File Number: SEP 99-00038

Page 2

You may appeal this final determination at the SEPA Public Information Center, Tacoma Municipal Building, 3rd Floor, 747 Market Street, Tacoma, Washington 98402. To file an appeal, submit a notice of appeal; the contents of the appeal as outlined in Tacoma Municipal Code 13.12.680; and a \$200.00 filing fee, no later than September 7, 1999.

Responsible Official: William L. Pugh, P.E.

Position/Title: Director, Tacoma Public Works Department

Signature: _____

SEPA Officer Signature: _____

Issue Date: August 24, 1999

c: Washington Department of Ecology, Environmental Review Section, PO Box 47703, Olympia, WA 98504-7703
Don Nauer, Washington Department of Fish and Wildlife, 3808 122nd Ave. East, Edgewood, WA 98372

File: Building and Land Use Services

ENVIRONMENTAL CHECKLIST

A. BACKGROUND

1. Name of proposed project, if applicable: **Swan Creek Stream Restoration**
2. Proponent/applicant—Name and phone number: **Craig S. Sivley, P.E., Asst. Director,
City of Tacoma Public Works Dept.
(253-591-5525)**

Proponent/applicant—Address: **City of Tacoma Public Works Department
747 Market St., Room 400, Tacoma, WA. 98402**
3. Contact Person—Name and phone number: **John O'Loughlin**

Contact Person—Address: **City of Tacoma Public Works Department, Utility Services
Engineering Division. 2201 Portland Avenue, Tacoma, WA
98421-2711**
4. Date checklist prepared: **May 26, 1999**
5. Agency requesting checklist: **City of Tacoma**
6. Proposed timing or schedule (including phasing, if applicable):

May 1999 - Sept. 1999	Project permitting.
Aug. 2000 - Oct. 2000	Project development.
Nov. 2000 - Nov. 2005	Project maintenance and monitoring and adaptive management.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

The City will develop an adaptive management plan for this site in consultation with the Natural Resource Trustees, that will identify potential further activities.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Swan Creek Stream Restoration Project Concept Plan. March, 1997.
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

The City knows of no other pending applications.

10. List any government approvals or permits that will be needed for your proposal, if known.

1. *City of Tacoma Wetland Permit.*
2. *Pierce County Wetland Permit.*
3. *Pierce County Site Development Permit.*
4. *Washington State Department of Fish and Wildlife Hydraulic Project Approval.*
5. *Washington State Department of Ecology CWA 401 Water Quality Certification.*
6. *Washington State Department of Ecology Approval to Allow Temporary Exceedance of Water Quality Standards.*
7. *Washington State Department of Natural Resources Right-of-Entry.*
8. *US Army Corps of Engineers Section 404 / Section 10 Permit.*

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.

The City of Tacoma is proposing to initiate a stream restoration project on 12 acres of property bordering Swan Creek near the City of Tacoma corporate boundary and the Puyallup River (Figure 1). The project would be developed on property that is presently owned by the City of Tacoma.

Activities associated with site habitat restoration include excavation of approximately two acres of filled wetland property to create off-channel wetland and open water habitat for juvenile anadromous salmonids and other wildlife species; evaluation and implementation of habitat improvements, including possible channel relocation, in an area of the stream adjacent to the Burlington-Northern railroad tracks; evaluation of existing fish passage and implementation of recommended passage improvements in the stream channel upstream of the railroad tracks; and the planting of native vegetation within and adjacent to newly created wetlands and on nearby hillslopes. Restoration activities are designed to complement the wetland complex which presently dominates the Haire parcel in the center of the restoration site. Public access improvements would be designed and constructed consistent with habitat restoration objectives. The location of this project adjacent to both Swan Creek Regional Park and Port of Tacoma restoration properties presents opportunities for both habitat restoration and public outreach.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any. If a proposal would occur over a range of area, provide the range or boundaries of the site(s).

2700 Block of Pioneer Way East. At the intersection of Pioneer Way East and Browning Street.

13. Assessor Parcel Numbers: **#471502-3990; 471502-4031; 032011-3002; and 032011-3077**

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site (circle one):
Flat, rolling, hilly, steep slopes,
mountainous, other:

The site is generally flat to gently sloping with steeper slopes at the boundaries. These boundaries are Pioneer Way East to the south and west, and the Burlington Northern Railroad tracks to the north and east.

- b. What is the steepest slope on the site
(approximate percent slope)?

Bank slopes are approximately 30% in some areas.

- c. What general types of soils are found on the
site (for example, clay, sand, gravel, peat,
muck)? If you know the classification of
agricultural soils, specify them and note any
prime farmland.

Soils have been mapped as "Shalcar Muck" as recently as 1979 in the USDA "Soil Survey of Pierce County Area, Washington." These soils are defined as "poorly drained, level, formed in decaying sedges, cattails and reeds and in alluvium in long backwater depressions of the major river valleys".

- d. Are there surface indications or history of
unstable soils in the immediate vicinity?

No.

- e. Describe the purpose, type and approximate
quantities of filling or grading proposed.
Indicate source of fill.

Freshwater marsh and open water habitat would be created by excavating approximately eight feet of fill material from the interior of the Walter property (Parcel #032011-3077), totaling approximately 11,000 yd³. Post construction elevations would range from 13-14 feet NGVD29 in the re-established wetland area to existing elevations - approximately 22 ft NGVD29 - around the marsh perimeter. The material excavated from the property would be removed to the appropriate disposal facility. If suitable, some excavated material may be utilized on site to create topographic features, such as a small berm between Pioneer Way and the restored wetland area. Material might also be used to create a similar berm in places between the pedestrian walkway and project habitat areas as a method of encouraging people to utilize only developed pedestrian access facilities.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Yes, erosion could occur during construction. The City will prepare a Project Construction Plan which will detail erosion control activities. The Plan will be approved by the Natural Resource Trustee Agencies (Trustees) prior to construction. Post-construction erosion is expected to be minimal due to the extent of plantings, mulching, and use of irrigation for the establishment of trees and shrubs.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

No impervious surfaces will be placed on the property. The public access path will utilize gravel, wood chips, or other suitable, pervious material.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Erosion control measures to be proposed as part of the construction plan will be commensurate with the material exposed. Control measures will include minimization of daily exposed area, covers for stock-piled soil, operation of equipment from upland areas, silt fencing, mulching, and measures as necessary to control fugitive dust.

2. Air

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities, if known.

Air emissions during construction would be limited to diesel equipment exhaust from excavators and trucks.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No off-site emissions or odors are evident that would affect this project.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any.

Measures to control fugitive dust will be incorporated into the Project Construction Plan.

3. Water

a. Surface

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

The dominant physical features of this project site are Swan Creek and the Haire Wetland. The water joins Clear Creek approximately 300' east of site.

- 2) Will the project require any work in or adjacent to (within 200 feet) of the described waters? If yes, please describe and attach available plans.

The project site is located almost entirely within 200 feet of the either Swan Creek and / or the Haire Wetland.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

Freshwater marsh and open water habitat would be created by excavating approximately eight feet of fill material from the interior of the Walter property (Parcel #032011-3077). This area borders the existing Haire Wetland to the south. This is approximately 11,000 yd³. Post construction elevations would range from 13-14 feet NGVD29 in the re-established wetland area to existing elevations - approximately 22 ft NGVD29 - around the marsh perimeter. The material excavated from the property would be removed to the appropriate disposal facility. If suitable, some excavated material may be utilized on site to create topographic features, such as a small berm between Pioneer Way and the restored wetland area. Material might also be used to create a similar berm in places between the pedestrian walkway and project habitat areas as a method of encouraging people to utilize only developed pedestrian access facilities.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities, if known.

No surface water withdrawals are required as part of this proposal. Temporary surface water diversions may be necessary for construction of the new wetland, as well as for possible stream bed relocation.

Stream bed relocation and new wetland construction will result in permanent diversions as restorative measures include permanent hydrologic changes within the system.

- 5) Does the proposal lie within a 100-year flood plain? If so, note location on the site plan.

The majority of the site lies within the 100 year flood plain.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No discharge of waste materials will occur as part of this project.

b. Ground:

- 1) Will the ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities, if known.

Ground water will not be withdrawn and water will not be discharged to ground water as part of this project.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any. For example: domestic sewage, industrial, containing the following chemicals . . . agricultural; etc. Describe the general size of the system, the number of such systems, the number of houses to be served, if applicable, or the number of animals or humans the system(s) are expected to serve.

No waste of any kind will be discharged to the ground as part of this project.

c. Water Runoff (including storm water):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Water may enter this site through precipitation or through run-on from upgradient sources. Water that falls onto the site as precipitation will drain to the Haire Wetland and / or Swan Creek. Run-on water comes mainly through the existing Swan Creek. This project will not materially alter the quantity of water running off from this site. The main exit point for water is and will remain the culvert under the railroad tracks near the northern edge of the project. This water joins Clear Creek approximately 300' east of the project site.

- 2) Could waste materials enter ground or surface waters?

No.

- d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any.

The project riparian area will be planted with native vegetation to promote habitat and minimize erosion.

4. Plants

- a. Check or circle types of vegetation found on the site.

deciduous tree: alder, maple, aspen, other	√
evergreen tree: fir, cedar, pine, other	
shrubs	√
grass	
pasture	
crop or grain	
wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other	√
water plants: water lily, eelgrass, milfoil, other	√
other types of vegetation	

- b. What kind and amount of vegetation will be removed or altered?

A planting plan will be presented to the Natural Resource Trustees for review and approval prior to implementation. Himalayan blackberry, Scots broom and other invasive species will be removed and plantings will be comprised of a mixture of native vegetation suitable for this area.

- c. List threatened or endangered species known to be on or near the site.

Salmonids utilize portions of the creek in the area, although the extent is not clearly known.

~~No threatened or endangered species are known to exist on or near the site.~~

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

The site will be planted in native vegetation, except for a small public access walkway. Species shall include:

Trees	Shrubs	
Western Red Cedar <u>(Thuja plicata)</u>	Vine Maple <u>(Acer circinatum)</u>	Ninebark <u>(Physocarpus capitatus)</u>
Western Hemlock <u>(Tsuga heterophylla)</u>	Red Osier Dogwood <u>(Cornus stolonifera)</u>	Ocean Spray <u>(Holodiscus discolor)</u>
Douglas Fir <u>(Pseudotsuga menziesii)</u>	Salmonberry <u>(Rubus spectabilis)</u>	Willow (Salix sp.)
Red Alder <u>(Alnus rubra)</u>	Serviceberry <u>(Amelanchier alnifolia)</u>	
Black Cottonwood <u>(Populus trichocarpa)</u>	Nootka rose <u>(Rosa nutkana)</u>	
Big Leaf Maple <u>(Acer macrophyllum)</u>	Red Elderberry <u>(Sambucus racemosa)</u>	
Emergent Vegetation		
Rushes <u>(Juncus sp.)</u>	Bur-reed <u>(Sparganium emersum)</u>	
Sedges <u>(Carex sp.)</u>	Wapato (i.e. Arrowhead) <u>(Sagittaria latifolia)</u>	
Small-fruited and Hard Stem Bulrush <u>(Scirpus microcarpus & S. acutus)</u>	Skunk cabbage <u>(Lysichitum americanum)</u>	

5. **Animals**

- a. Underline any birds and animals which have been observed on or near the site or are known to be on or near the site:

birds: Avian species noted during a site survey include great blue heron, red-tailed hawk and harlequin duck. Songbirds, and various waterfowl have been observed at or can be expected to utilize the site.

mammals: Small mammals are typically found on vacant properties such as this one. Evidence of beavers has been observed in this area.

fish: Salmonids have been observed in this area of Swan Creek.

- b. List any threatened or endangered species known to be on or near the site.

~~No threatened or endangered species are known to be on or near the site.~~

Refer back to previous comment "salmonids have been observed in this area of Swan Creek." Salmonids are found in this area of Swan Creek, including potentially chinook.

- c. Is the site part of a migration route? If so, explain.

Swan Creek and the Haire wetland may serve as a rearing area for juvenile salmonids migrating to the Pacific Ocean.

- d. Proposed measures to preserve or enhance wildlife, if any.

Construction of the restoration project would result in restored habitat or habitat functions serving numerous species of wildlife.

6. **Energy and Natural Resources**

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs:

The restoration project will not require a source of power.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

As the project will not require power, no energy conservation features are included in this proposal.

7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

No environmental health hazards will occur as a result of this proposal.

- 1) Describe special emergency services that might be required.

No emergency services will be required.

- 2) Proposed measures to reduce or control environmental health hazards, if any:

No health hazards will exist as part of this proposal; as a result, no measures are proposed to reduce such hazards.

- b. Noise

- 1) What types of noise exist in the area which may affect your project, (for example: traffic, equipment, operation, other)?

Excessive noise has not been noted at the project site.

- 2) What types of levels would be created by or associated with the project on a short-term or long-term basis (i.e., traffic, construction, operation, other)? Indicate what hours noise would come from the site.

During construction, noise levels in the immediate project area will increase due to the operation of heavy equipment during normal daylight construction hours. Post-construction noise levels will be roughly identical to the levels (very low) which now exist at the vacant property.

- 3) Proposed measures to reduce or control noise impacts, if any.

Increased noise levels will be of limited duration and some distance from sensitive receptors. Control measures are likely not warranted. City staff will consult with adjoining property owners during construction to review operations if excessive noise is evident.

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties?

The site is presently not used, i.e. it is vacant property. Adjacent property uses include a tire shop, a crafts supply business (The Clay Art Center), rail road tracks, residence and habitat restoration (Port of Tacoma).

- b. Has the site been used for agriculture? If so, describe.

The site has not been used for agriculture.

- c. Describe any structures on the site.

There is an abandoned, dilapidated single car garage at the southern end of the project area.

- d. Will any structures be demolished? If so, what?

The abandoned garage will be demolished.

- e. What is the current zoning classification of the site?

Parcels #032011 - 307 - 7 and #032011 - 300 - 2 are zoned R-SEP. Parcels #471502 - 403 - 1 and #471502 - 398 - 0 are zoned R3.

- f. What is the current comprehensive plan designation of the site?

The area is designated "low-intensity" in the comprehensive plan.

- g. If applicable, what is the current shoreline master program designation of the site?

The project has no shoreline designation for either the City or the County.

- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

The wetland and stream classify this site as an environmentally sensitive area.

- i. Approximately how many people would reside or work in the completed project?

No people would reside or work at the completed project.

- j. Approximately how many people would the completed project displace?

No people would be displaced by completed project.

- k. Proposed measures to avoid or reduce displacement impacts, if any.

No measures are proposed or applicable.

- l. Proposed measures to ensure the proposal is compatible with existing and projected land use and plans, if any.

The proposed site use is an allowed use in this area and is compatible with surrounding uses.

9. **Housing**

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

No housing units would be developed at the site.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

No housing units would be eliminated at the site.

- c. Proposed measures to reduce or control housing impacts, if any.

No housing units would be eliminated or developed and measures to reduce or control impacts are not applicable.

10. **Aesthetics**

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

No structures will be built on the project site.

- b. What views in the immediate vicinity would be altered or obstructed?

There are no view corridors currently on site and no alteration of this situation is proposed.

- c. Proposed measures to reduce or control aesthetic impacts, if any.

There are no aesthetic impacts, therefore no measures to reduce or control them are necessary.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Lights will not be installed at the project site.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

Lights will not be installed at the project site.

- c. What existing off-site sources of light or glare may affect your proposal?

Vegetation at the site should provide a shield from any adjacent lights which might otherwise disturb wildlife.

- d. Proposed measures to reduce or control light and glare impacts, if any.

Site monitoring will include evening visits to review area lighting. If recommended by project biologists, city staff will consult with neighboring businesses to explore alternative use of lighting.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

Nearby recreational opportunities include the Swan Creek regional park.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

The project would not displace existing recreational opportunities.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.

The project will include a small path accessible from the Pioneer Way.

13. Historic and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site?

No historic or proposed historic places or objects are located on the site.

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

No evidence of landmarks or other items of cultural, historic or archaeological importance are in evidence at or next to the site.

- c. Proposed measures to reduce or control impacts, if any.

No measures are appropriate or applicable.

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

The site is adjacent to Pioneer Way East, a major thoroughfare. The site is accessible by car and bike.

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

The site is not accessible by bus. The nearest stop is approximately 1 mile away.

- c. How many parking spaces would the completed project have? How many would the project eliminate?

The site will support non-dedicated parking in the street right-of-way.

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

The project will not require improvements to existing streets and roads.

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

The project will not rely upon water, rail, or air transportation.

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

Based upon informal observations made at the Gog-le-hi-te wetland on Lincoln Avenue, this project will potentially generate two-three car trips per day.

- g. Proposed measures to reduce or control transportation impacts, if any.

Traffic impacts are not expected; as a result no control measures are proposed.

15. Public Services

- a. Would the project result in an increased need for public services (i.e., fire protection, police protection, health care, schools, other)? If so, generally describe.

The project will not result in an increased need for public services.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

The project will not result in an increased need for public services; as a result, no impact control measures are proposed.

16. Utilities

- a. Underline utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

Electricity, natural gas, water, refuse service, and telephone are available on site.

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

The project may require irrigation; water is available at the site.

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature of Proponent/Applicant: _____ 

Date: 5/29/97

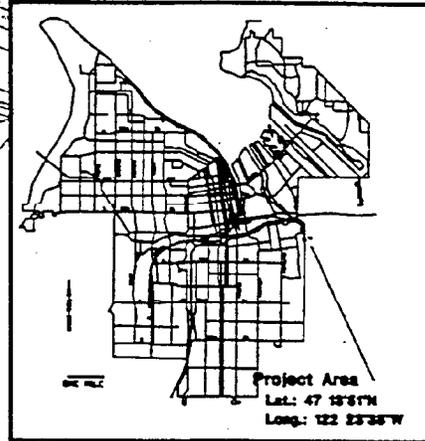
Received, Buildings and Land Use Services Division: _____
Date Submitted: _____
Receipt # _____ Filing Fee \$ _____

Figure 1 Vicinity Map Swan Creek Restoration Project

Directions to Site:

Traveling SE on River Road from the intersection with Portland Avenue, turn south on Pioneer Way East. Travel approximately 1,600 feet to northern edge of restoration

May 26, 1998 - 05:21:23 SDCHE - 100000.dwg



scale: 1"=500'

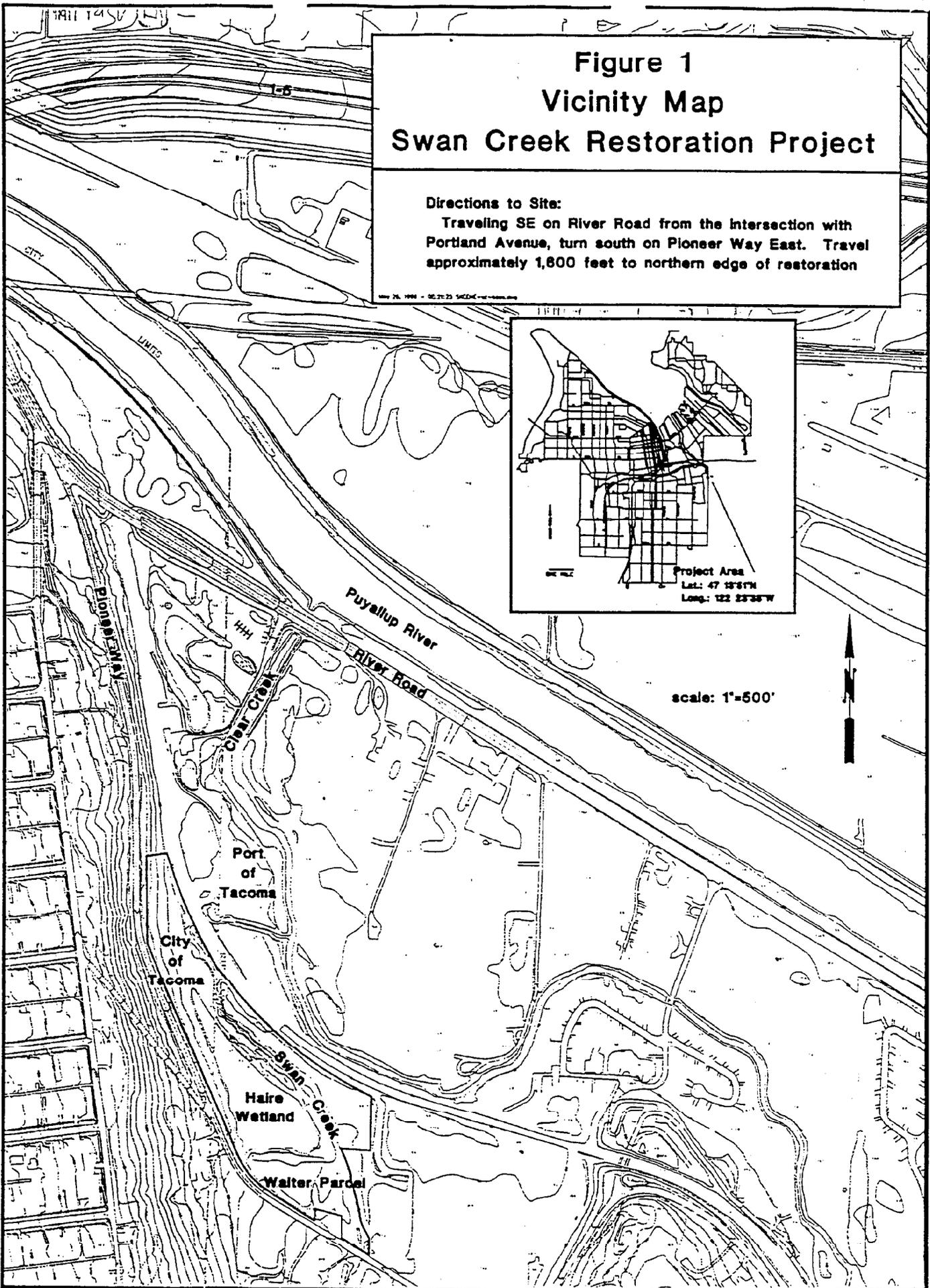
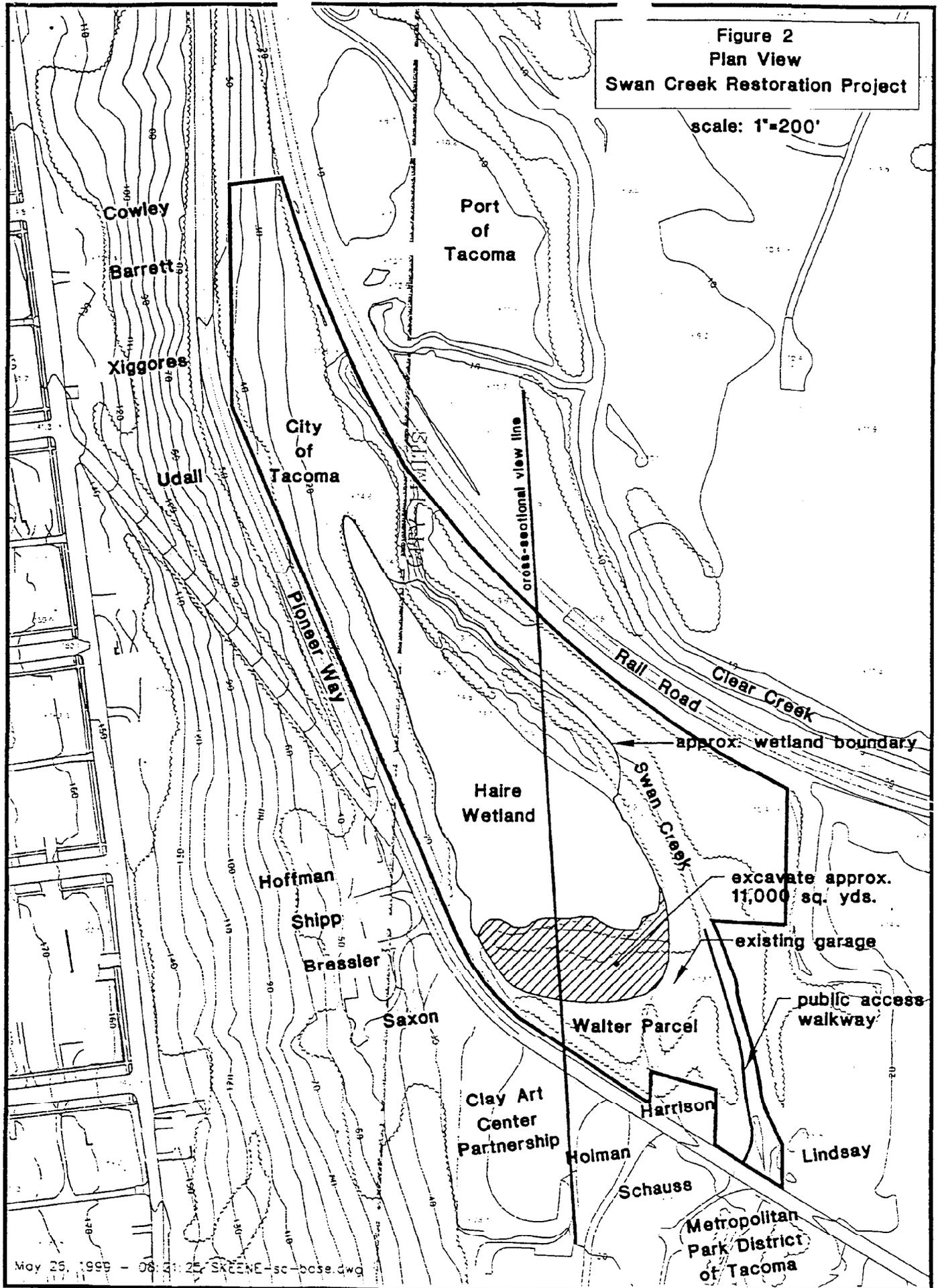


Figure 2
Plan View
Swan Creek Restoration Project

scale: 1"=200'



40

40

30

30

20

20

10

10

1400'

scale: 1"=150' H
1"=7.5' V

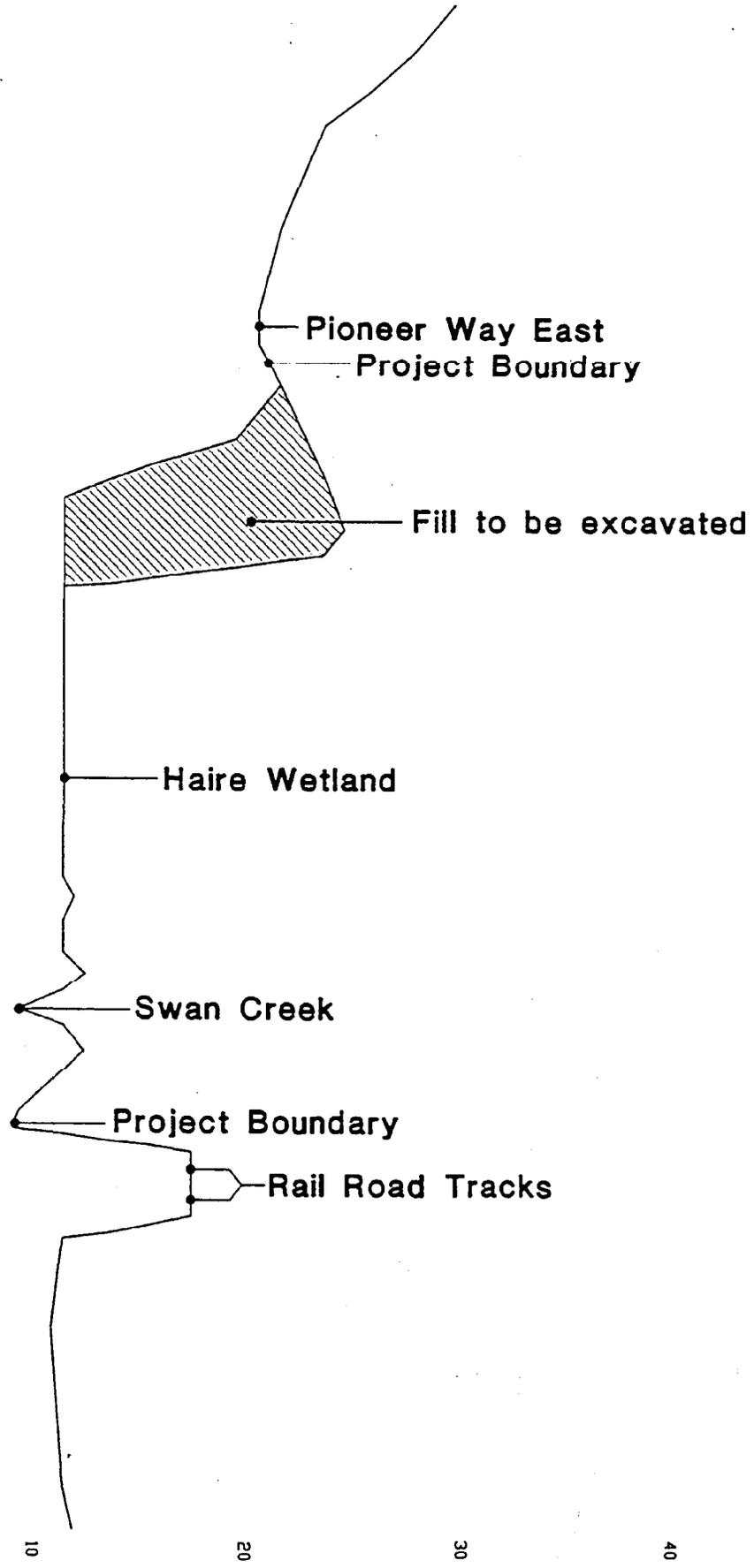


Figure 3
Cross Sectional View
Swan Creek Restoration Project

note: vertical datum is NGVD29